



Title: Six Mile Creek – Halsted Bay Property Opportunity

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Purpose:

To provide information regarding a property opportunity in the Six Mile Creek-Halsted Bay (SMCHB) subwatershed.

Background:

The SMCHB Subwatershed Plan identifies landscape protection and restoration as a strategy to address rapid expansion and the degradation of wetlands in this geography. This approach includes the evaluation of opportunities on an ongoing basis for strategic acquisition in fee or easement to ensure that natural resource protection and development goals are compatible. Development in this geography is guided by a city of Victoria planning effort that maps an orderly annexation of Laketown Township to the west of Victoria known as the city's Western Growth Area. This process prioritizes development in this area as large parcels change ownership, infrastructure is expanded, and opportunities arise to build recreational access and connection.

In December 2019, a landowner with property in the Western Growth Area approached the District and the city of Victoria about potential development opportunities for their property and requested the District's assistance in evaluating options given the significant extent of wetlands on the property and the city's assistance in evaluating the timeline for development in this area.

Summary:

As the subwatershed plan is operationalized, staff are identifying the need to perform in-depth analyses to fully understand how resource protection and development can be aligned. These analyses will consider natural resource restoration and protection opportunities; water quality and quantity impacts of the property; adjacent land use; recreation and access that the property may provide; the city's development goals for the property and the timeline for that development; and property valuation. Using this work as a foundation for SMCHB opportunity screening, staff is building a framework for future property evaluation to develop a standard process, which is linked to the ongoing initiative to develop GIS-based tools for screening and assessment.

Based on the development of this evaluation framework, staff will provide a recommendation on course of action regarding the property opportunity in the Western Growth Area and describe how this process relates to development of future planning within this geography.

At the February 27, 2020 Planning and Policy Committee (PPC) meeting, staff will provide an overview of:

- The subject property
- The process by which staff may evaluate the property
- A summary of the information that may be gathered through this analysis
- How this work may establish a framework for small area planning informed by both this initial evaluation and the development of opportunity screening and land assessment strategies

If there are questions in advance of the meeting, please contact Laura Domyancich at 952.641.4582 / ldomyancich@minnehahacreek.org or Anna Brown at 952.641.4522 / abrown@minnehahacreek.org.