



*A dynamic, world-class County delivering
excellence every day providing the
foundation of a vibrant community*

Olmsted County Planning Advisory Commission (OCPAC)

Olmsted County Government Center
151 4th Street SE
Rochester, MN 55904
507-328-7100

Thursday, February 17, 2022 at 7:00 PM

[Join the Teams Meeting](#)

AGENDA PACKET

1. ADMINISTRATIVE BUSINESS

- a. Call the Meeting to Order
- b. Pledge of Allegiance
- c. Set the Order of Agenda
- d. Introduction of New PAC Member
- e. Election of 2022 Officers – Chair, Vice Chair, Representative on OCZBA
- f. Adoption of Robert's Rule of Order
- g. Adoption of 2022 PAC meeting dates and deadlines
- h. Approval of Minutes

2. PUBLIC HEARING ITEMS

- a. Olmsted County Land Use Plan Amendment #O2022-001LUPA by E & K Boelter Trust
- b. Olmsted County General Development Plan #O2022-001GDP by E & K Boelter Trust

3. DISCUSSION ITEMS

4. OTHER BUSINESS

- a. Open Forum
- b. As may be brought up by members

5. ADJOURN

County Planning Advisory Commission
Meetings start at 7:00 pm
2022 Meeting Schedule and Application Deadlines

MEETING DATE	MEETING LOCATION	APPLICATION DEADLINE	
Thursday, January 6, 2022	Council/Board Chambers	Wednesday, December 8, 2021	by 2:00 PM
Thursday, January 20, 2022	Council/Board Chambers	Wednesday, December 22, 2021	by 2:00 PM
Thursday, February 3, 2022	Council/Board Chambers	Wednesday, January 5, 2022	by 2:00 PM
Thursday, February 17, 2022	Council/Board Chambers	Wednesday, January 19, 2022	by 2:00 PM
Thursday, March 3, 2022	Council/Board Chambers	Wednesday, February 2, 2022	by 2:00 PM
Thursday, March 17, 2022	Council/Board Chambers	Wednesday, February 16, 2022	by 2:00 PM
Thursday, April 7, 2022	Council/Board Chambers	Wednesday, March 2, 2022	by 2:00 PM
Thursday, April 21, 2022	Council/Board Chambers	Wednesday, March 16, 2022	by 2:00 PM
Thursday, May 5, 2022	Council/Board Chambers	Wednesday, April 6, 2022	by 2:00 PM
Thursday, May 19, 2022	Council/Board Chambers	Wednesday, April 20, 2022	by 2:00 PM
Thursday, June 2, 2022	Council/Board Chambers	Wednesday, May 4, 2022	by 2:00 PM
Thursday, June 16, 2022	Council/Board Chambers	Wednesday, May 18, 2022	by 2:00 PM
Thursday, July 7, 2022	Council/Board Chambers	Wednesday, June 1, 2022	by 2:00 PM
Thursday, July 21, 2022	Council/Board Chambers	Wednesday, June 15, 2022	by 2:00 PM
Thursday, August 4, 2022	Council/Board Chambers	Wednesday, July 6, 2022	by 2:00 PM
Thursday, August 18, 2022	Council/Board Chambers	Wednesday, July 20, 2022	by 2:00 PM
Thursday, September 1, 2022	Council/Board Chambers	Wednesday, August 3, 2022	by 2:00 PM
Thursday, September 15, 2022	Council/Board Chambers	Wednesday, August 17, 2022	by 2:00 PM
Thursday, October 6, 2022	Council/Board Chambers	Wednesday, September 7, 2022	by 2:00 PM
Thursday, October 20, 2022	Council/Board Chambers	Wednesday, September 21, 2022	by 2:00 PM
Thursday, November 3, 2022	Council/Board Chambers	Wednesday, October 5, 2022	by 2:00 PM
Thursday, November 17, 2022	Council/Board Chambers	Wednesday, October 19, 2022	by 2:00 PM
Thursday, December 1, 2022	Council/Board Chambers	Wednesday, November 2, 2022	by 2:00 PM
Thursday, December 15, 2022	Council/Board Chambers	Wednesday, November 16, 2022	by 2:00 PM

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MINUTES OF THE OLMSTED COUNTY PLANNING ADVISORY COMMISSION

2122 CAMPUS DRIVE SE, SUITE 100, ROCHESTER MN 55904

Minutes of the regularly scheduled meeting of the Olmsted County Planning Advisory Commission held on Thursday, **December 16, 2021**, at 7:00 p.m. in the Council/Board Chambers of the Government Center, 151 4th Street SE, Rochester, Minnesota.

Members Present in the Council/Board Chambers: Ms. Paige Collins, Chair; Mr. Jim Baier; Commissioner Matt Flynn; Mr. Dean Hilsman; Mr. Ravi Nadimpally

Members Absent: Mr. Joseph Horstmann

Staff Present in the Council/Board Chambers: Mr. Ben Griffith, Planning Director, Mr. Mark Engel, Planning Supervisor

Staff remote using Teams Meeting: Mr. Tony Hill, Environmental Resources Director, Ms. Beth Davis, Administrative Assistant 3

Other Staff present: Mr. Tom Canan, Assistant County Attorney

ADMINISTRATIVE BUSINESS:

Ms. Collins, Chair, called the meeting to order at 7:03 p.m.

Pledge of Allegiance

Mr. Baier made a motion to approve the agenda as written, seconded by Mr. Nadimpally. Roll call vote was taken; motion carried unanimously.

Mr. Hilsman made a motion to approve the minutes of October 16, 2021, as written. Mr. Nadimpally seconded the motion. Roll call vote was taken; motion carried unanimously.

PUBLIC HEARINGS:

Olmsted County Zoning Ordinance Text Amendment #O2021-002TA. The text amendment is to amend Articles 2, 5, 7,8 and 10 of the Olmsted County Zoning Ordinance to bring it into conformance with updates to the Olmsted County Solid Waste Ordinance related to composting and exterior storage of materials.

Mr. Engel presented the staff report, dated December 16, 2021, to the Commission. The staff report is on file at the Olmsted County Planning Department.

Discussion ensued on food waste being taken at the incinerator within the City limits, who makes the decision on whether or not this would happen.

Commissioner Flynn expressed concerns on putting regulations in the zoning ordinance which would not allow the County to take food waste at their own facility (Energy Park).

Mr. Canan concurred with Mr. Engel, the County does not have control over the property in the City limits such as the Energy Park land. He noted when there are two competing interests involving government entities, there is supposed to be a balance of interest which means what is in the best public interest.

Commissioner Flynn expressed he doesn't want to see future conflict for Energy Park for waste of any kind.

Mr. Canan reminded everyone there are two pieces to the issue, zoning and solid waste. He explained local zoning authority and the solid waste piece are both involved once the zoning has been set then the solid waste regulations are set by Environmental Resources.

Mr. Hill noted the conversation have been taking place with the City on Energy Park.

Mr. Engel continued with presentation of the staff report on the Article 10 amendment.

Discussion ensued on the exterior storage and automobiles language being updated in the zoning ordinance. There was existing language in the zoning ordinance which needed to be updated. Staff felt this was the appropriate time to bring the updates to the Board along with the composting updates.

Ms. Collins opened the public hearing.

No one came forward to speak.

Mr. Hilsman motioned to close the public hearing. Mr. Flynn seconded. Roll call vote was taken; motion carried unanimously.

Mr. Nadimpally asked about the definition of backyard compost site in Article 2, Section 2.08.

Mr. Engel noted the definition is taken from the Solid Waste Ordinance.

Mr. Canan stated there will be parallel definitions in both the zoning ordinance and the solid waste ordinance.

Ms. Collins asked about OWEF Waste sort results (page 9 of packet) what is a result of "special waste".

Mr. Hill noted special waste would be like sharps, home chemicals, pesticide containers, items which are categorized as special waste by the MPCA regulation.

Discussion ensued on whether the amendments to the zoning ordinance are in conjunction with the Solid Waste Ordinance; inspections and reporting of facility will be completed on an annual basis for compliance of the permits; the possibility of increase in solid waste at the County facilities by haulers, how the quantity of material brought into the County can be regulated.

Mr. Hilsman inquired as to why there was no representation coming forward from area haulers.

Mr. Hill noted he has spoken with some haulers, but most are small scale operators.

Discussion ensued on the 120 cubic yard threshold, and how conditions and limitations can be set at the Conditional Use application permit process.

Ms. Collins asked if junk yards regulations fall under the Solid Waste ordinance.

Mr. Hill stated junk yards are regulated under the Zoning Ordinance.

Ms. Collins asked what source separated organic materials means.

Mr. Hill explained a home composting unit basically is source separating, such as carrot peeling or potato peeling, this is taking material out of the garbage and composting. He noted this can be done at a commercial level, where materials are separated at the source.

Mr. Hilsman moved to recommend approval of Text Amendment #O2021-002TA with the staff-recommended amendments. Mr. Baier seconded the motion. Roll call vote was taken; motion carried unanimously.

OTHER BUSINESS:

- Mr. Baier reported on a Zoning Board of Adjustment meeting that occurred in October. A variance was heard for a setback of 1500 feet and thoughts on looking to see if this is too large of a setback. Mr. Engel noted Planning staff is currently reviewing updates to the General Land Use Plan and will also be reviewing the zoning ordinance and setbacks will be an item to review.

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County Planning Advisory Commission
Meeting Date: December 16, 2021

- Commissioner Flynn stated Commissioner Wright has been appointed as the representative to Planning Advisory Commission for 2022.

ADJOURN:

Mr. Flynn moved to adjourn, Mr. Hilsman seconded. Roll call vote was taken; motion carried unanimously.

Ms. Collins adjourned the meeting. The meeting adjourned at 8:30 p.m.

Respectfully Submitted:

Ben Griffith, Planning Director
Olmsted County Planning Dept.

Ms. Paige Collins, Chair

bd

**OLMSTED COUNTY,
MINNESOTA**

Request for Action

AGENDA DATE: February 17, 2022

COUNTY BOARD DATE: March 15, 2022

REQUEST BY: Kristi Gross, Planning

STATE ITEM OF BUSINESS: Olmsted County Land Use Plan Amendment #O2022-001LUPA by E & K Boelter Trust

BACKGROUND: The request is to change the Olmsted County Land Use Designation of approximately 79 acres from Resource Protection-Potential Suburban to Suburban Area Development. The property is located in the W 1/2 of the NE 1/4, Section 34 of Oronoco Township. The property lies East of 18th Ave (County Road 112) and West of 11 Ave NW; it is south of 85th St NW and North of Cedar Ridge Subdivision.

ACTION REQUESTED:

Planning staff recommends approving the land use plan amendment to change 79 acres from Resource Protection – Potential Suburban to Suburban Development area.

ATTACHMENTS:

- A. Staff Report
- B. LUPA Requests to Date
- C. Notification Map
- D. Applicant Submittals
- E. Referral Comments



Olmsted County Planning Department

February 17, 2022

Olmsted County Planning Advisory Commission

Prepared by: Olmsted County Planning Department Staff

Request: Olmsted County Land Use Plan Amendment #O2022-001LUPA by E & K Boelter Trust c/o Tom Boelter. The request is to change the Olmsted County Land Use Designation of approximately 79 acres from Resource Protection-Potential Suburban to Suburban Area Development.

Location: The property is located in the W 1/2 of the NE 1/4, Section 34 of Oronoco Township. The property lies East of 18th Ave (County Road 112) and West of 11 Ave NW; it is south of 85th St NW and North of Cedar Ridge Subdivision.

Current Zoning: A-3 Agricultural District

Current Land Use Designation: Resource Protection-Potential Suburban

Proposed Land Use Designation: Suburban Development Area

ACTION ITEMS

The applicant is requesting a land use designation amendment from Resource Protection Potential Suburban to Suburban Development Area	Planning staff recommends approving the land use plan amendment to change 79 acres from Resource Protection – Potential Suburban to Suburban Development area.
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BACKGROUND INFORMATION

Background:

The property is located in Section 34 of Oronoco Township. County Road 112 (also known as 18 Ave NW) is on the west side of the property. The east side of the property is local township road, 11 Ave NW. The property is currently identified as Resource Protection-Potential Suburban in the Olmsted County Land Use Plan.

Environmental Review

Soils

The property contains soils identified as prime farmland as well as areas of non-prime farmland. The property is currently all tilled.

There is a small area of floodplain soils on the property. Floodplain soils identify areas that may have flooding concerns, but not part of a FEMA mapped floodplain. The area that contains floodplain soils is a dry-run which most of the time does not contain water, but during high snow melt and high rain events may have water within the area. The floodplain soils are not connected to a public waterway.

Shoreland

There is no shoreland on the property.

Decorah Edge

This property is not within the Decorah Edge Support Area.

Bedrock Geology

The underlying bedrock geology is Shakopee Formation. This area is comprised of sandy dolostone. The amount of overburden on this property is 25 feet or less, which makes this area at high risk for ground water contamination. Properly installed sewer treatment systems is important in this area. This area is also susceptible to sinkholes; there are three known sinkholes within a mile of the property.

Transportation

The property is adjacent to County Road 112. The property is ½ mile from State Highway 63 (75th St). The Township has raised safety concerns regarding the intersection of CSAH 112 and Highway 63. The property may also access 11 Ave NW which is a township road. The Township also has concerns regarding traffic along this road and has discussed potentially paving it in the future.

Land Use Plan Analysis

The CLUES model among other things has identified this area as Resource Protection-Potential Suburban. These areas were identified in the 2011 Olmsted County Land Use Plan as areas that may be suitable to low density residential development based on locational criteria for Suburban Development Areas as described below.

Locational Criteria for Suburban Development Areas:

1. Proximity and Access: This property has access onto a county road which is approximately ½ mile from a regional highway. Furthermore, the property is within 2 miles of an interstate highway. It also provides access onto a local township road.
2. Site Attractiveness: The property is less than a mile from the South Fork of the Zumbro River. The property consists of rolling hills.
3. Unsuitability for Resource Uses: The property is situated between two suburban development areas. There are several homes in the vicinity which make is not an ideal location for mineral extraction. It is currently tilled, but a large portion of the property is considered non-prime farmland, so it is not the most ideal location for tilled agriculture. The site is also not ideal for animal agriculture due to the proximity to suburban development areas.
4. Development Limitations: This property has few residential development options, it is not shoreland, there is just a small area of floodplain soils which can be managed

during the platting stage of the development process. There are no hydric soils or decorah edge on the property.

5. Orderly Development: The development of this property is compatible with surrounding land uses and development patterns of the area.
6. Environmental Sensitivity: The area is rated as high susceptibility to groundwater contamination, according to the USGS Geologic Atlas, but this can be managed with the proper installation of on-site sewage treatment systems. There are no other environmentally sensitive features on the property.
7. Land Use Compatibility: The property is separated from incompatible land uses and has been identified as Resource Protection-Potential Suburban in the 2011 Land Use Plan.
8. Non-Farm Development: There are several non-farm dwellings within the vicinity of the property. There are no farm dwellings within this $\frac{1}{4}$ section of Section 34.
9. Proximity to Airports: This property is north of the City of Rochester and the Rochester International Airport is on the south. This property is not near airport zoning.

The applicant requests the following:

A land use plan amendment to change 79 acres from Resource Protection-Potential Suburban to Suburban Development Area.

ANALYSIS AND FINDINGS

Staff Findings:

According to Chapter 9 of the Olmsted County Land Use Plan proposed map amendments must be compared to the land use policies and locational criteria for the requested land use category. In addition, the analysis of proposed map amendments will address the following questions:

1. Was a mistake made in the data used or in the application of the data at the time the plan was adopted? **No mistake was made. The property was identified in the 2011 Land Use Plan future land use as Resource Protection-Potential Suburban. It is appropriate for the landowner to request a land use plan amendment from that designation to Suburban Development.**
2. Have conditions of land use, land subdivision, ownership, or growth in the community changed the character for the site and surrounding area? **Oronoco Township does have development pressure due to the proximity of the City of Rochester and access to Highway 52. The following table shows the Land Use Plan Amendments regarding Resource Protection that were requested since the 2011 Land Use Plan was adopted:**

Status	Application Year	Application Type	Acres	Applicant	Lots per acre
In Progress	2022	RP to RPPSD	41.9	Rochester Township	
In Progress	2022	RPPSD to SD	79	Boelter Trust	2.64
Approved	2021	RPPSD to SD	17.9	International Properties LLC	3
Denied	2020	RP to RPPSD	34.99	Marion Township	
Denied	2020	RP to RPPSD	60.19	Marion Township	
Approved w/conditio	2020	RPPSD to SD	77.43	GMB LLC	3.4
Approved	2020	RP to RPPSD	140	Rochester Township	
Denied	2019	RP to RPPSD	77	Rochester Township	
Denied	2019	RP to RPPSD	34.99	Marion Township	
Denied	2017	RP to RPPSD	136	Haverhill	
Approved w/conditio	2017	RPPSD to SD	39.5	Steven Allen	4.2
Approved	2017	RPPSD to SD	80	GMB LLC	3.4
Approved	2017	RP to RPPSD	65	Rochester Township	
Approved	2016	RP to RPPSD	92	Kalmar Township	
Approved	2015	RPPSD to SD	218.97	Lilly Farm	3.59
Approved	2014	RPPSD to SD	30	Corey Allen	4.2
		Acres approved RPPSD to SD	463.8		3.49
Key:					
RP to RPPSD	Resource Protection to Resource Protection Potential Suburban Development				
RPPSD to SD	Resource Protection Potential Suburban Development to Suburban Development				

- Have policies related to the proposal changed since the Plan was adopted? **No policies have changed since the plan was adopted. This site was identified in the 2011 Land Use Plan as a suitable location for future suburban development.**
- Is there an unanticipated shortage of land available for the proposed use? **The County is currently reviewing its Land Use Plan and undergoing a new analysis for the availability of suburban development land within the county. This site is consistent with other properties that have changed from Resource Protection Potential Suburban to Suburban Development. As reported in past applications there was approximately 8500 acres of land designated as for potential suburban development in the 2011 Land Use Plan. As shown in the table above a small fraction of that land has been developed. This table also shows land that was not within the originally mapped potential suburban areas, those applications where the township was the applicant the land was changing from resource protection to potential suburban prior to the applicant completed the process by changing it from potential suburban to suburban development.**
- Is the land under consideration as suited or better suited for the proposed use than other lands now designated for the proposed use, and are those lands now properly designated according to the land use policies? **This property has met the CLUES score test at the time of the 2011 Land Use Plan update to be identified as Potential Suburban. It is appropriate for the landowner to request the land be amended to Suburban Development from the Potential Suburban designation.**

6. Is there an alternative to the proposed change that better meets the intent of the plan (a different use designation or a smaller land area, for example)? **There does not appear to be an alternative to the proposed land use plan amendment to Suburban Designation that would better meet the intent of the Land Use Plan. This application appears to reflect the County's Land Use Plan direction. This property has been designated as potential suburban. This application is the logical next step.**

Staff Recommendation

Staff findings support approval of the request to amend 79 acres from Resource Protection Potential Suburban to Suburban Development Area.

ATTACHMENTS

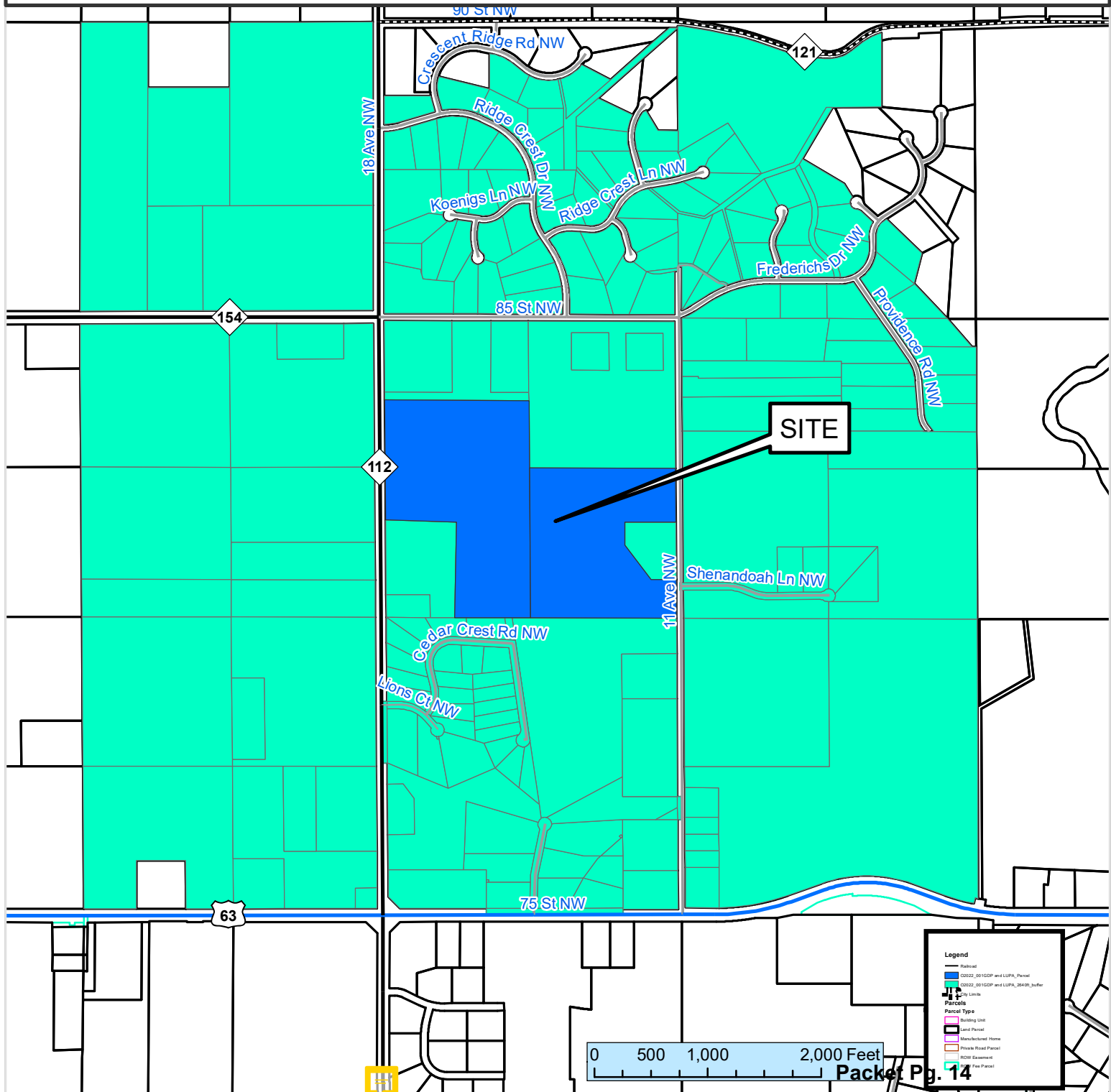
1. Notification Map
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Key:					
RP to RPPSD	Resource Protection to Resource Protection Potential Suburban Development				
RPPSD to SD	Resource Protection Potential Suburban Development to Suburban Development				



2640 ft. Notification Area of

Olmsted County General Development Plan O2022-001GDP by E & K Boelter c/o Tom Boelter. The request is for a general development plan for Boelter Heights which includes 29 single family residential lots. The property is located in the W 1/2 of the NE 1/4, Section 34 of Oronoco Township. The property lies East of 18th Ave (County State Aid Highway 112) and West of 11 Ave NW; it is south of 85th St NW and North of Cedar Ridge Subdivision. Olmsted County Land Use Plan Amendment #O2022-001LUPA by E & K Boelter Trust c/o Tom Boelter. The request is to change the Olmsted County Land Use Designation of approximately 79 acres from Resource Protection-Potential Suburban to Suburban Area Development. The property is located in the W 1/2 of the NE 1/4, Section 34 of Oronoco Township. The property lies East of 18th Ave (County State Aid Highway 112) and West of 11 Ave NW; it is south of 85th St NW and North of Cedar Ridge Subdivision.



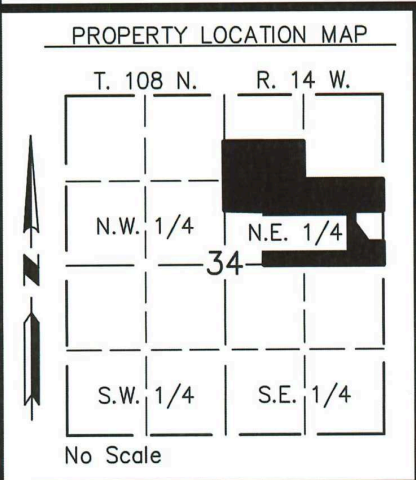
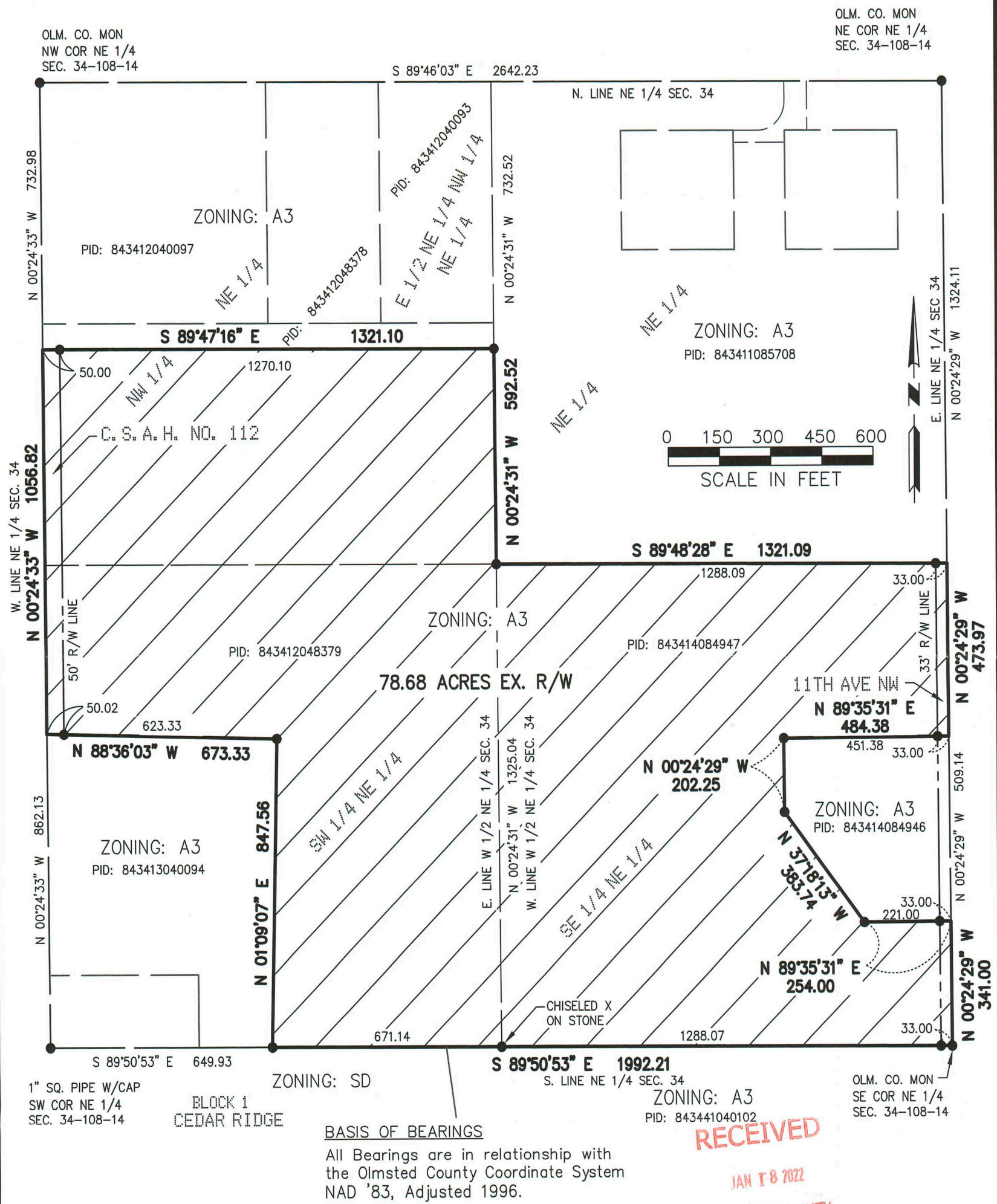
This map prepared by the GIS Division, Olmsted County Planning Department. Olmsted County is not responsible for omissions or errors contained herein. If discrepancies are found within this map, please notify the GIS Division, Olmsted County Planning Department, 2122 Campus Drive SE Rochester MN 55904 (507) 328-7100.

Map Date: 01/26/2022





LAND USE PLAN AMENDMENT
PART OF NE 1/4
SECTION 34, T 108 N, R 14 W
OLMSTED COUNTY, MINNESOTA



WSE + MASSEY
ENGINEERING & LAND SURVEYING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date _____
LIC. NO.: 41814
Richard J. Massey

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:
E & K BOELTER TRUST
ROCHESTER, MN

MONUMENTS
● FOUND (5/8" PIPE UNLESS NOTED OTHERWISE)
○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)

DATE: 10/28/2021
DWG NO. 3570 LANDUSE JOB NO. 3570
DRAWN BY: G.D.Z. SHEET 1 OF 2

LAND USE PLAN AMENDMENT
PART OF NE 1/4
SECTION 34, T 108 N, R 14 W
OLMSTED COUNTY, MINNESOTA

DESCRIPTION OF RECORD

Per Limited Warranty Deed, No. A-1467363

The West One-Half of the Northeast Quart (W1/2 NE1/4), Section 34, Township 108 North, Range 14 West, Olmsted County, Minnesota, excepting therefrom the following described parcels;

a) The East One-Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter (E1/2 NE1/4 NW1/4 NE1/4), Section 34, Township 108, Range 14;

b) Commencing at the Southwest corner of the West One-Half of the Northeast Quarter (W1/2 NE1/2), Section 34, Township 108, Range 14, for a place of beginning, and running thence due North along the West line of said Section a distance of 862.03 feet, thence South 88 degrees 11 minutes 30 seconds East a distance of 673.33 feet to a point in the fence line, thence south 1 degree 33 minutes 40 seconds West a distance of 843.56 feet to a point in the fence line and also the South line of said Northeast Quarter (NE1/4), Section 34, thence North 89 degrees 47 minutes 30 seconds West a distance of 650 feet to the place of beginning, all in Olmsted County, Minnesota.

c) That part of the North Half of the Northwest Quarter of the Northeast Quarter (N1/2 NW1/4 NE1/4) of Section 34, Township 108, Range 14, Olmsted County, Minnesota, described as follows: Beginning at the Northwest corner of said North One-Half (N1/2); thence North 90 degrees 00 minutes 00 seconds East, along the North line of said North One-Half (N1/2), 990.81 feet to the West line of the East Half of the Northeast Quarter of the description bearings are assumed and based on said North line being North 90 degrees 00 minutes 00 seconds East) along said West line, 662.64 feet to the South line of said North One-Half (N1/2); thence South 89 degrees 58 minutes 50 seconds West, along said South line, 990.81 feet to the West line of the East Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter (E1/2 NE1/4 NW1/4 NE1/4); thence South 0 degree 38 minutes 28 seconds East (for purposes of this description bearings are assumed and based on said North 90 degrees 00 minutes 00 seconds East) along said West line, 662.64 feet to the South line of said North One-Half (N1/2); thence South 89 degrees 58 minutes 50 seconds West, along said South line, 990.81 feet to the West line of said North One-Half (n1/2); thence North 0 degrees 38 minutes 28 seconds West, along said West line, 662.98 feet to the point of beginning; excepting therefrom the easterly 345.00 feet thereof; subject to right of way for C.S.A.H. 112 over the westerly 50 feet and right of way for township road over the northerly 33 feet thereof; containing 9.83 acres, more or less, including said right of way.

d) That part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 34, Township 108, Range 14, Olmsted County, Minnesota, described as follows: Beginning at the Northwest corner of said Northeast Quarter (NE1/4); thence North 90 degrees 00 minutes 00 seconds East, along the North line of said Northeast Quarter (NE1/4), 990.81 feet to the West line of the East Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter (E1/2 NE1/4 NW1/4 NE1/4); thence South 00 degrees 38 minutes 28 seconds East, along said West line (for purpose of this description bearings are assumed and based on the North line of said Northeast Quarter (Ne1/4) being North 90 degrees 00 minutes 00 seconds East), 662.64 feet to South line of said East Half (E1/2), thence North 89 degrees 58 minutes 50 seconds East, along said South line, 330.27 feet to the East line of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4); thence South 00 degrees 38 minutes 28 seconds East, along said East line, 70.00 feet; thence South 89 degrees 58 minutes 50 seconds West, 1321.08 feet to the West Line of Northeast Quarter; thence North 00 degrees 38 minutes 28 seconds West, along said West line 732.98 feet to the point of beginning; subject to rights of way for County State Aid Highway 112 over the westerly 50 feet and Township Road over the northerly 33 feet thereof; containing 17.20 acres, more or less, including said rights of way. EXCEPTING THEREFROM the property described in Warranty Deed dated April 7, 1986, and filed for record April 10, 1986 as Document Number 502236 in Book 396 on Page 183 in the office of the Olmsted County Recorder.

