

Spring Lake Ridge Development - July 9 Update

Good afternoon Spring Lake Association Members,

Over the last week the Spring Lake Association has fielded a high volume of calls, emails, texts, and in person conversations from members and lake owners regarding their concerns on the proposed Spring Lake Ridge development (west side of Spring Lake). Most concerns have been directly tied to the proposed 100 slip marina but there have also been concerns from residents on Sunset Avenue regarding traffic and parking for the proposed private parking lot/marina access.

Here are the themes we have heard (in no particular order)

1. **Water quality** – With Spring Lake/Upper Prior already being an impaired lake and all the efforts (alum, carp seine, wetlands, etc.) members are concerned on the impact of placing a 100-slip marina in the wetlands where the majority of the water for Spring/Prior Lake flows thru. There have been no studies/efforts mentioned to measure the true impact on Spring and Prior Lake.
2. **Size/placement** – The proposed marina is located in a natural area of the lake where no boat traffic currently travels because of both shallow water and rock formations. With water levels drastically fluctuating on the lake there is concern the appropriate research has not been conducted on true placement of the Marina. The sheer size of a 100-boat marina has members very concerned as there are no current marinas that size on any south metro lakes, let alone one as small as Spring Lake.
3. **Environmental impact** – The current wetlands area where the development is going in and the Marina will be placed is currently frequented by an assortment of water fowl (loons, pelicans, sandhill cranes, geese, ducks, bald eagles, etc.) and is a common spawning area for native fish on the lake. What will the impact be on the lake and surrounding area with a marina located there? Also what additional impacts will this development cause (runoff, more floating bogs, gas spilling, fertilizers, garbage, etc.)
4. **Boat traffic** – Currently there are 220 residents on Spring Lake and 54 slips for Spring Lake Estates. By placing a 100-slip marina that would impact boat ownership/use by 35-40%. Unlike Prior Lake, Spring Lake is a single open body of water. A single boat on Spring Lake has an impact on the entire lake as there are no coves or channels to escape to seek quiet/calm water. Also we already have limited water patrol so are they prepared to provide more patrolling time with the increased traffic?
5. **Safety** – As traffic on both Spring and Prior Lake increases the number of accidents/close calls has only increased. The fear with another 100 boaters on Spring Lake is it is inevitable those chances will only increase.
6. **Sunset Avenue impact** – With the proposed development including 100 homes and only a single access point that would mean 200-300 cars accessing the development thru Sunset Ave which is currently a VERY quiet road. Also with the proposed parking lot only including 12 spots there are concerns that residents will want to park close to their slip so will Sunset Ave essentially become a parking lot? Will there be parking restrictions put in place? What about friends/family that want to come visit and access the slips as well? There was also mention of restrooms being installed and what is the impact of that?
7. **Impact on surrounding lakes** – Spring Lake is currently known as an overflow lake for Prior Lake. The feeling is with 100 additional boats that will now draw more traffic back to Prior Lake which is already over-populated or surrounding lakes putting additional pressure on those accesses.
8. **Lake Character** – many people purposely decided to move/build on Spring Lake as it is a smaller, less congested lake. There are no marinas, no gas, and no restaurants. Many fear

this development and the large increase in boat traffic on Spring Lake will change the characteristics of the lake all together and once that changes there is no going back.

9. **Future developments** – What precedence does this current proposal mean for future development on Spring Lake? There are other wetland areas that are still undeveloped that are similar to this proposal. Will allowing a marina for this project allow for additional marinas in the future?

Last night there was a City Planning Commission Meeting at City Hall. The majority of the Spring Lake Association Board and many of our members and lake owners attended. It was noted several times throughout the meeting that the large presence (noted 68 people were in attendance) reinforced for them the strong feelings there is with the proposed Spring Lake Ridge plan. Winkler Development presented their concept plan and the planning commission was able to ask additional clarification questions. Most of the questions were regarding the development itself and the questions regarding traffic impact on Sunset Ave and the marina were fairly limited although it was noted the marina was in fact going to be controversial. Here were the next steps that were proposed:

1. City Council Meeting on Monday July, 15th at 7:00pm at City Hall – ***The public does have the ability to comment during the opening Public Forum.*** Each individual is capped at 5 minutes and the public forum is capped at 30 minutes. Show up early and sign in.
2. Public Hearing will likely be August/September – will communicate once finalized

So the big question that everyone is asking is, “**how can I have a voice?**” After several conversations and research here is what the Spring Lake Association suggests:

1. Attend every meeting. (talk with your neighbors and have them attend as well) – **encourage you to voice your questions/concerns during the public forum on Monday 7/15 at 7:00pm.**
2. Present at the public hearing (SLA will communicate date/time once finalized)
3. Email/call your questions/concerns to the individuals of the following organizations:
 - **City Council**
 - Kirt Briggs - kbriggs@cityofpriorlake.com (612) 889-2250
 - Zach Braid - zbraid@cityofpriorlake.com (612) 200-2668
 - Kevin Burkart - kburkart@cityofpriorlake.com (952) 457-8066
 - Warren Erickson - werickson@cityofpriorlake.com (612) 702-0410
 - Annette Thompson - athompson@cityofpriorlake.com (952) 496-1104
 - **Planning Commission**
 - Jeff Matzke - jmatzke@cityofpriorlake.com
 - Sandra Peppin - speppin@cityofpriorlake.com (952) 447-9810
 - **Minnesota DNR**
 - Scott County Water Resource Hydrologist - jennie.skancke@state.mn.us
 - Fisheries - metrowest.fisheries@state.mn.us
 - **Prior Lake - Spring Lake Watershed District Board**
 - Mike Myser - m.myser@mchsi.com
 - Fred Corrigan - corriganfred@gmail.com
 - Bruce Loney - bruceloney@integra.net
 - Charlie Howley - howleyctccnn@gmail.com
 - Curt Hennes - clphennes@gmail.com

- **Prior Lake – Spring Lake Watershed District Staff**
 - Diane Lynch - dlynch@plslwd.org (952) 440-0067
 - Maggie Karschnia - mkarschnia@plslwd.org (952) 447-9808
 - Jaime Rockney - jrockney@plslwd.org (952) 440-0068
 - Kathryn Keller-Miller - kkeller-miller@plslwd.org (952) 440-0069
 - Jeff Anderson - janderson@plslwd.org (952) 440-0070

Over the coming days the Spring Lake Association will continue to have conversations, research, identify resources, meet, and communicate as needed. They really appreciate the support and feedback they have received from their members and will continue to work hard to keep information flowing.

Spring Lake Association Board