

June 29, 2021

Nick Johnson, Planner
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

RE: City of Bloomington – Walser Toyota Comprehensive Plan Amendment – Administrative Review
Metropolitan Council Review File No. 21953-7
Metropolitan Council District 5

Dear Mr. Johnson:

The Metropolitan Council received the City's Walser Toyota plan amendment on June 10, 2021. The amendment reguides 3.99 acres from Community Commercial to Regional Commercial located at 4217 American Boulevard West. The purpose of the amendment is to accommodate a 122,000 square foot auto dealership and office building with a three-story parking ramp.

Council staff finds the amendment meets the Comprehensive Plan Amendment Administrative Review Guidelines adopted by the Council on July 28, 2010. The proposed amendment does not affect official forecasts or the City's ability to accommodate its share of the region's affordable housing need. Therefore, the Council will waive further review and action; and the City may place this amendment into effect.

The amendment, explanatory materials, and the information submission form will be appended to the City's Plan in the Council's files. If you have any questions, please contact Jerome Benner II, Principal Reviewer, at 651-602-1494 or via email at jerome.benner@metc.state.mn.us.

Sincerely,

Michael D. Larson for

Angela R. Torres, AICP, Manager
Local Planning Assistance

CC: Tod Sherman, Development Reviews Coordinator, MnDOT Metro
Molly Cummings, Metropolitan Council District 5
Michael Larson, Sector Representative
Jerome Benner II, Principal Reviewer
Reviews Coordinator

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Division of Environmental Health
PLAN REVIEW APPROVAL

Plans and specifications on watermain: Walser Toyota, Bloomington, Hennepin County, Plan No. 220077, PWSID 1270001

OWNERSHIP: Bloomington City Council, c/o Ms. Janet Lewis, City Clerk, Bloomington City Hall, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431-3027

SUBMITTER(S): Rehder & Associates, Inc., c/o Mr. Nick Adam, 3440 Federal Drive, Suite 110, Eagan, Minnesota 55122

Walser Real Estate, LLC, 7700 France Avenue South, Suite 401N, Edina, Minnesota 55435

Date Received: July 22, 2021

Date Reviewed: July 30, 2021

APPROVAL: Based on the information provided to the Minnesota Department of Health (MDH) for review, this project is approved, contingent upon the project meeting all of the requirements listed below. Construction must be according to the plans and specifications provided to MDH.

LIMITED SCOPE: This review is limited to the project design's effect on the safety and sanitary quality of the drinking water and assumes the data on which the design is based are correct. Examination is based on MDH rules and applicable standards. This report applies to this project only, and not to any additional parts of the water system. The project designer is responsible for the project's features and equipment effectiveness.

ALTERATIONS: MDH must approve any changes that deviate from the approved plans before any changes are made. Otherwise, the construction will be considered installed without proper approval.

INSPECTIONS: It is the responsibility of the owner or owner's agent to contact MDH for any inspections that are listed in the requirements of this report. **The project owner must retain the plans at the project location.**

This project consists of the installation of the following watermain:

1. 250 lineal feet of 6-inch ductile iron watermain
2. 1,343 lineal feet of 8-inch ductile iron watermain.

Walser Toyota
PWSID 1270001
Watermain
Plan No. 220077
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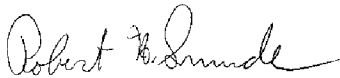
Requirement(s):

1. It is understood that the installation will be in accordance with previously approved City Engineers Association of Minnesota Watermain Specifications, 2018 edition.

The approval is valid for two years from the date of this letter. If project construction has not begun within the two-year period, plans and specifications must be resubmitted to MDH for approval before any construction takes place. While the project has been contingently approved, changed conditions or additional information may result in additional requirements.

If you have any questions regarding information contained in this report, please contact me at 651-201-4677 or robert.smude@state.mn.us.

Approved:



Robert H. Smude, P.E.
Public Health Engineer
Section of Drinking Water Protection
P.O. Box 64975
St. Paul, Minnesota 55164-0975

RHS:bcl

cc: Mr. Nick Adam, Rehder & Associates, Inc.
Walser Real Estate, LLC