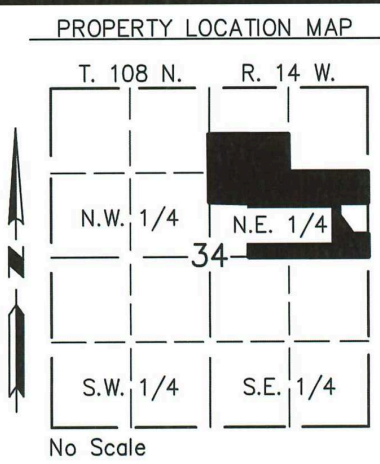
TOGETHER WITH:

The Southeast Quarter of the Northeast Quarter of Section 34, Township 108 North, Range 14 West, Olmsted County, Minnesota, EXCEPT that part thereof described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence on an assumed bearing of North 00 degrees 24 minutes 29 seconds West along the east line of said Northeast Quarter 341.00 feet to the point of beginning; thence South 89 degrees 35 minutes 31 seconds West 254.00 feet; thence North 37 degrees 18 minutes 13 seconds West 383.74 feet; thence North 00 degrees 24 minutes 29 seconds West 202.25 feet; thence North 89 degrees 35 minutes 31 seconds East 484.38 feet to said east line; thence South 00 degrees 24 minutes 29 seconds East along said east line 509.14 feet to the point of beginning.

Said Parcel containing 78.68 acres, more or less, excluding right of way.

RECEIVED
JAN 18 2022
OLMSTED COUNTY
PLANNING DEPARTMENT



WSE + MASSEY
ENGINEERING & LAND SURVEYING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date _____

LIC. NO.: 41814

Richard J. Massey

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

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MONUMENTS

- FOUND (5/8" PIPE UNLESS NOTED OTHERWISE)
- SET (5/8" PIPE UNLESS NOTED OTHERWISE)

DATE: 10/28/2021

DWG NO. 3570 LANDUSE JOB NO. 3570

DRAWN BY: G.D.Z. SHEET 2 OF 2

COUNTY OF OLMSTED, MINNESOTA

LETTER OF TOWNBOARD ACTIONDATE: 1/10/22TO: County of Olmsted
Rochester – Olmsted Planning Department
2122 Campus Dr. SE, Suite 100
Rochester, Minnesota 55904RE: Report of Action by the Townboard of Oronoco Township on the
Application by Boelter Trustee c/o Tom Boelter (Applicant),
Located in the NE Quarter of Section 34.TYPE OF APPLICATION: Land Use Plan AmendmentThe Townboard of Oronoco Township met on 1/10/22 (date) and
considered the application of Boelter Trustee (applicant)
on the above referred property.

The Townboard has reviewed this application and makes the following comments:

The Oronoco TownBoard approved the requested move
of the Boelter Trust Land from potential
suburban development to suburban subdivision
development.

Sincerely,

Lucy Sarmiento
Clerk of Oronoco Township (Signature Required)

Townboard Members (Signature Required)

[Signature]
[Signature]
[Signature]DISTRIBUTION:Planning Department: (white copy)
Townboard (canary copy)
Applicant (pink copy)

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JAN 18 2022

OLMSTED COUNTY
PLANNING DEPARTMENT

Packet Pg. 17



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JAN 8 2012
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PLANNING DEPARTMENT

Landuse Map from 75th St to 100th St

Oronoco Township
Sec. 34, T108N-R14W
Olmsted County, MN

Property Location
Olmsted County 2021 Parcels

Olmsted County Land Use Plan

- Potential Suburban
- Suburban Development
- Resource Protection
- Urban Service Area

Parcel 198

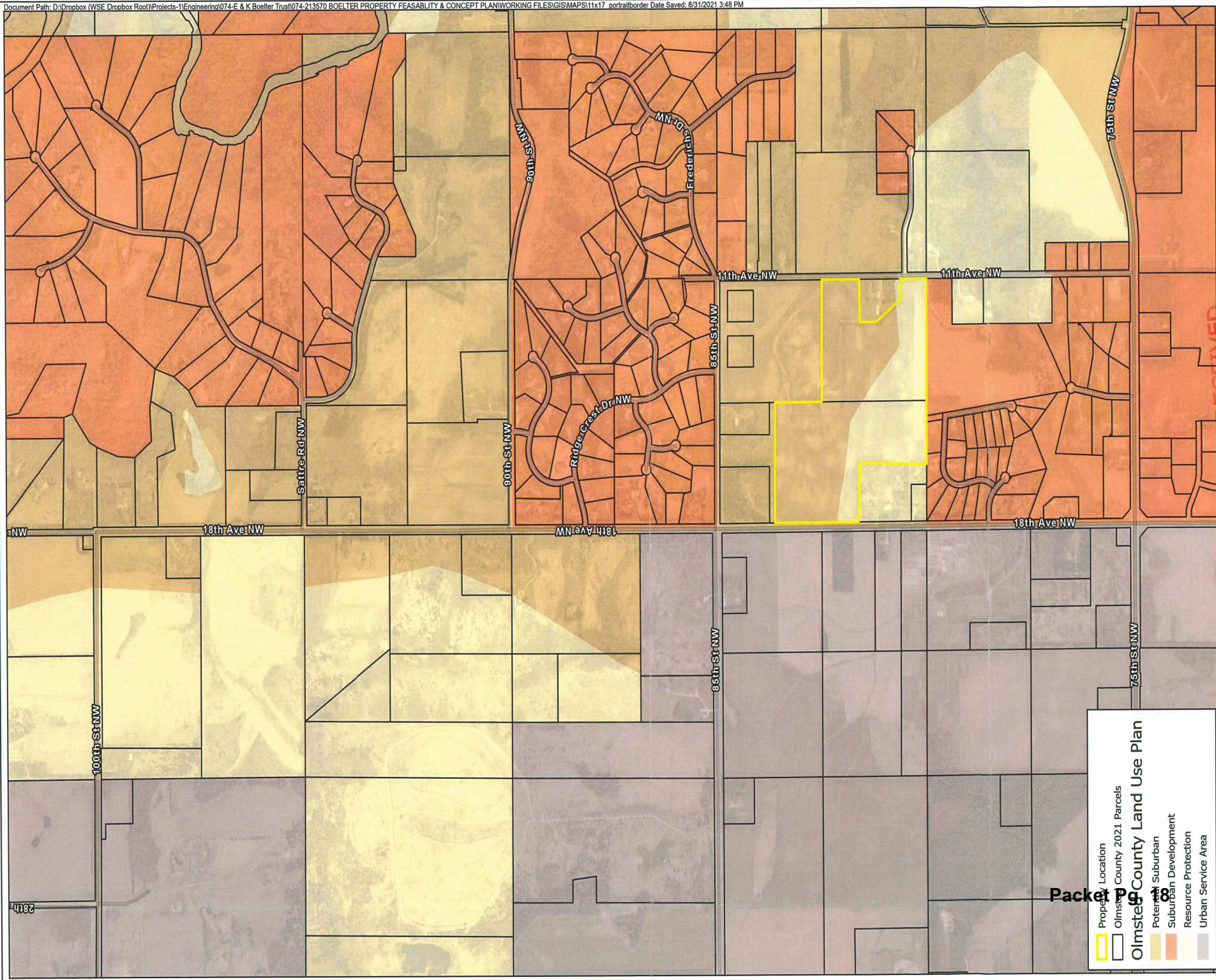


Exhibit D - General Development Plan

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**OLMSTED COUNTY
PLANNING DEPARTMENT**

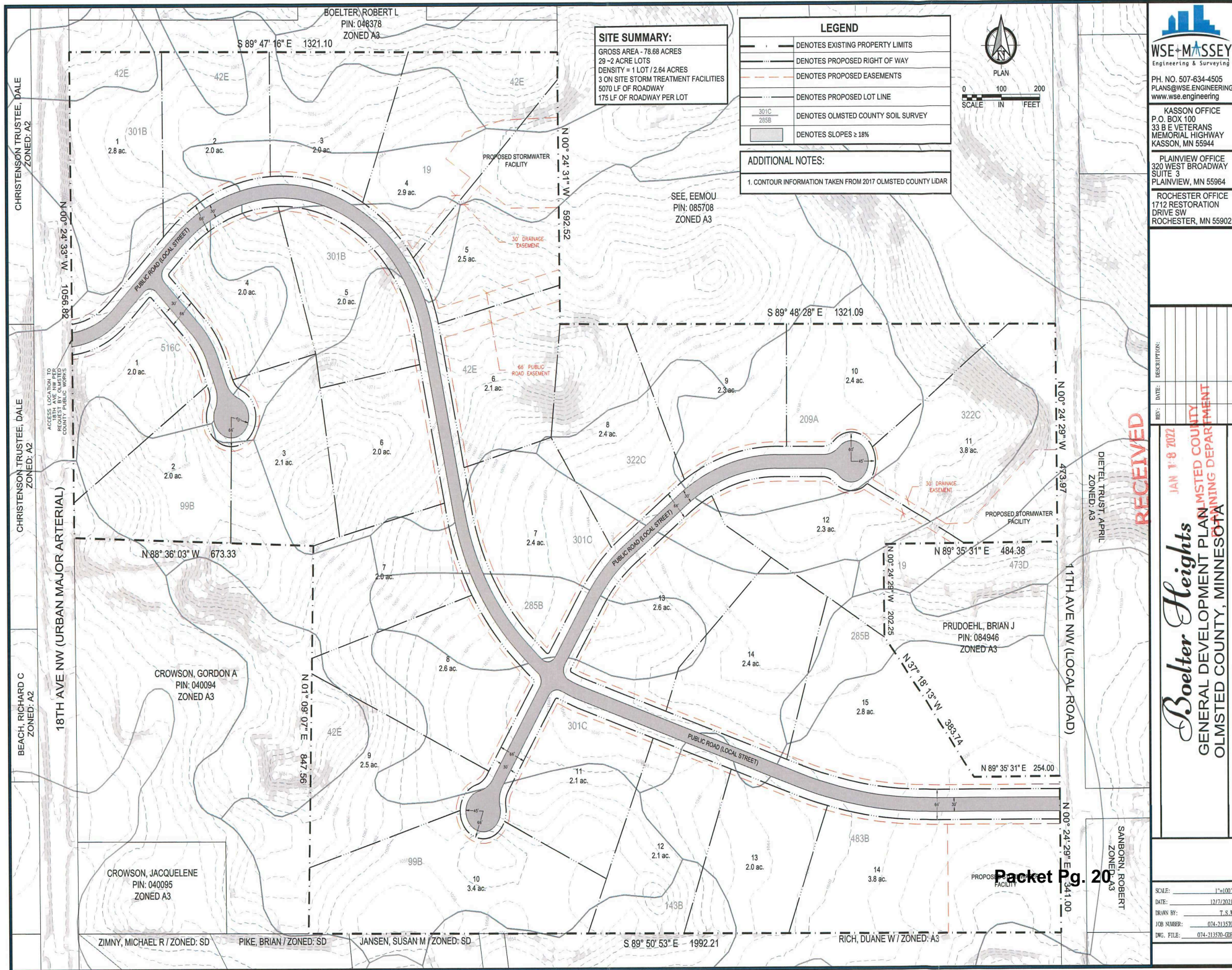


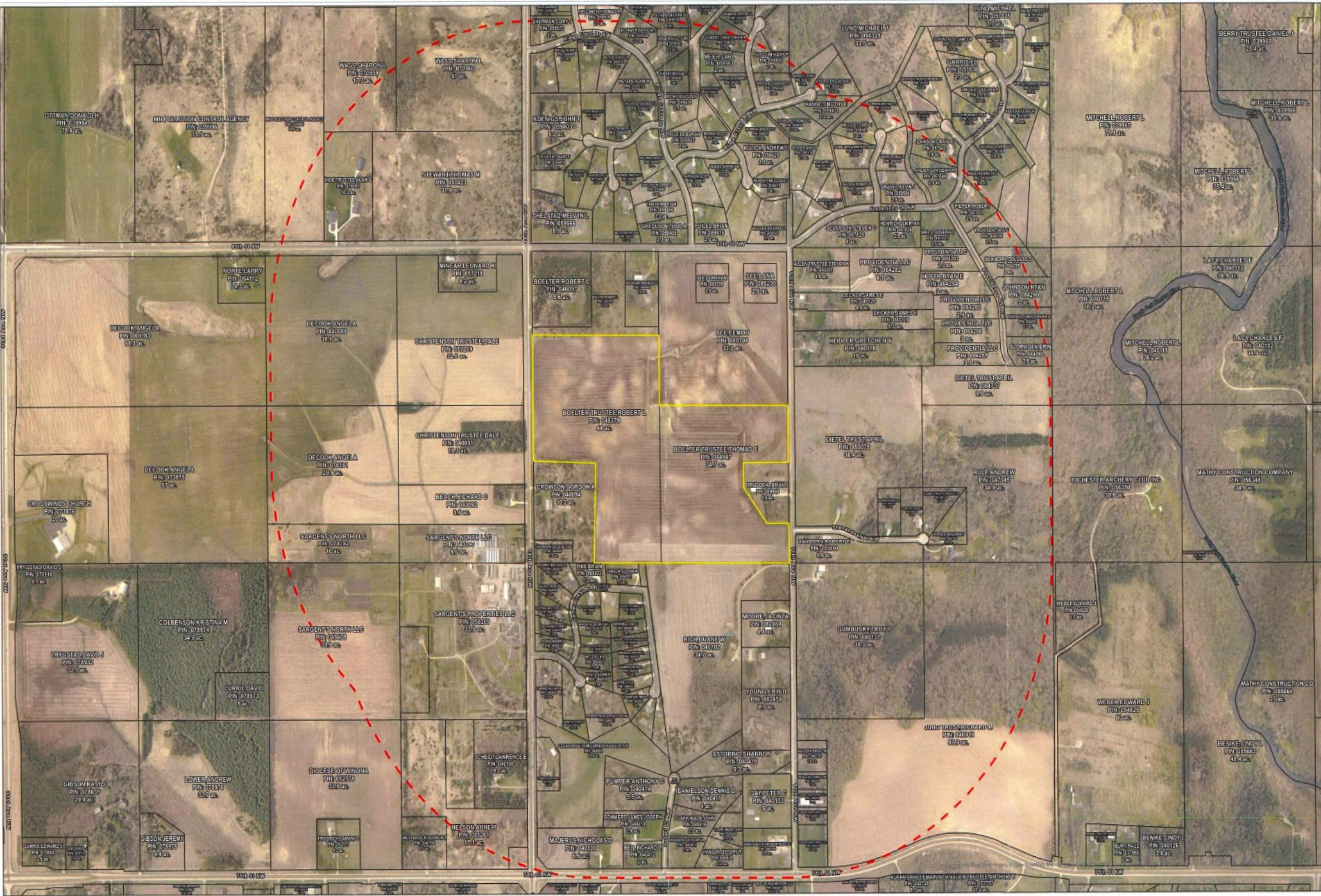
Exhibit E - Properties within One-Half Mile

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JAN 18 2022

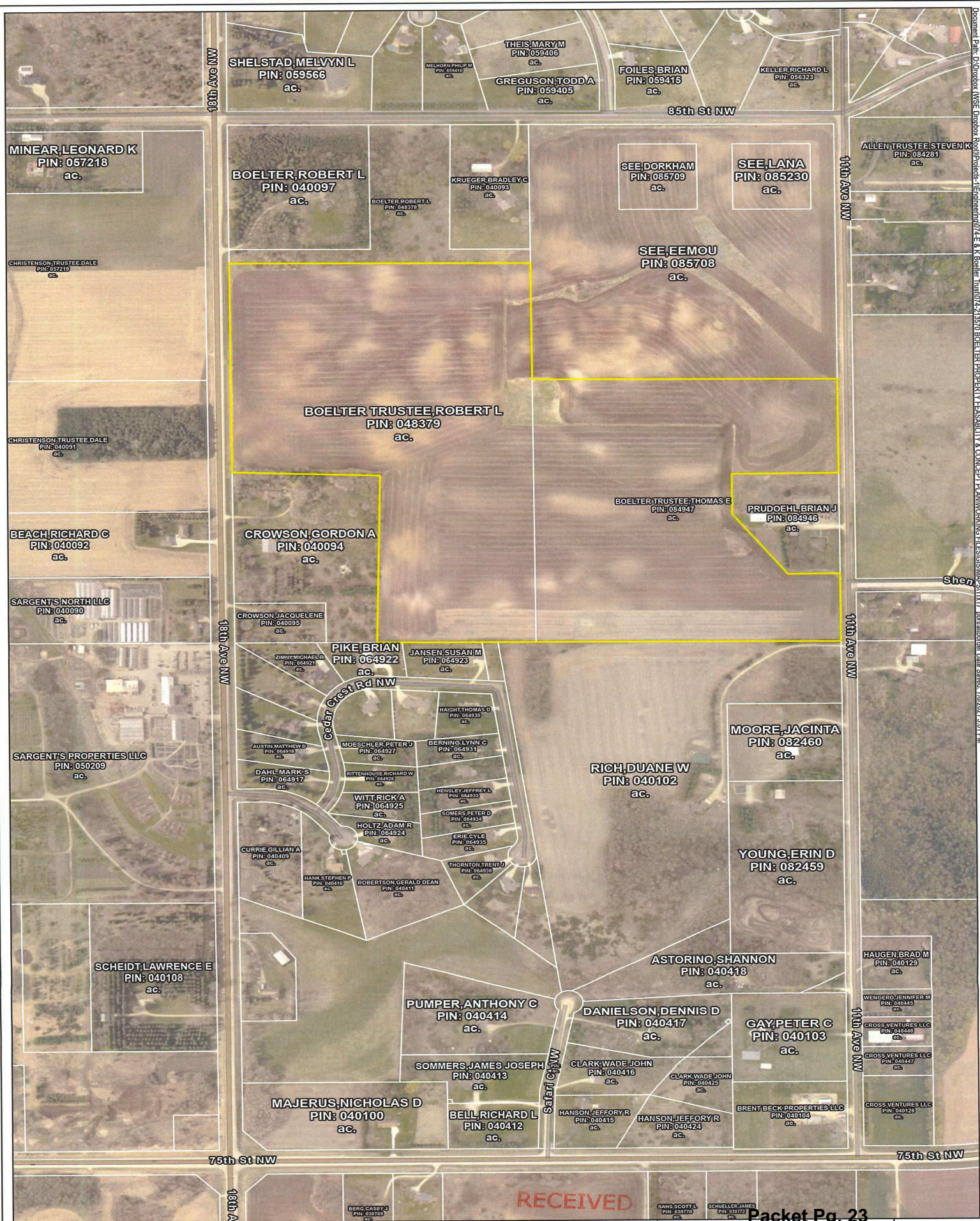
**OLMSTED COUNTY
PLANNING DEPARTMENT**

Packet Pg. 21



Boelter Heights Half Mile Boundary
 Oronoco Township
 Sec. 34, T108N-R14W
 Olmsted County, MN





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Packet Pg. 23

Vicinity Map
 Ononco Township
 Sec. 34, T108N-R14W
 Rochester, MN

JAN 18 2022

OLMSTED COUNTY
 PLANNING DEPARTMENT



0 400 Feet
 1 inch = 400 feet



Exhibit B - 18th Ave Access Approval

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JAN 18 2022

**OLMSTED COUNTY
PLANNING DEPARTMENT**

Packet Pg. 24

Tyler Mandler

From: Sandford Nicholas <sandford.nicholas@CO.OLMSTED.MN.US>
Sent: Thursday, December 2, 2021 11:32 AM
To: Tyler Mandler
Cc: Schuman Chad
Subject: RE: County Road Access

Tyler, I went out and field checked the sight distance at your proposed location. It appeared that there was approximately 550 feet of sight distance to the south from that location, which would not meet the requirements based on the posted speed of 55 mph on CR 112. I also checked if the access was moved to the south at different locations, and determined that if the access was moved to the south approximately 35 feet from the existing proposed location, it would meet the sight distance requirements for the passenger car design vehicle for both north and south directions. The north would have about 780 feet of sight distance at this location and the south would be clear.

Let me know if you have any questions.

Thanks,

Nick Sandford

From: Tyler Mandler <Tyler@wse.engineering>
Sent: Wednesday, November 3, 2021 11:31 AM
To: Sandford Nicholas <sandford.nicholas@CO.OLMSTED.MN.US>; Schuman Chad <schuman.chad@CO.OLMSTED.MN.US>
Subject: RE: County Road Access

Nick,

After reviewing your input below, we took into the consideration proposed access location from the west. We agree that placing the access across from the property line west of CR 112 accounts for future access need. I have attached a graphical assessment of the intersection sight distances associated with this access location. Based on the CR 112 design speed of 50 mph, both sight distances meet the Case B1, B2 & B3 intersection design sight distances for the passenger car traffic associated with the development. The proposed access is approximately 1300 feet from the 85th St. intersection to the north and 2100 feet from the Lions Ct NW access to the south.

Regarding the closure of the private drive to the north, that parcel doesn't belong to the Boelter Trust so we don't have control over the access preference of the owner, we can only propose alternate access to the driver. Is the intent of your comment below to have our layout include that option? Compared to the proposed access, the other driveways are approximately 660 feet to the north and 690 feet to the south.

I've attached the latest GDP draft with the access location you identified. Please let me know if you have comments. We are seeking support on the access location to begin the planning process with County staff as soon as practical.

Thank you again for meeting with us and your help getting the necessary data.

Regards,

Tyler Mandler, PE
Project Manager
(m) 507-405-4363

WSE Massey Engineering & Surveying, Ltd

RECEIVED

JAN 18 2022

OLMSTED COUNTY
 PLANNING DEPARTMENT

Packet Pg. 25

Referral Agency Comments

Application No: O2022-001LUPA

2/2/2022 **County Public Works**

Dedication of 10 additional feet of Right of Way is required on County Road 112, for a total of 60 feet from the centerline.

Based on the adopted Olmsted County Access Management ordinance, an access application will be required to be submitted in order to receive approval for the proposed access to County Road 112 (18th Ave NW). A right turn lane and bypass lane will be required to be constructed on County Road 112 at the approved access location.

1/25/2022 **GIS/E911**

There are no comments at this time from the E911 Addressing Division Staff.

1/26/2022 **Inspections - Building Code**

There are no comments from this agency at this time.

1/26/2022 **Rochester Public Works**

There are no comments from this agency at this time.



Gross Kristi

From: Schnell, Tracy (DOT) <tracy.schnell@state.mn.us>
Sent: Thursday, January 27, 2022 2:04 PM
To: Planning Referrals
Cc: Lukes, Heather A (DOT); Tracy Schnell
Subject: Olmsted County General Development Plan O2022-001GDP by E & K Boelter c/o Tom Boelter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This proposal appears to have no significant impact on MnDOT roadways and is acceptable to MnDOT.

Olmsted County General Development Plan O2022-001GDP by E & K Boelter c/o Tom Boelter. The request is for a general development plan for Boelter Heights which includes 29 single family residential lots, Olmsted County Land Use Plan Amendment #O2022-001LUPA by E & K Boelter Trust c/o Tom Boelter. The request is to change the Olmsted County Land Use Designation of approximately 79 acres from Resource Protection-Potential Suburban to Suburban Area Development. The property is located in the W 1/2 of the NE 1/4, Section 34 of Oronoco Township. The property lies East of 18th Ave (County State Aid Highway 112) and West of 11 Ave NW; it is south of 85th St NW and North of Cedar Ridge Subdivision.

Thanks,

Tracy Schnell
 Senior Planner | District 6

Minnesota Department of Transportation
 2900 48th Street NW
 Rochester, MN 55901
C: 507-259-3852
mndot.gov/



From: [Miller, Jamie](#)
To: [Planning Referrals](#)
Subject: O2022-001GDP O2022-001LUPA
Date: Wednesday, January 26, 2022 9:46:37 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Rochester Public Works has no comments regarding the above-referenced applications.

Sincerely,



Jamie Miller

Land Development Coordinator
City of Rochester, Minnesota

4001 West River Parkway NW, Suite 100, Rochester, MN 55901
Office: 507-328-2403

**OLMSTED COUNTY,
MINNESOTA**

Request for Action

AGENDA DATE: February 17, 2022

COUNTY BOARD DATE: March 15, 2022

REQUEST BY: Kristi Gross, Planning

STATE ITEM OF BUSINESS: Olmsted County General Development Plan #O2022-001GDP by E & K Boelter Trust

BACKGROUND: The request is for a general development plan for Boelter Heights which includes 29 single-family residential lots. The property is located in the W 1/2 of the NE 1/4, Section 34 of Oronoco Township. The property lies East of 18th Ave (County State Aid Highway 112) and West of 11 Ave NW; it is south of 85th St NW and North of Cedar Ridge Subdivision.

ACTION REQUESTED:

Planning staff recommends approving the general development plan for Boelter Heights to include 29 single family residential lots on 79 acres with 6 conditions.

ATTACHMENTS:

- A. Staff Report
- B. Applicant Submittals
- C. Referral Comments



Olmsted County Planning Department

February 17, 2022

Olmsted County Planning Advisory Commission

Prepared by: Olmsted County Planning Department Staff

Request: Olmsted County General Development Plan #O2022-001GDP by E & K Boelter Trust c/o Tom Boelter. The request is for a general development plan for Boelter Heights which includes 29 single family residential lots.

Location: The property is located in the W 1/2 of the NE 1/4, Section 34 of Oronoco Township. The property lies East of 18th Ave (County State Aid Highway 112) and West of 11 Ave NW; it is south of 85th St NW and North of Cedar Ridge Subdivision.

Current Zoning: A-3 Agricultural District

ACTION ITEMS

The applicant is requesting approval of the general development plan for Boelter Heights which consists of 29 single family residential lots on 79 acres.	Planning staff recommends approving the general development plan for Boelter Heights to include 29 single family residential lots on 79 acres with 6 conditions.
---	--

BACKGROUND INFORMATION

Background:

Background and environmental analysis for the request can be found in the O2022-001LUPA staff report. The general development plan is for Boelter Heights. The proposal will include a future zoning district amendment with Oronoco Township from A-3 Agricultural District to R-1 Low-Density Residential District.

A general development plan is required for any land use plan amendment, zone change, or subdivision of land requiring platting of land located within an Urban Service Area as identified in the Olmsted County Land Use Plan. This general development plan is being proposed concurrently with O2022-001LUPA which is a land use plan amendment requesting the land use designation of the property be changed from Resource Protection-Potential Suburban to Suburban Development. Below is an analysis of the request in accordance with Section 4.00 of the Olmsted County Zoning Ordinance

A General Development Plan should include:

- a. All current parcels proposed for subdivision and development under the rezoning: **The Boelter Heights general development plan is showing the current parcels that will be requested to be rezoned by Oronoco Township as part of the change of zoning and preliminary plat application.**
- b. All other parcels abutting the property proposed for rezoning: **The property ownership map shows property owners within ½ mile of the Boelter property.**
- c. All adjacent lands under the same ownership as the owner or applicant proposing the rezoning: **The request is for all the land owned by the same ownership as the applicants.**
- d. All parcels needed to provide access to public roads: **The property is proposing accessing CSAH 112 (18th Ave NW) with a secondary access to 11 Ave NW.**

The following physical and planning factors should be addressed in a General Development Plan.

- a. Existing and proposed land uses, densities, and general lot sizes and location: **The proposed density of the project is 1 lot per 2.64 acres with individual sewage treatment systems, shared wells, public roads, and on-site storm water treatment facilities. Chapter 5 of the Olmsted County Land Use Plan states that the Suburban Development Area should consists of 3.5 acre per lot average density. Based on the Land Use Plan amendment and GDP's approved since 2011 the average is 1 lot per 3.5 acres (see the O2022-001LUPA document "LUPA Requests to date" for data analysis).**
- b. Transportation and other infrastructure systems internal to the planning area, including the street pattern and connection to external street network and shared water supply and sewage treatment systems: **The proposed GDP shows a local street connecting 11th Ave NW to 18th Ave NW. There are 3 cul-de-sacs spurring from the through street. The narrative indicates there will be shared wells and individual septic systems. The GDP shows an easement for a future road connection to the property to the northeast. There was a connection to Boelter Heights provided by the development to the south (Cedar Ridge Subdivision). Boelter Land Trust owns the connection point from Cedar Crest Lane. This GDP does not propose to use this available access point. However, the roads within the Cedar Ridge Subdivision are private. If a connection was made it could provide a secondary exit for the lots to the south, other options exist for a secondary access to Cedar Ridge Subdivision is one is needed in the future. The township supports the request to not make a connection to the Cedar Ridge Subdivision (incorrectly referenced by the applicant as Safari Estates).**
- c. The surface water drainage system: **Contours are provided on the GDP and three areas are identified as drainage easements for stormwater facilities.**

- d. The open space system that may include natural resource lands: **There is no open space shown on the GDP. The area on the GDP that is highlighted yellow is the location of the floodplain soils. Further study, and a conditional use permit will be required if road, driveways or dwellings will be located in this area.**
- e. The schedule for development of infrastructure: **The applicant has not provided a schedule for development. If the development will be phased planning staff recommend development start from CR 112 and move west so that the traffic would not be directed to 11 Ave NW initially. Below is the process for the request (the highlighted numbers are the current steps in the process):**

1. Olmsted County for Land Use Plan Amendment

2. Olmsted County for General Development Plan (Concurrent with #1)

3. Concurrent Oronoco Township applications for the following:

- a. **Oronoco Township General Development Plan**
- b. **Oronoco Township Zoning District Amendment**
- c. **Oronoco Township Preliminary Plat (optional to be concurrent)**

4. Oronoco Township for Final Plat

5. Mylars of Final Plat to Olmsted County Board for Final Plat approval after all other approvals have been received.

The applicant requests the following:

A general development plan for Boelter Heights to include 29 single family residential lots on 79 acres.

ANALYSIS AND FINDINGS

Staff Findings:

According to Section 4.00 of the Olmsted County Zoning Ordinance The Planning Advisory Commission and the Board of Commissioners shall make the following findings when reviewing a General Development Plan. Staff recommendations are in **bold type**.

- 1. Proposed land uses are in accordance with the Olmsted County General Land Use Plan and Zoning Map. **Findings in staff report O2022-001LUPA state that the request is consistent with the Olmsted County General Land Use Plan. Oronoco Township has jurisdiction over the zoning of the property so long as it is consistent with the underlying land use designation.**
- 2. The street pattern is appropriate to serve properties under consideration: **The proposed street pattern provides access to two public roads. It is appropriate to serve the properties under consideration. The township has raised concerns over**

the safety of the intersection of County Road (CR) 112 and State Highway (TH) 63 (18th Ave NW and 75th St NW). Attached to this report are comments from the Olmsted County transportation planners. Charlie Reiter states “The analysis, based on 5 years of crash data (2016-2020), looked at the 48 4-legged intersections involving the crossing of regional arterial / collector roads, found the intersection of CR 112/TH 63 to have the 10th highest crash rate, 75% higher than the average crash rate for similar intersections, but more importantly, to have a rate that was identified as exceeding the critical crash rate for the intersection.” MNDOT has procured funding for a roundabout at that intersection and expects construction to begin in 2026.

3. The proposal makes provision for planned capital improvements and streets based on the county capital improvements plan and Thoroughfare Plan: **Olmsted County Public Works is requiring the applicant to provide 10 feet for additional right of way on CR 112. An access permit must be approved by Public Works. Public Works is also requiring a right turn lane and a bypass lane to be constructed on CR 112.**
4. The proposal makes adequate provision for surface water drainage, soil erosion control, water supply and sewage treatment, consistent with State law and rule and County or Township ordinance: **The GDP shows areas for stormwater drainage. The applicant has indicated that the properties will share wells and the individual lots will have sewage treatment systems. Those locations will be reviewed as part of the preliminary plat application.**
5. The lot, block and street layout is consistent with the General Land Use Plan use, development and resource management policy and subdivision design principles: **The proposed lot and block layout is consistent with all of these policies and principles and will be more closely reviewed during the preliminary plat phase.**
6. Unique natural resource features and sensitive areas are protected through the open space provisions and appropriate lot layout: **The General Land Use Plan policies state that open space include area of unique natural resource features and sensitive areas that should be protected. The only sensitive area on this property is the floodplain soils which will require a conditional use permit before placing fill within that soil type. The GDP does not show any open space. The roads will provide walking trail opportunities for the residents to use.**
7. Development will occur in an orderly fashion: **The proposal is consistent with the General Land Use Plan and appears to be occurring in an orderly fashion.**
8. Connecting roads are adequate to handle projected traffic or provision has been made to correct deficiencies: **Provisions are being made to ensure safe access to CR 112 is provided. It is anticipated that the majority of the traffic will access CR 112.**

9. The development layout is consistent with all provisions of the floodplain regulations within the zoning and subdivision ordinance: **There are floodplain soils on the GDP that have not been addressed but must be addressed prior to the preliminary plat.**

Staff Recommendation

Planning staff's recommended findings support approval of the proposed general development plan for Boelter Heights which includes 29 single family residential lots on 79 acres with the following conditions:

1. A Conditional Use Permit must be approved by Oronoco Township in conformance with Section 9.08 of the Oronoco Township Zoning Ordinance prior to the preliminary plat for the development within the floodplain soils.
2. Must provide 10 feet of additional ROW in the Preliminary and Final Plat as required by Olmsted County Public works.
3. Must receive an approved access permit from Olmsted County Public Works prior to construction of access road to CR112.
4. CR 112 must be updated as required by Olmsted County Public Works to correct safety deficiencies in accordance with the access permit.
5. If phasing of development is proposed applicant must begin at CR 112 and phase the development east towards 11 Ave NW
6. Erosion Control/Runoff Plan is required for the entire subdivision prior to approval of the final plat.

