

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
APRIL 13, 2021
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

“An opportunity for members of the public to address the Planning Commission on items not on the current Agenda. Items requiring Planning Commission action may be deferred to staff for research and future Planning Commission Agendas if appropriate. You will be limited to two (2) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak.”

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for March 23, 2021.**

NEW BUSINESS A:

- 2. Sketch Plan: D-21-004 Diamond Ridge**
Location: Emerald Avenue
Applicant: Beckman Custom Homes; Charles Beckman
Property ID Numbers: 21.00040.01 - 21.00040.06

SCHEDULED PUBLIC HEARINGS:

- 3. Rezoning: O-21-001 Rural Residential I District (R1) to Office & Health Care District (OHC)**
Conditional Use Permit: C-21-001 for a Planned Unit Development in the Shoreland District & a residential development consisting of housing restricted to the elderly including independent living.
Preliminary Plat: D-21-005 Approval of the Preliminary Plat "Heims Lake Villas North"
Location: 257th Street & Fairview Avenue
Applicant: J. Johnson Development, LLC; Jaren Johnson
Property ID Numbers: 21.11122.00 & 21.11123.00

NEW BUSINESS B:

- 4. Sketch Plan: D-21-002 Sunrise Riverbank**
Location: East Viking Boulevard, Greenwood Golf Course Site

Applicant: Northern Tier Development, LLC; Gerald Green
Property ID Numbers: 21.00009.30, 21.00012.00, 21.10298.30, 21.10298.40, 21.10302.00,
21.10320.10, 21.10320.20, & 21.10320.30

5. Final Plat: D-21-003 Hunter Hill (Formerly Aadland West)
Location: Pioneer Road & Hunter Avenue
Applicant: PPP Aadland, LLC; Perry Aadland
Property ID Number: 21.10387.30

OLD BUSINESS:

6. Comprehensive Plan Update (if time allows)

COMMUNICATIONS:

7. Land Use Training & Education: <https://fusionlp.org/landuse/>

UPDATES:

8. None.

ADJOURN

UPCOMING:

9. April 27, 2021; Comprehensive Plan Update with the Wyoming Economic Development Authority (EDA)

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MARCH 23, 2021
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for March 23, 2021 to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Kevin Teel, Bryan Murdock, and Katie West

ABSENT: Commissioner Roger Carr

Also Present: Fred Weck Zoning Administrator, Council Liaison Brett Ohnstad, and Mayor Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for March 9, 2021

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER TEEL, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MARCH 9, 2021 AS SUBMITTED.

Roll Call Vote:

Voting Aye: Murdock, West, Teel, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Carr

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

2. Comprehensive Plan Update – Review Draft Chapters 6, 7, and 8

Chair Lobermeier stated that after a discussion with Zoning Administrator Weck and City Administrator Linwood, they decided to forego reviewing the first 16 pages that the Planning Commission tackled at the last meeting. He stated that they think the time would be better spent continuing the review process and suggested starting where the Commission left off at the end of the last meeting. He noted that the discussion had left off at the Vision Statement, but he suspects that coming to some sort of agreement on that may take some time so he would suggest that the

commission discuss Chapter 5, but hold off on discussing the actual Vision Statement for now. He stated that he thinks the Commission may have a better 'flavor' of the Vision Statement after they have gone through the entire Comprehensive Plan.

Commissioner West suggested changing the wording in the first paragraph from 'Wyoming' to 'we' or 'our'. She stated that she would also suggest in the 3rd paragraph that the wording be changed because she does not like the phrasing "anticipated build out configuration".

The Commission discussed possible wording changes.

Chair Lobermeier suggested that it be changed to "attains its anticipated growth" and leave out the word 'configuration'. He noted that there should also be bullet point by 'policies'.

Commissioner Teel stated that he understands the point of what is trying to be said in #5, but would like to know what is considered a "major" business in Wyoming. He noted that he did not want to isolate all the other contributors in town because it used to term 'major'.

Chair Lobermeier noted that he believes he borrowed that from another plan and feels that the word 'major' could be left out.

Commissioner Murdock described the new wording as, "....utilize the school and businesses as focus points for community and neighborhood interaction."

Chair Lobermeier stated that he would like to see a graphic in this situation to represent more of the Vision Statement and the 8 plan objectives. He stated that the objectives themselves start each of the next chapters, but rather than showing all of the text, he was thinking of just shortening it down 3 to 4 words within the graphic. He asked if they would rather see a format that shows just a list of the objectives. He stated that with his suggestion, there could be an introductory line of text that says something like, 'The following graphic illustrates the vision and objectives for the Comprehensive Plan.'

Commissioner Murdock asked if goals were stated somewhere within the document already.

Chair Lobermeier stated that in many plans, between goals, policies, and objectives there seem to be a lot of definitions about what those are. He stated that usually the vision is the highest level and objectives would be next, however he often thinks of objectives and goals as being somewhat similar. He stated that in this case he feels objectives express the kind of action that is necessary. He explained that the way the objectives are written with the 3 to 4 words are more action oriented, but does not think there are specific goals in this section. He noted that the objectives were worked through and 'word-smithed' by the previous Commission.

Zoning Administrator Weck stated that he likes the idea of using a graphic in this section with an introductory sentence. He stated that he thinks it would catch your eye, but would suggest adding some additional text below it so it isn't such a blank page.

