

TO: MAYOR AND CITY COUNCIL
FROM: LANELL ENDRES, INTERIM CITY ADMIN/FINANCE DIRECTOR
SUBJECT: COUNTY ROAD 17 PATH DISCUSSION
MEETING DATE: AUGUST 7, 2018

BACKGROUND

The City Council recently had recently requested a speed study be completed for County Road 17 and had some discussion regarding the possibility of a trail or path in the area due to safety concerns. At that time, the Council requested the item be placed on an agenda for further discussions.

City Engineer Greg Anderson provided some information from 2013 when the issue was discussed at that time.

Attachment(s):

2013 Memo from Greg Anderson



MEMORANDUM

TO: Greg F. Anderson, PE

FROM: Chad E. Setterholm, PE

DATE: February 28, 2013

RE: County Road 17 Trail Improvements
SEH No. CANNO 123333 14.00

Per your direction, I've reviewed the trail alignment options as outlined on the attached exhibit and as we reviewed in the field for constructability using existing 2-foot aerial contours, right of way, and parcel information (from current GIS database).

Three off-road trail alignments were explored in the vicinity of County Road 17 (Washington Street East) to enhance pedestrian traffic between the Cannon Bluff's I residential development located at Primrose Lane and the residential neighborhood located along Evergreen Drive East. It is anticipated that any trail constructed may have either a bituminous or gravel surface to be determined at a later date. Descriptions of the trail alignment options are as follows:

- **Trail Option A** – located along the north side of County Road 17
- **Trail Option B** – located along the south side of County Road 17
- **Trail Option C** – located cross country along the bluff from Primrose Lane to Woodridge Drive

Trail Option A

This alignment as reviewed was determined to be feasible for constructing a pedestrian trail between Primrose Lane and Evergreen Drive East. It is anticipated that a portion of the trail alignment can be constructed within the right of way towards the west end near Evergreen Drive. However, the majority of the trail alignment would need to be constructed outside of the existing right of way along County Road 17 from approximately the middle of the James H. Johnson Jr. property (122 Village Avenue/PIN 524850020) easterly across the Llavonne M. Iverson Rev Trust property (300 Carlson Road/PIN 280070100) to Primrose. The estimated length of the trail for this option is approximately 1700 lineal feet.

It should be anticipated that at least a 30-foot wide permanent easement will need to be acquired where the trail lies outside of the existing right of way. The easement will secure permanent access for the trail on the City's behalf and allow for future trail maintenance. If the City anticipates construction of Trail Option A, it is recommended that discussions with property owners for improvements outside the right of way be started as soon as possible to ensure easement acquisition. No property appraisal information was available at the time of this memo. It is recommended that appraisals be acquired prior to the start of any easement discussions with property owners.

Construction costs were also estimated for Trail Option A for both a 10-foot wide bituminous trail (2-inch thick bituminous mat over a 6-inch Class 5 gravel base) and an 11-foot wide gravel trail (6-inch thick Class 5 gravel base). 2-foot shoulders shall be constructed as part of either trail cross-section. Estimated

construction costs for a 10-foot bituminous trail and an 11-foot gravel trail is \$85,000 and \$65,000 respectively.

It should be noted that this trail option will require trail users to cross County Road 17 twice, at existing intersections, as they travel between the existing residential development located at Primrose Lane and the residential neighborhood located along Evergreen Drive East south of the county road.

Trail Option B

Based on our field review, Trail Option B was determined not feasible to construct due to the steep elevation change along the south side of County Road 17 in the vicinity of the existing bluff line thus requiring extensive earthwork to construct a pedestrian safe grade on the trail. It was also determined that the extensive earthwork would also have dramatic impact on the existing trees located on the bluff and require extensive easements to construct.

Trail Option C

This alignment as reviewed was determined to be feasible for constructing a pedestrian trail along the existing bluff between Primrose Lane and Woodridge Drive. It is anticipated that the trail alignment would need to be constructed across three private parcels per the field visit, review of the existing aerial contours, and the existing property information (GIS). The affected parcels are the two Leffingwell properties (224 Woodridge Drive/ PIN's 521601270 & 523970100) with the third being the outlot owned by the Cannon Bluffs I Homeowners Association (PIN 521900240). The estimated length of the trail for this option is approximately 1800 lineal feet.