ATTACHMENTS

1. Applicant Submittals
2. Referral Comments



Referral Agency Comments

Application No: O2022-001GDP

2/2/2022 **County Public Works**

Dedication of 10 additional feet of Right of Way is required on County Road 112, for a total of 60 feet from the centerline.

Based on the adopted Olmsted County Access Management ordinance, an access application will be required to be submitted in order to receive approval for the proposed access to County Road 112 (18th Ave NW). A right turn lane and bypass lane will be required to be constructed on County Road 112 at the approved access location.

1/25/2022 **GIS/E911**

There are no comments at this time from the E911 Addressing Division Staff.

1/26/2022 **Inspections - Building Code**

There are no comments from this agency at this time.

1/26/2022 **Rochester Public Works**

There are no comments from this agency at this time.



From: [Reiter Charlie](#)
To: [Gross Kristi](#); [Engel Mark](#)
Cc: [Khan Muhammad](#); [Law Bryan](#)
Subject: RE: O2022-001LUPA / additional crash info from Charlie
Date: Tuesday, February 8, 2022 2:21:27 PM
Attachments: [image002.png](#)
[image003.png](#)

Forgot to include this in earlier email (in case someone asks)

There were 11 recorded crashes at the intersection in the 2016-2020 period

Only locations in the county at similar intersections (crossing of two 2-lane rural arterials highways involving 2-way stop control) were

- TH 63 N and MN 247 – 21 crashes
- CSAH 10 and TH 14 at Dover – 11 crashes
- CSAH 1 and MN 30 East of Stewartville – 12 crashes

From: Reiter Charlie
Sent: Tuesday, February 8, 2022 1:59 PM
To: Gross Kristi <gross.kristi@CO.OLMSTED.MN.US>; Engel Mark <engel.mark@CO.OLMSTED.MN.US>
Cc: Khan Muhammad <khan.muhammad@CO.OLMSTED.MN.US>; Law Bryan <law.bryan@CO.OLMSTED.MN.US>
Subject: RE: O2022-001LUPA

As part of our work on the update of the County General Land Use Plan, a safety analysis was done looking at crash rates at all non-local intersections along major regional arterials highways in the rural and suburban part of Olmsted County.

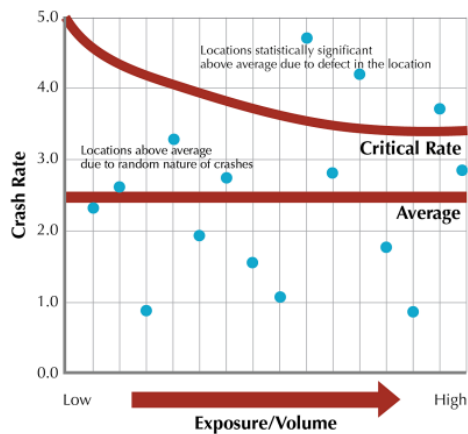
The analysis, based on 5 years of crash data (2016-2020), looked at the 48 4-legged intersections involving the crossing of regional arterial / collector roads, found the intersection of CR 112/TH 63 to have the 10th highest crash rate, 75% higher than the average crash rate for similar intersections, but more importantly, to have a rate that was identified as exceeding the critical crash rate for the intersection.

What does it mean when an intersection exceeds the critical crash rate? The following graphic from MnDOT's 2015 Traffic Safety Fundamentals Handbook describes the significance of an intersection crash rate exceeding the critical crash rate. A crash rate value above the critical rate identifies locations where the frequency of crashes exceeds the statistical range of crash incidents that would normally be expected at a location with similar volume, speed and design characteristics. As noted in the 3rd blue sub-bullet under the 3rd main (red) bullet in the graphic below, these locations are considered to be unsafe and in need of further review and intervention due to the combination of traffic and design conditions present.

The good news for this location is that District 6 just this past week was awarded a grant from the federal safety funds to help fund construction of a roundabout at this location (attached materials). Note the program year for this project is 2026, which technically means the dollars are available in September of 2025. We do not know at this time if MnDOT plans to advance construct this project (ie, construct the project earlier using funds from other accounts and then reimbursing whatever funding account is used in the fall of 2025). If advance construction is not planned, it may be prudent that some limitation be placed on the timing of site development to better align with the safety improvement project.

Charlie

Effect of Random Distribution of Crashes



Highlights

The Concept of Critical Crash Rate

- The technique that uses the critical crash rate is considered to be a highly effective technique for identifying hazardous locations.
- The critical crash rate accounts for the key variables that affect safety, including:
 - The design of the facility
 - The type of intersection control
 - The amount of exposure
 - The random nature of crashes
- The concept suggests that any sample or category of intersections or roadway segments can be divided into three basic parts:
 - Locations with a crash rate below the categorical average: These locations are considered to be *SAFE* because of the low frequency of crashes and can be eliminated from further review.
 - Locations with a crash rate above the categorical average, but below the critical rate: These locations are considered to be *SAFE* because there is a very high probability (90-95%) that the higher than average crash rate is due to the random nature of crashes.
 - Locations with a crash rate above the critical rate: These locations are considered to be *UNSAFE* and in need of further review because there is a high probability (90-95%) that conditions at the site are contributing to the higher crash rate.
- The other advantage of using the critical crash rate is that it helps screen out 90% of the locations that do not have a problem and focuses an agency's attention and resources on the limited number of locations that do have a documented problem (as opposed to a perceived problem).
- The relationship between the critical crash rate and the level of vehicular exposure should be noted. As the volume of traffic at the intersection or segment being studied increases, the difference between the system average and the critical rate diminishes.

From: Gross Kristi <gross.kristi@CO.OLMSTED.MN.US>

Sent: Tuesday, February 8, 2022 12:27 PM

To: Khan Muhammad <khan.muhammad@CO.OLMSTED.MN.US>; Law Bryan <law.bryan@CO.OLMSTED.MN.US>; Reiter Charlie <reiter.charlie@CO.OLMSTED.MN.US>

Subject: O2022-001LUPA

Could you please provide some transportation feedback as soon as possible? This request is on 18th Ave NW in Section 34 of Oronoco Township. The township has raised concerns over the safety of the intersection of 18th Ave and 75th (Hwy 63).

Thanks!

Kristi Gross, AICP, CFM
 Senior Planner-Floodplain Administrator
 Olmsted County Planning Department
 2122 Campus Drive SE, Suite 100
 Phone: (507)328-7102

Visit [Olmsted County's COVID-19 page](#) to stay up to date on how COVID-19 is impacting Olmsted County residents and services.





Internal Memorandum

Date: February 9, 2022

To: Development Review Section, Olmsted County Planning Department

From: ROCOG Transportation Staff

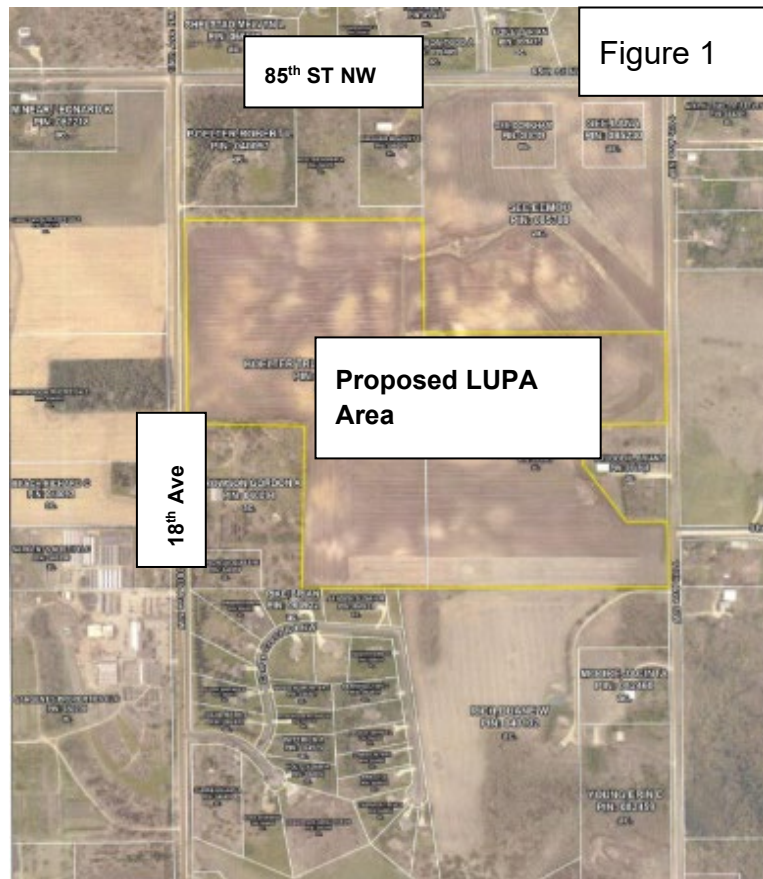
Re: **Land Use Plan Amendment #O2022-001LUPA by E & K Boelter Trust c/o Tom Boelter**

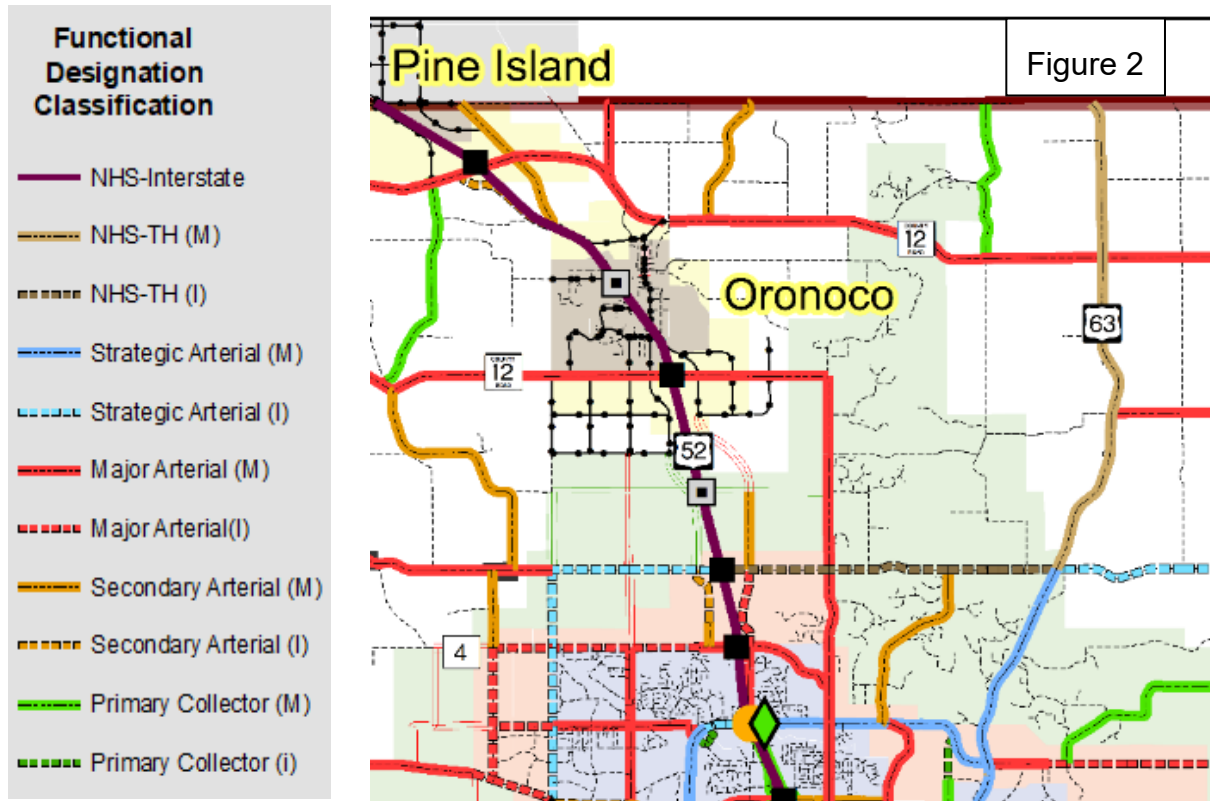
The proposed County Land Use Plan amendment request is to change the Olmsted County Land Use designation of approximately 79 acres from Resource Protection-Potential Suburban to Suburban Area Development. The property situated in the W 1/2 of the NE 1/4, Section 34 of Oronoco Township. The property is located on east of 18th Ave (County State Aid Highway 112) and south of 85th St NW and north side of Cedar Ridge Subdivision as shown in Figure 1.

Long Range Transportation Plan and the Proposed Development

Rochester-Olmsted Council of Governments (ROCOG) Long Range Transportation Plan 2045 (LRTP 2045) includes Functional

Designation System Plan in Chapter 10. Function Designation System Plan designated 75th Street between Highway 52 and Highway 63 as a National Highway 63 and has posted speed of 55 MPH. County Road 112 north of 75th is designated as Major Arterial Road and has a design speed of 50 MPH. Figure 2 shows the ROCOG Functional Designation System Plan.





The applicant contacted Olmsted County Public Works Department and applied for public road access to their property from 18th Ave. Olmsted County Public Works has approved one access point on 18th Ave which is shown in the GDP. The proposed access point is approximately 1300 feet from the 85th Street intersection to the north and 2100 feet from the Lions Ct NW access to the south. GDP is also showing a secondary access point on 11th Ave NW which is local road. The proposed development consists of 29 residential lots (2 or more acre lots). All roads withing GDP will be 30-foot-wide paved public road on 66 foot right of way. No other access point is shown to connect the proposed development.

Safety Planning in LRTP 2045

LRTP 2045 included safety projects on state highways that server an interregional travel function which are intended to improve safety and mobility or protect the through travel function of a corridor by implementing access management improvements along the corridor. The plan recommended number of safety projects and intersection of 18th Ave NW and TH 63/75th Street is recommended for major improvements.

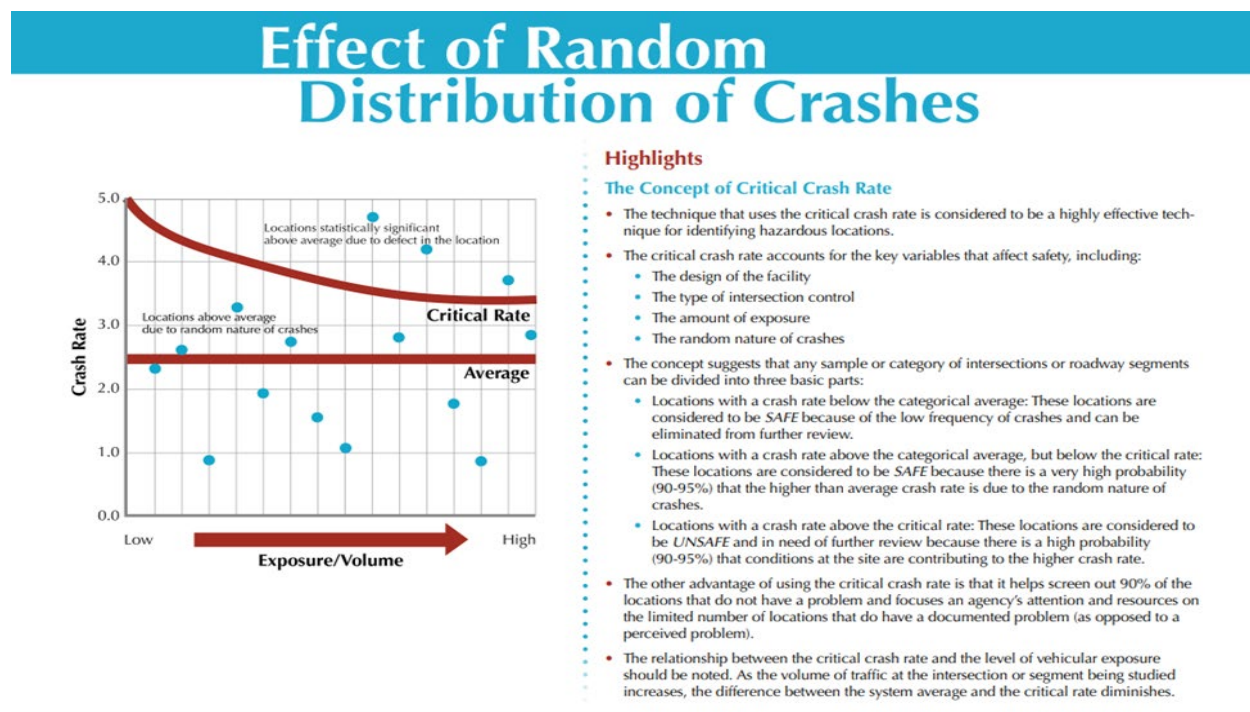
As part of Long-Range Planning work on the update of the County General Land Use Plan, a safety analysis was conducted by looking at crash rates at all non-local intersections along major regional arterials highways in the rural and suburban part of Olmsted County. There were 11 recorded crashes at the intersection of 75th Street and 18th Ave NW during 2016-2020

period. The analysis, based on 5 years of crash data (2016-2020), looked at the 4-legged intersections at 48 locations in the county involving the crossing of regional arterial / collector roads. The analysis found the intersection of CR 112/TH 63 to have the 10th highest crash rate, 75% higher than the average crash rate for similar intersections, but more importantly, to have a rate that was identified as **exceeding the critical crash rate for the intersection**. Following locations in the county at similar intersections (crossing of two 2-lane rural arterials highways involving 2-way stop control) were:

- TH 63 N and MN 247 – 21 crashes
- CSAH 10 and TH 14 at Dover – 11 crashes
- CSAH 1 and MN 30 East of Stewartville – 12 crashes

The question is what does it mean when an intersection exceeds the critical crash rate? Figure 3 describes the significance of an intersection crash rate exceeding the critical crash rate. A crash rate value above the critical rate identifies locations where the frequency of crashes exceeds the statistical range of crash incidents that would normally be expected at a location with similar volume speed, and design characteristics. As noted in the 3rd blue sub-bullet under the 3rd main (red) bullet in the graphic below, these locations are unsafe and in need of further review and intervention due to the combination of traffic and design conditions present.

Figure 3: Effect of Random Distribution of Crashes



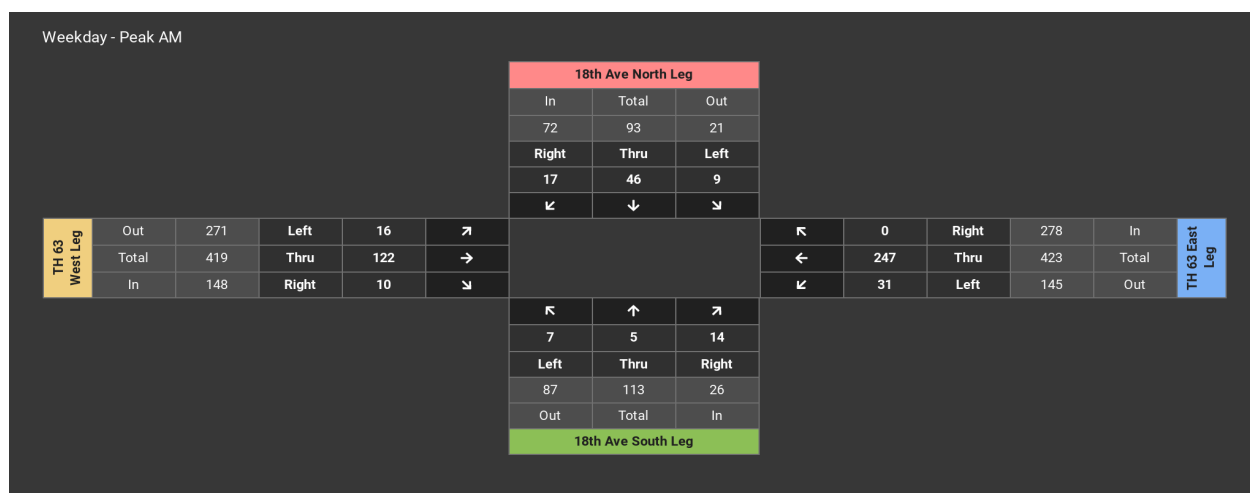
Source: MnDOT's 2015 Traffic Safety Fundamentals Handbook

Safety Issues at the Intersection of 18th Ave/TH 63

To understand how the proposed development would impact at the intersection of CR 112/18th Ave and TH 63, it is important to study the AM and PM Peak Hour traffic turning movements at the intersection. To determine trip distribution patterns StreetLight Insight©, a new “Big Data” product from the company by the same name, was used. Figure 4 provides a visual representation of data output from the program for AM and PM Peak Hour at the intersection of 18th Ave and TH 63.

Figure 4

Weekday AM Peak Hour



Weekday PM Peak Hour



Looking at the morning peak hour, we see 46 southbound straight through and 9 eastbound left turning movements. The eastbound and westbound morning and evening peak hour traffic on TH 63 is very heavy that the through northbound and southbound traffic on 18th Ave must negotiate. There are 20 westbound left turning movement in the evening peak hour along with

35 straight through northbound trips creates a safety concern at this intersection. Similarly, there are 46 through southbound morning peak hour movement and 9 eastbound left turning movements that make this intersection a high-risk location.

The proposed GDP has 29 single family big lot residential development. In terms of its impact at the intersection there will be additional 290 daily trips (@ 10 trips per household). Assuming 100% trips are southbound at CR 112, we are talking about 29 additional morning or evening trips at the intersection of 18th Ave NW and TH 63. If we add all the morning or evening peak hour traffic to the current southbound and northbound through traffic it will make this intersection lot worst than what we see now. Therefore, phased development or limitation on site development is suggested before some safety improvements are put in place by the road controlling authorities at this intersection.

MnDOT and Olmsted County Future Plan

Recognizing the safety issues at the intersection of 18th Ave and TH 63, MnDOT District 6 has been awarded a grant from the federal safety funds to help fund construction of a roundabout at this location. The program year for this project is 2026, which technically means the dollars are available in September of 2025.

Summary and Suggestion

We do not know at this time if MnDOT plans to advance construct this project (i.e., construct the project earlier using funds from other accounts and then reimbursing whatever funding account is used in the fall of 2025). The applicant may take up this matter with MnDOT If the advance construction of this projects is possible. If the advance construction is not planned or possible, it may be prudent that some limitation be placed on the timing of site development to better align with the safety improvement project.