

CITY OF MINNETRISTA



CITY COUNCIL BUSINESS ITEM

Subject: Approving the Minnesota Wetland Conservation Act (WCA) Wetland Replacement Plan Application for Seven Oaks Residential Development

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

Meeting Date: October 19, 2026

Issue: Seven Oaks, LLC (the “Applicant”) has submitted a WCA wetland replacement plan application for construction of a residential development. The development will include 214 residential units (attached and unattached). The project proposes permanent fill within one farmed wetland, which will result in elimination of the wetland.

Background: Seven Oaks coordinated a wetland delineation of the property in fall 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 December 9, 2025.

The new residential development proposes 3,574 square feet (0.082 acre) of permanent wetland fill within Wetland A. The total wetland impact that requires mitigation includes the entire wetland (0.082 acre.) The proposed impacts are located within the farmed seasonally flooded wetland located at the north/northwest part of the project area.

WCA Sequencing Flexibility has been requested and granted for the proposed wetland impact.

The applicant proposes to provide wetland replacement at a 2:1 ratio via the purchase 0.1640 acre of Type 3 (shallow marsh) 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.

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

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.

(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). Members of the technical evaluation panel (TEP) have reviewed the application. MN Board of Water and Soil Resources (BWSR) indicated they have no concerns regarding the application, and that sequencing flexibility is justified for this project, in an email response dated 8/19/2026. Hennepin County also indicated they have no concerns regarding the application in an email dated 8/21/2026. 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.

<u>Recommended City Council Action:</u> Motion to Adopt Res. No. 112-26 Approving the Wetland Replacement Plan Application for Seven Oaks Residential Development, subject to the specified conditions.

Mission Statement:

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RESOLUTION NO. 112-26

CITY OF MINNETRISTA

RESOLUTION GRANTING APPROVAL OF THE MINNESOTA WETLAND CONSERVATION ACT (WCA) WETLAND REPLACEMENT PLAN APPLICATION FOR SEVEN OAKS RESIDENTIAL DEVELOPMENT

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, Seven Oaks Development, LLC (the “Applicant”) has a land/development agreement with S & Rb Investments LP, the listed owner of the parcel where the proposed wetland impact will occur (the “Property”); and

WHEREAS, on December 9, 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 July 14, 2026 and thus issuing the Notice of Application for comment through August 14, 2026; and

WHEREAS, the Technical Evaluation Panel (TEP) members (BWSR, Hennepin County) expressed they did not have concerns regarding the application via email responses dated 8/19/2026 and 8/21/2026, respectively.

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 Seven Oaks Residential Development:

1. The wetland replacement plan application prepared by Kjolhaug Environmental Services dated July 14, 2026 constitutes a complete wetland replacement plan application, in accordance with WCA rules; and
2. The project proposes 3,574 square feet (0.082 acre) of permanent wetland fill within Wetland A, a farmed seasonally flooded wetland.
3. WCA Sequencing Flexibility is granted.
4. The applicant proposes to provide wetland replacement, in accordance with MN WCA rules, at a 2:1 replacement ratio via the purchase of 0.164 credits of Type 3 (shallow marsh) wetland credit from the state wetland bank account #1756.
5. 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 Seven Oaks Residential Development, 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 19th day of October 2026 by a vote of _____ ayes and _____ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

