

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

Subject: Approving the Minnesota Wetland Conservation Act (WCA) Wetland Replacement Plan Application for Burl Oaks Golf Club, Inc.

Prepared By: Nickolas Olson, Senior City Planner
Through: David Abel, Community Development Director

Meeting Date: March 17, 2025

Issue: Burl Oaks Golf Club, Inc. (the “Applicant”) has submitted a WCA wetland replacement plan application for proposed golf course re-design and improvements within the existing parcel owned by the Applicant. The project proposes permanent fill within five (5) wetlands located within the parcel.

Background: In summer 2021, the applicant completed the wetland delineation for the property. 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 November 1, 2021. The Notice of Decision included clarification of some wetland plant community types, and also which basins are “incidental wetlands” – those that are not subject to WCA wetland replacement plan application requirements.

Since the wetland delineation approval, the applicant and their design team/wetland consultant has evaluated the project goals, course layout design changes, and technical requirements for a successful project. Because there are many surface aquatic resources within the parcel, the applicant demonstrated continued diligence for WCA compliance as the wetland replacement plan application was prepared.

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.

Table 1 lists the several pre-application and/or WCA Technical Evaluation Panel (TEP) meetings that have occurred:

Table 1:

✓ November 16, 2023	Pre-Application Meeting
✓ March 20, 2024	Sequencing Meeting
✓ May 13, 2024	MCWD Pre-Application Meeting
✓ May 17, 2024	MPCA Pre-Filing Meeting
✓ August 20, 2024	Permit Application
✓ September 24, 2024	Agency TEP Meeting
✓ November 20, 2024	Permit Addendum

APPROVALS RECEIVED:

- ✓ December 4, 2024 MPCA Section 401 Certification Waiver

The final WCA TEP meeting was held December 10, 2024. The outcome of the TEP meeting is that the application meets the requirements for WCA Wetland Replacement Plan, and may proceed forward for City Council decision.

Proposed Wetland Impact and Replacement

The project proposes 0.73 acre of permanent wetland fill that requires mitigation per WCA. The applicant proposes to provide wetland replacement at a 2:1 ratio via the purchase of wetland credit from two different MN State Wetland Bank Accounts. The Applicant will purchase 0.73 credits from an approved wetland bank within Hennepin County (Account No. 1756), and the other 0.73 credits from an approved wetland bank within Anoka County (Account No. 1722). These wetland banks are located in the same Bank Service Area (7) and same Major Watershed (No. 20) as the wetland impacts.

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

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

Condition 1: The applicant will complete the wetland credits purchase transactions 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 five wetlands subject to WCA.

Condition 2: The applicant will coordinate with the grading contractor to review and clearly identify the approved limits of wetland disturbance, prior to grading activities, and will clearly mark the limits in the field with ribbon and or lath.

Condition 3: The applicant will maintain compliance with the Stormwater Pollution Prevention Plan (SWPPP) that has been developed for the project.

Discussion: Staff has reviewed the wetland replacement plan application for conformity with the requirements of the MN Wetland Conservation Act (WCA). Technical Evaluation Panel (TEP) meetings were held, as noted in Table 1. The applicant provided supplemental supporting information requested by the TEP, including two total wetland impact avoidance alternatives, as required by WCA. 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, conditions to which the approval is subject to or findings of fact for disapproval.

<p><u>Recommended City Council Action:</u> Motion to Adopt a Resolution Approving the Wetland Replacement Plan Application for Burl Oaks Golf Club subject to the specified conditions.</p>
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RESOLUTION NO. 26-25

CITY OF MINNETRISTA

**RESOLUTION GRANTING APPROVAL OF THE MINNESOTA WETLAND
CONSERVATION ACT (WCA) WETLAND REPLACEMENT PLAN APPLICATION
FOR BURL OAKS GOLF CLUB, INC.**

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, Burl Oaks Golf Club, Inc. (the “Applicant”) is the fee owner of the parcel where the proposed wetland impact will occur (the “Property”); and

WHEREAS, on November 1, 2021 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 28, 2024 and thus issuing the Notice of Application dated August 30, 2024 for comment through October 25, 2024, with an additional 60-day comment period extension agreed to.

WHEREAS, the Technical Evaluation Panel (TEP) held meetings on November 16, 2023, September 24, 2024, and December 10, 2024 to discuss the project.

WHEREAS, the applicant provided the final revised application/supporting addendum documents on November 20, 2024.

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 Burl Oaks Golf Club:

1. The wetland replacement plan application prepared by Anderson Engineering dated August 16, 2024 and the addendum information dated November 20, 2024

- constitutes a complete wetland replacement plan application, in accordance with WCA rules; and
2. The project proposes a total of 0.73 acre of permanent wetland fill (WCA-regulated) within Wetland IDs 2 (0.05 acre), 15 (0.16 acre), 17 (0.11 acre), 22 (0.29 acre), and 23 (0.12 acre).
 3. The applicant proposes to provide wetland replacement, in accordance with MN WCA rules, at a 2:1 replacement ratio via the purchase of wetland credit from two different MN State Wetland Bank Accounts. The Applicant will purchase 0.73 credits from an approved wetland bank within Hennepin County (Account No. 1756), and the other 0.73 credits from an approved wetland bank within Anoka County (Account No. 1722).
 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 Burl Oaks Golf Club, subject to the following terms and conditions:

Condition 1: The applicant will complete the wetland credits purchase transactions 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 five wetlands subject to WCA.

Condition 2: The applicant will coordinate with the grading contractor to review and clearly identify the approved limits of wetland disturbance, prior to grading activities, and will clearly mark the limits in the field with ribbon and or lath.

Condition 3: The applicant will maintain compliance with the Stormwater Pollution Prevention Plan (SWPPP) that has been developed for the project.

This resolution was adopted by the City Council of the City of Minnetrista on the 17th day of March 2025 by a vote of _____ ayes and _____ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk