

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

Subject: Res. No. 84-25 Approving the Minnesota Wetland Conservation Act (WCA) Wetland Replacement Plan Application for Westonka High School Improvements

Prepared By: Shawn Williams, Professional Environmental Scientist, WSB
Nickolas Olson, Senior City Planner

Through: David Abel, Community Development Director

Meeting Date: October 6, 2025

Issue: Westonka Public Schools (the “Applicant”) has submitted a WCA wetland replacement plan application for construction of athletic facility improvements at the west side of the existing high school. The project proposes permanent fill within a portion of two wetlands located within the parcel.

Background: Westonka Public schools coordinated a wetland delineation of the property in spring/summer 2025. The City, as Local Government Unit (LGU) for the MN Wetland Conservation Act (WCA) reviewed the wetland delineation report, visited the property, and confirmed the wetland delineation and wetland types (plant communities) defined. The City issued the Notice of Decision approving the wetland delineation on June 11, 2025.

The new athletic facilities construction project proposes 13,121 square feet (0.3012 acre) of permanent wetland fill within Wetland B/ditch and 3,743 square feet (0.0859 acre) within Wetland D/ditch (as defined in the wetland report). The total wetland impact that requires mitigation is 0.39 acre. The proposed impacts are located within the Type 1 (seasonally saturated/forested) wetland plant community.

The applicant proposes to provide wetland replacement at a 2:1 ratio via the purchase 0.78 acre of Type 2/Type 3 wetland credit from MN State Wetland Bank Account 1756. This wetland bank is located in the same Major Watershed (20) and Bank Service Area (7) as the wetland impact.

The execution of the purchase agreement between the applicant and the wetland bank owner will be completed upon confirmation of approval of this wetland replacement plan application, by the City Council.

Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

There are two conditions of approval for this wetland replacement plan:

Condition 1: The applicant will complete the wetland credits purchase transaction and debit of replacement credits at the Minnesota Board of Water and Soil Resources (BWSR) prior to wetland impact. The applicant will provide proof of completion to the City prior to impacting the wetland.

Condition 2: The applicant will install and maintain erosion and sediment control as required per the MN General Construction Stormwater permit.

Discussion: Staff has reviewed the wetland replacement plan application for conformity with the requirements of the MN Wetland Conservation Act (WCA). A virtual technical evaluation panel (TEP) meeting was held on August 26, 2025. The applicant provided supplemental supporting information requested by the TEP, including wetland impact minimization. The wetland replacement plan has been deemed complete and meets the requirements of the WCA. The city council should approve or disapprove the wetland replacement plan application by resolution which will set forth, in detail, any conditions to which the approval is subject to or findings of fact for disapproval.

<p><u>Recommended City Council Action:</u> Motion to Adopt Res. No. 84-25 Approving the Wetland Replacement Plan Application for Westonka High School Improvements, subject to the specified conditions.</p>

Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

RESOLUTION NO. 84-25

CITY OF MINNETRISTA

**RESOLUTION GRANTING APPROVAL OF THE MINNESOTA WETLAND
CONSERVATION ACT (WCA) WETLAND REPLACEMENT PLAN APPLICATION
FOR WESTONKA HIGH SCHOOL IMPROVEMENTS**

WHEREAS, the city of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, the City is the Local Government Unit for the Minnesota Wetland Conservation Act; and

WHEREAS, Westonka Public Schools (the “Applicant”) is the public entity/owner of the parcel where the proposed wetland impact will occur (the “Property”); and

WHEREAS, on June 11, 2025 the City issued a WCA Notice of Decision approving the wetland boundary/type within the property; and

WHEREAS, the City received a WCA wetland replacement plan application for the project and deemed the application complete on August 5, 2025 and thus issuing the Notice of Application for comment through September 15, 2025.

WHEREAS, the Technical Evaluation Panel (TEP) held a virtual meeting on August 26, 2025 to discuss the project and requested the applicant provide supplemental information regarding the project need and wetland avoidance concepts (as required by WCA).

WHEREAS, the applicant provided the final revised application/supporting documents requested, on September 17, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Minnetrista, Minnesota that the City makes the following findings of fact regarding the wetland replacement plan for Westonka High School Improvements:

1. The wetland replacement plan application prepared by Bopray Environmental Services, LLC, as revised, dated July 25, 2025 and the addendum dated

- September 17, 2025 constitute a complete wetland replacement plan application, in accordance with WCA rules; and
2. The project proposes 16,864 square feet (0.39 acre) of permanent wetland fill within Wetlands B and D, Type 1 seasonally saturated forested plant community.
 3. The applicant proposes to provide wetland replacement, in accordance with MN WCA rules, at a 2:1 replacement ratio via the purchase of 0.78 acre of Type 2/3 wetland credit from the state wetland bank account #1756.
 4. The proposed wetland replacement conforms with the MN WCA rules and will adequately replace the functions and values of the wetland impact.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that final approval is granted to the wetland replacement plan application for Westonka High School Improvements, subject to the following terms and conditions:

Condition 1: The applicant will complete the wetland credits purchase transaction and debit of replacement credits at the Minnesota Board of Water and Soil Resources (BWSR) prior to wetland impact. The applicant will provide proof of completion to the City prior to impacting the wetland.

Condition 2: The applicant will install and maintain erosion and sediment control as required per the MN General Construction Stormwater permit.

This resolution was adopted by the City Council of the City of Minnetrista on the 6th day of October 2025 by a vote of _____ ayes and _____ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk