

Public Hearing

Proposed Utility Sharing Agreement
with the City of Independence

December 4, 2008

Outline of Presentation

- Background of Request
- Ryan Companies Proposal
- Issues Analysis
- Items of Resolution
- Next Steps
- Public Comment

The Request

- In September, the City of Independence received a request for a land use change for the area northeast of the Hwy 12/County Line Road intersection.
- Zoning: Residential Agriculture to Urban Commercial
- Purpose: +/- 160,000 square feet of commercial retail space, anchored by 120,000 square foot user+

The Background

- Attempts in Delano
 - Delano Crossings
 - Concrete Plant
 - Western growth area
 - County Road 30 & 16
- Existing site is proposed

The Proposal

- Tony Barranco, Ryan Companies



CONCEPTUAL SITE PLAN

Independence, MN

AUGUST 2008



Issues Analysis

1. Providing water and sewer service
2. Management of public infrastructure
 - Transportation and storm water, for example
3. Quality of Design/Construction
4. Future development beyond proposed area
5. Potential unsewered development expansion
6. Delano is made whole for provision of services
7. Compensation to Delano for other impacts

Issues Analysis & Resolution

1. Provision of water and sewer service

- Objectives:

- Confirm capacity to serve is available
- Developer grants appropriate easements for maintenance and upkeep
- Delano is able to continue independent operation of its utilities without inference or regulation by the Metropolitan Council

Issues Analysis & Resolution

2. Management of public infrastructure

- Objectives:

- Developer is responsible for any and all public infrastructure construction/upgrades
- Traffic control and necessary improvements at St. Peter Avenue & County Line Road
- Site construction engineering requirements established by Delano

Issues Analysis & Resolution

3. Quality of Design/Construction

- Objectives:

- Ensure high quality development that meets or exceeds development standards within Delano
- Review and approval authority over expansion/changes to site that impact provision of utilities

Issues Analysis & Resolution

4. Future development beyond proposed area

- Objectives:

- Development will act as a magnet for additional commercial/retail growth
- Utilize the development for future growth and occupancy of Delano commercial areas
- Restrict future commercial development beyond the development site
- Encourage infill and redevelopment of Delano sites

Issues Analysis & Resolution

5. Potential unsewered development expansion
 - Objectives:
 - Prohibit development beyond those currently allowed (in Independence) on well and septic systems
 - Require future development be serviced by municipal sewer and water service
 - Delano to maintain complete control of phasing its utility construction and/or expansion

Issues Analysis & Resolution

6. Delano is made whole for provision of services

- Objectives:

- Development/Developer compensates Delano in full for all utility hookups
- Developer/Independence responsible for long term reconstruction, repair, replacement of utility infrastructure east of Delano
- Reserve the right to collect surcharge on sewer and water rates for providing utilities outside of planned service area

Issues Analysis & Resolution

7. Compensation to Delano for other impacts

- Objectives:

- Cities collect tax revenues to cover costs of providing wide array of municipal services
- Receive compensation from the proposed development for long-term service impacts to Delano

Next Steps

- Comments on Land Use Request due to Independence/Met Council December 28, 2008
- Draft Utility Sharing Agreement in the works
- Council sub-committee meetings to continue
- Present draft agreement to City Council on December 16, 2008
- Implementation of Agreement
- Development plan process

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