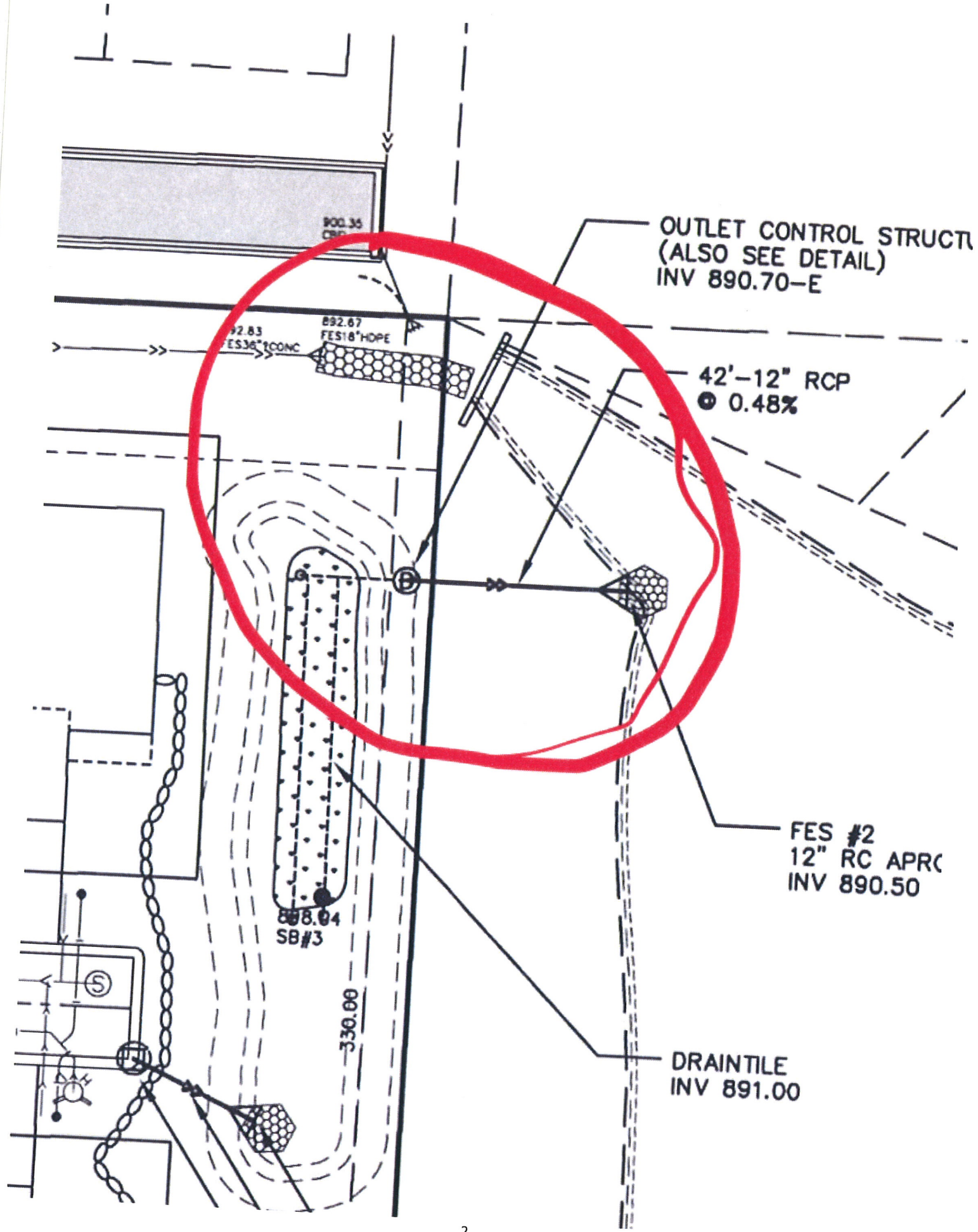


Bugge, Dawn

From: Erin Johnson
Sent: Wednesday, October 04, 2017 4:06 PM
To: Bugge, Dawn
Subject: Re: Cardinal Court staff report

My initial question is regarding the current tree coverage in the circled area and if there is any requirement on what will be preserved, especially the trees not on this property but in the path of where the storm drain will run in to the current pond.



Bugge, Dawn

From: Erin Johnson
Sent: Wednesday, October 04, 2017 4:27 PM
To: Bugge, Dawn; Eldon ICE Johnson
Subject: Re: Cardinal Court staff report

I apologize. I didn't mean to hit send yet. In addition to knowing what trees will be preserved, Would it be possible for the storm pond on the development to be moved to the south portion of the lot vs the north portion? This would preserve more of the tree coverage for existing neighbors.

I'm concerned the addition of another storm drain in the narrow area drawn will cause our lot edge to erode along the pond. That has happened twice where a chunk of our lot actually collapsed in to the pond near (within 10-15') the storm drain entrance and had to be rebuilt. Since the storm drain being added is actually on the neighboring property, does that mean the developer will have the right to remove all the trees in that area in order to install the drain?

Also, the removal of all the trees in that corner will detract from our property value so I have concern about protecting as many as possible. I have been a realtor for 18 years and have extensive experience knowing the value a lot with wooded pond views (what we currently have) has versus a treeless residential view. It is impossible to pinpoint an exact dollar amount since it is based on current market competition and the aesthetic of the lot and view as a whole causing someone to choose your property verses another which can lead to shorter market time, multiple offers and other things that increase value in ways that are hard to quantify.

By moving the proposed storm water area to the south end of the lot, more tree coverage will be preserved in the corner and the entire pond serves as a buffer for that home at 192 101st Ct NE, looking toward the new development versus our home which directly shares a lot corner.

I respectfully request that two things be considered. 1) Developer be required to move storm water holding area to south end of lot. 2) That developer is required to replace any tree removed to install their drain tile on the neighboring parcel which borders the pond with a tree of equal size.

I included the photo again for ease of reference since I sent the last email too quickly.

Enjoy the day!
Erin Johnson

*Please excuse any typos. This was sent from a mobile device with an aggressive (and often inaccurate) auto-correct function.

On Oct 4, 2017, at 3:43 PM, Bugge, Dawn <dbugge@blainemn.gov> wrote:

Erin,

Per your request, attached is the staff report for Case File No. 17-0039, Cardinal Court.

If you have any additional questions, please contact us.

Thank you,

Dawn Bugge
Planning Administrative Assistant
763-785-6180
dbugge@blainemn.gov

*City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449*

<PC Report 101017 Cardinal Court.pdf>

<Cardinal Court - Attachments.pdf>

Bugge, Dawn

From: Jenni Naselli
Sent: Thursday, October 05, 2017 11:23 PM
To: Bugge, Dawn
Subject: Public Hearing Regarding Timber Valley Development

Dear Dawn,

Thank you for your helpful notice regarding the public hearing about the proposed Timber Valley Development on 3rd Street and 101st Avenue. I'm very sorry that I will have to miss the meeting, but we have a previously scheduled meeting at our home that evening, and I'm not able to reschedule.

While I understand and celebrate continued economic growth in Blaine, I was disappointed to see the plans for the Timber Valley Development for three reasons:

1. In the past 24 months, our neighborhood has already lost quite a large amount of natural tree/wooded areas. When Prairie River Home Care built its new office building, they cut down a large block of wooded area. When the Alexandra House began construction on its new parking lot a few weeks ago, they removed a large chunk of woods, and now the Timber Valley Development is proposing to remove most of our wooded area as well. We have noticed a dramatic decrease in wildlife, including various kinds of birds and a fox, and it is disappointing to think that we will lose even more.
2. When I drive around Blaine, I see quite a few unused commercial lots (the Rainbow Foods Building near Northtown Mall, the old K-Mart building on University Avenue, empty stores in strip malls). It seems a poor use of already zoned commercial property to leave those lots empty and create even more commercially zoned property.
3. The final reason is admittedly much more personal. We have four small daughters (ages 9, 6, 5, and 5 months). For the past three years, King of Glory Lutheran Church has kindly allowed us to lease part of their property to begin a community garden. Our neighborhood has three plots of garden space, and we've thoroughly enjoyed planting tomatoes, pumpkins, and wildflowers, watching a neighbor family plant and harvest their crop, and sharing our garden with other neighbors who stop by to chat and check on our gardens. Our girls often run and play in the field, and we love to sit in our front yard and watch the wind blow or the sun filtering through the beautiful mature trees in the woods. In the winter, the woods become a Narnian paradise, and we love to watch from our upstairs window as the snow swirls and blows through the tree-tops. Imagining those big, beautiful trees being cut down and replaced by backyard patios hurts our hearts.

I understand that Timber Valley Development is hoping to develop this land. I have two suggested amendments to their proposal. My proposals would serve both the new town home neighborhood and our older one, and would help to preserve some of the natural beauty of the area.

1. Would it be possible to eliminate proposed town homes #3 and #4, and instead preserve some of the mature trees and woods that are currently growing in that spot as a neighborhood wooded area? Perhaps the city of Blaine could partner with the Timber Valley Development to create a walking trail from the neighborhood through the woods and back to the existing lake? A wooded area with a walking trail could raise property value and attract buyers, as well as preserve the natural beauty of the existing mature trees.

2. Could Timber Valley Development plant a treeline that would screen the backs of the new townhomes from our University Park street? We currently have a lovely view of woods and field, and it is rather discouraging to think of trading that for a view of someone's back patio. Also, having the front of our homes face the back of new townhomes feels awkward, and having a treeline providing some privacy could help with that.

Thank you so much for providing us with the opportunity to share our thoughts regarding the Timber Valley Development. Please feel free to share my email during the public hearing, if you find it appropriate to do so.

Grateful,
Jennifer Naselli
10123 3rd Street



produce from our community garden in the current field



girls building a Native American shelter in the field (note that the trees in the background around Alexandra House are now all cut down for parking spaces)



E in the field with trees in background

Bugge, Dawn

From: Tom Madden
Sent: Sunday, October 08, 2017 10:59 AM
To: Bugge, Dawn
Subject: Public Hearing Case 17-0039 (Twinhome Development)

Dawn,

I will not be able to attend the public hearing case 17-0039, regarding the development of the vacant lot located east of 3rd street and north of 101st avenue. The property is scheduled for the development of 8 townhomes (4 twin homes). I have only one concern. I would strongly recommend that the development plant a number of pine trees along the property line that butts up against the existing homeowners association directly north of the proposal and also along 3rd street. This would serve two purposes: 1.) The trees would reduce any potential headlight glare from cars entering their respective garages. Entering the 4 garages along the north end of the development (2 twin homes) would face directly into the existing homeowners association. The pine trees should be planted four feet from the property line of the existing homeowners association. 2.) There are a number of trees that will probably be removed when this development is scheduled to begin. It would seem appropriate to have these pine trees planted to offset the loss of existing trees.

Thank you in advance for entertaining my comments.

Tom Madden
10141 3rd Street N.E.
Blaine, MN 55434
University Park Homeowners Association

Bugge, Dawn

From: Tara Noyb
Sent: Monday, October 16, 2017 2:09 PM
To: Bugge, Dawn
Subject: Case File No. 17-0039 Cardinal Court

NO NO NO. We do not want anymore housing or development in our area. Blaine promised residents many years ago to preserve open land in our neighborhoods. You have repeatedly broken that promise. We don't want low income housing or the people that come into the community with it. You are turning Blaine into Brooklyn Center and we will no longer tolerate it. Any council person who continues to support this degrading of our neighborhoods will find their jobs in jeopardy. dbugge



Virus-free. www.avast.com

Bugge, Dawn

From: Chris Hildrum
Sent: Tuesday, October 10, 2017 6:24 PM
To: Bugge, Dawn
Subject: Solar Farm behind The Sanctuary concerns
Attachments: Solar Farm.docx

Dawn -

I will be at the meeting tonight but would like to send you a summary of my thoughts.

Thank you
Chris Hildrum

Summary

Solar Farms have become very popular and a very clean way to produce energy and beneficial to a community. But with research it is our opinion that they are best suited for areas where the residential impact is less. To try and fit a solar farm and all of its utilities into an existing residential neighborhood impacts too many property owners and safety concerns are unknown for this many residents.

Effects on Character of Landscape

Residential Precedent:

-As a very robust google search presents, solar farms are popping up everywhere. But none of this size have been built within a residential ½ acre neighborhood. Most of the solar farms that have been built to date are in very rural areas. It seems the precedent for solar farming planning is relative to this type of property.

Zoned Agricultural

- Although, the property in our backyards is zoned agricultural, it is very different from the rural agricultural land most solar farms are built on. What will be the new conditional uses and security concerns when building a solar farm so close to a residential neighborhood (actually within the neighborhood) and surrounded on three sides by homes and people (children at play in their backyards) rather than open and empty agricultural land.

Considered Clean Fill and Unbuildable

- Most landfills and vacant land plots where solar farms are developed are on the outskirts of town near power lines. This property is surrounded on three sides by homes and families. The City of Blaine's planning commission already zoned the property adjacent to this land as residential because it was assumed that the property was "unbuildable."

Solar Farm Screening and Visual Impact:

-The proposed solar farm to be built is on a very unique property, again unprecedented in prior solar farm construction, in which the useable portion of the property is at a rooftop or second-story elevation in relation to the homes that are adjacent to it. This creates a more complex issue of visual screening not only for the residents to not see the solar farm or perimeter fence but also screening for the humans who will maintain the solar farm. The desired outcome would be a more than adequate screen that prevents solar farm management from peering into the homes, yards and personal spaces of the adjacent properties.

Transmission Lines

-Where is the substation that this connects to

- Will you add overhead transmission lines in the backyards of residents who live in an underground utility neighborhood

Inverter and Battery Pack Storage

- Should be as far from residents as possible. Should be on the one side of the property that does not have houses.

Safety Issues for Adjacent Residents of the Sanctuary Neighborhood

Privacy Concerns:

- Unique property in which the useable portion is at a rooftop or second-story elevation in relation to the homes that are adjacent to it.

- As it is now when a vehicle is on this property everyone is fully aware because the headlights shine into the backs of our homes. What will be the frequency and hours of use.

- Privacy is a concern because from this location on the property one can peer into the backs of every adjacent resident's yard and bedroom windows of their homes.

- Noise is a concern (utility station, maintenance vehicles, etc.) as it carries substantially from raised property to adjacent homes.

Perimeter Fencing:

- Will the perimeter fencing be electric? If so, having an electric fence to close to where children play in their own yards can pose very dangerous situations.

- Water (sprinklers) and electric fences (This will be right next to home-owners backyards)

- Pets and wildlife getting injured in fence

- Perimeter Fence Damage. Damage caused to the perimeter fence can immediately have a negative effect on facility operations. Whether the damage is due to vandals, a storm or even an animal, this is an item that will need immediate attention. Not only can people be injured due to the high voltage produced by the system, but the expensive equipment is at risk if intruders enter the area with intent to destroy or steal items.

Transmission lines:

- Above ground EMF emissions

Transformer Leakage:

- How will adjacent properties be protected from a transformer leakage and ground contamination.

Broken Conduit:

- Ground movement, vegetation growth, and animal activity can all lead to broken conduit. Broken conduits can cause cable breakage or damage, leading to personal and property hazards such as shock and fire.

Inverter Damage:

- Taking the low voltage, high current signals from PV panels and converting into the voltage compatible with the utility grid, inverters are core components of grid-connected systems. Monitoring of inverters is of high importance, since changes to voltage and frequency may occur that affect performance as well as the safety of those in proximity.

Lightning Protection:

- It is known that solar farms are magnets for lightning. Safety concerns arise for adjacent homeowners. Will panels be properly grounded.

Fire Hazard:

- The Sanctuary is no stranger to out-of-control fires. In 2006 residents were told to evacuate their homes due to wild and out of control grass fires. This is a real concern for a lot of residents. What are the steps that will be taken to prevent fires and how will the adjacent homes be protected.

- Broken Conduits

- Lightning

Glare

- As the panels tilt will there be glare in the homes of the adjacent residents.

Proximity

- This is not a farm but a frequently used public utility with workers attending to it daily.

Environmental Impact

Wildlife Impact:

- This piece of land is home and sanctuary to several herds of deer, cranes, turkeys, pheasants, red fox, coyotes, etc. It is always a shame to see a natural habitat significantly destroyed and animals displaced.

Erosion issues:

- Because of the elevation of the property in relation to the adjacent properties there is a concern of eliminating the current vegetation and creating a constant flow of dirt, dust or sand blasting against rear of homes and windows of adjacent properties.

- Water run-off and flooding of adjacent residents backyards due to degradation of topsoil
- Residents have seen significant erosion of the property through the years but as vegetation has increased the problem has been significantly less
- Ground Erosion. A naturally occurring process in nature, soil and ground erosion are caused by water and wind. Expected as a gradual occurrence and planned for at a certain periodic rate, sudden erosion can have a deleterious effect on a PV plant. Loss of topsoil can lead to reshaping of the ground and the creation of channels, holes and slopes in earth. Which will affect water run-off and flooding of adjacent properties.

Sanctuary Neighborhood Preservation and Property Value Concerns

Sanctuary Home Values:

- Recent hail damage to almost every home in the neighborhood. The entire neighborhood will increase in value with new roofs and siding on almost every home. First trailer storage, garbage company, heavy industrial zoning, and a solar farm that eliminates the last bit of "sanctuary" for the Sanctuary Neighborhood. Seems zoning is working against homeowners when trying to increase their home's value. Spending money replacing and even upgrading their homes to add value.

Private Views to Industrial Views

- Home appraisers add value for private views but not for industrial views and prison-yard style fences

Recreation:

- Children from all neighborhoods in Blaine come to sled in the winter on the hill off Sanctuary Drive on the southend.
- Residents enjoy the open property in winter for sledding in their backyards