It should be anticipated that at least a 30-foot wide permanent easement will need to be acquired for the trail alignment across the private properties. The easement will secure permanent access for the trail on the City's behalf and allow for future trail maintenance. If the City anticipates construction of Trail Option C, it is recommended that discussions with affected property owners be started as soon as possible to ensure easement acquisition. It is also recommended that the City approach the Cannon Bluffs I Homeowners Association with an agreement to secure a permanent easement across that property without reimbursement as a trail will provided direct benefit to residents of that association. No property appraisal information was available at the time of this memo. It is recommended that appraisals be acquired prior to the start of any easement discussions with property owners.

Construction of this trail alignment will be located within a designated wild and scenic river district. The Minnesota Department of Natural Resources (DNR) will require review/approval prior to start of any trail construction and possibly a permit from the agency. Recent inquiry with the DNR regarding construction of this trail alignment indicated the agency would require all local zoning ordinances to be followed whether City or County and the strictest zoning requirements would govern. Therefore, this trail alignment also needs to be reviewed for approval by the City and/or County for compliance with local regulations.

Construction costs were also estimated for Trail Option C for both a 10-foot wide bituminous trail (2-inch thick bituminous mat over a 6-inch Class 5 gravel base) and an 11-foot wide gravel trail (6-inch thick Class 5 gravel base). 2-foot shoulders shall be constructed as part of either trail cross-section. Revisions to the existing storm sewer located on the Cannon Bluffs I Homeowners Association property at its access

to Primrose Lane will need to accommodate the trail construction in that location. Estimated construction costs for a 10-foot bituminous trail and an 11-foot gravel trail is \$90,000 and \$70,000 respectively.

Summary

In summary, Trail Options A & C are both feasible for connecting the Cannon Bluffs I townhome development to the residential neighborhood located at Evergreen Drive East. If the City chooses to pursue construction of one of the trail options, it is recommended that property appraisals be done on affected properties prior to the start of any easement discussions with property owners. It should also be noted that a detailed topography survey and preliminary engineering will need to be performed to determine impacts and resulting easement needs. This should be done prior to finalizing any easement discussions with affected property owners.

| TRAIL ALIGNMENT | FEASIBLE | PROPERTIES WITH IDENTIFIED EASEMENT NEEDS | ESTIMATED LENGH | ESTIMATED CONSTRUCTION COSTS * |
|-----------------|----------|---|-----------------|--|
| OPTION A | Yes | James H. Johnson Jr. 122 Village Avenue PIN 524850020 Lavonne M. Iverson Rev Trust 300 Carlson Road PIN 280070100 | 1700 Feet | Bituminous Trail = \$85,000 Gravel Trail = \$65,000 |
| OPTION B | No | — | — | — |
| OPTION C | Yes | Carol A. Leffingwell 224 Woodridge Drive PIN 521601270 & PIN 523970100 Cannon Bluffs I Homeowners Association PIN 521900240 | 1800 Feet | Bituminous Trail = \$90,000 Gravel Trail = \$70,000 |

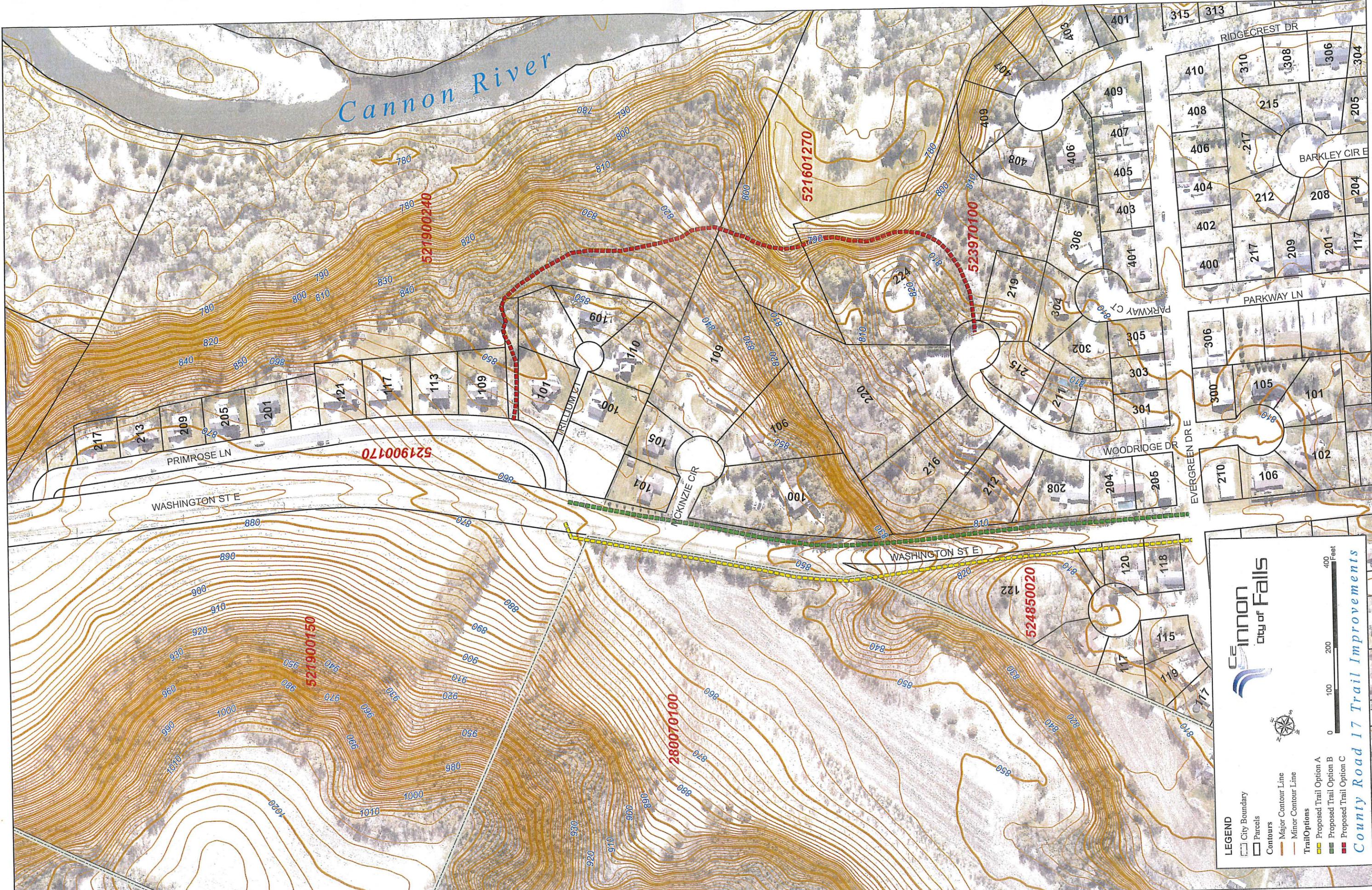
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Attachment

c: file

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| Parcel Owner | Pin | Address |
|---------------------------------------|-----------|-----------------------------------|
| Cannon Bluffs I Homeowner Association | 521900240 | Unknown |
| Carol A. Leffingwell | 521601270 | 224 Woodridge Dr Cannon Falls, MN |
| Carol A. Leffingwell | 523970100 | 224 Woodridge Dr Cannon Falls, MN |
| Lavonne M. Iverson Rev Trust | 280070100 | 300 Carlson Rd Cannon Falls, MN |
| James H. Johnson Jr. | 524850020 | 122 Village Ave Cannon Falls, MN |
| Lawrence C Hoffman | 524000430 | 120 Village Ave Cannon Falls, MN |
| Heather L Winchell-Flemmons | 524000440 | 118 Village Ave Cannon Falls, MN |



Cannon River

City of Cannon Falls

City of Falls

County Road 17 Trail Improvements

LEGEND

- City Boundary
- Parcels
- Contours
 - Major Contour Line
 - Minor Contour Line
- Trail Options
 - Proposed Trail Option A
 - Proposed Trail Option B
 - Proposed Trail Option C

0 100 200 400 Feet