Chair Lobermeier asked about the previous page at the end of the 3rd paragraph where it begins with "In general...". He asked what would happen if they took out everything starting with "In general" as well as deleted the three bullet points.

Commissioner Murdock read aloud the recommended changes: "Objectives developed for this plan will guide the community as it grows, matures, transitions, and ultimately attains our anticipated growth. The Comprehensive Plan objectives were formulated from input received from the public, City staff, elected, and appointed officials as well as other individuals."

Chair Lobermeier reiterated that there should be an introductory sentence to introduce the graphic. He suggested, "The following figure illustrates the planned vision and objectives." He suggested moving on to Chapter 6, Plan Overview

Commissioner Murdock stated that he thinks perhaps there should be a statement that explains why it is important for the City to utilize land efficiently.

Chair Lobermeier stated that the Plan Overview is introducing all 8 of the objectives with some

description. He stated that this section is the short version of the objective for land use but thinks the point made by Commissioner Murdock could apply to each of the objectives.

Commissioner Teel stated that he thought some of the paragraphs said the same thing, but just in a different way. He stated that, to him, it talks about the same stuff and thinks that it has a lot of words that probably don't need to be there and would suggest minimizing them. He read aloud some examples that may not be needed.

Chair Lobermeier stated that some of the wording is there in order to help people who may be reading it for the first time, but agrees that streamlining would be great. He noted that he thinks a lot of the text simply came out of the last Comprehensive Plan. He stated that the paragraph referenced by Commissioner Teel could probably be completely removed.

Commissioner Murdock stated that using the land efficiently is actually one of the most important things for the City considering the limitations of developable land that have utility services. He stated that he thinks the first paragraph is fine the way it is written but is missing the piece that explains the City's current situation. He gave possible wording examples and reiterated that he thinks it is important to spell out why it is so important.

Chair Lobermeier suggested taking the next paragraph out and inserting a sentence or two to describe what Commissioner Murdock is suggesting.

Commissioner West stated that she would support that idea and noted that she does not think of Wyoming of ever being "urban".

Chair Lobermeier stated that the City is 'urbanizing'.

Commissioner Murdock noted that 'urbanizing' goes against some of the things the community says is really important, which is why he feels it is important to spell out why it needs to be done. He stated that he found a webpage that explains the benefits of higher density and thinks it would be great to tie this information into the City's.

Chair Lobermeier stated that now that the Commission knows the topic of this paragraph he asked if the discussion could move on and the details be nailed down later.

Commissioner West agreed that it could be left for later.

Chair Lobermeier stated that he thinks it will be able to be added into the next draft. He pointed out one spot at the end of the next few paragraphs where the word 'plan' should be changed to 'planning'.

Commissioner Teel stated that the last 2 paragraphs in this section repeats itself, but in slightly different context. He suggested that they be combined and read aloud the areas that he felt were similar. He asked if it needed to be in this section as well as the land use section. He noted that he had liked the page that Commissioner Murdock had brought up that just showed a few bullet points rather than just repeating the full information again.

Commissioner Murdock stated that he agrees that it could be a few important bullet points as a lead-in and perhaps just a few more sentences in the paragraph.

Chair Lobermeier suggested that because the other 2 paragraphs are already in the land use section, that they be taken out.

Commissioner Murdock stated that he agrees that those 2 paragraphs could be removed, but would still like to add the 'why' information he had mentioned earlier.

Chair Lobermeier moved the discussion onto the Road System objective.

There were no changes made to this section.

Chair Lobermeier moved the discussion onto the Utilities objective.

Commissioner Murdock stated that he would like to make sure that this catches that using the

land more efficiently in some higher density ways may help fund and preserve what the City has on the municipal utilities. He stated that the Commission can think about how to fold that comment in at a later time.

Chair Lobermeier stated that this section should also say that it extends for both water and waste water. He moved the discussion onto Parks and Open Space. He noted in the 4th line where it begins 'The City of Wyoming...' that should be the start of a new paragraph.

Commissioner Murdock stated that he would like to include a statement about the City having a bit more focus or foresight regarding connectivity with some of the higher density developments that are going in, such as Summer Fields. He explained that by 'connectivity' he means a way to get around such as sidewalks or trails.

Commissioner Teel stated that he would agree and gave the example of the Heims development that is 55+ which has paths where they can walk and expects that there will also be older people moving into the detached townhomes on Kettle River and having that kind of connectivity will be important.

Commissioner Murdock noted that he will leave this as a comment in his draft so the Commission can address it further in the process.

Chair Lobermeier moved the discussion onto the Housing section and noted that it does not have an introductory sentence after the objective statement similar to the other sections.

Commissioner Murdock made a notation to consider adding a sentence in order to be consistent with the other sections.

Commissioner West asked if there should be a paragraph or heading where it states 'protect significant woodlands'.

Chair Lobermeier stated that he does not think it should be a separate heading.

Commissioner Murdock made some revisions to the wording in the first sentence, "Protect the natural environment. Protect and enhance the quality of our lakes, rivers, woodlands, and wetlands." He stated that then he feels the phrase mentioned by Commissioner West 'protect significant woodlands' could just be deleted.

Chair Lobermeier moved the discussion onto Economic Development. He noted that this section is different because there are two different objectives because they were drafted before they were linked to a specific chapter. He stated that apparently the strength in the City Center has received mixed reviews and not everyone is completely on board with that notion and this is a hold-over from the last draft of the Comprehensive Plan. He questioned whether it is a good fit as a subset of 'pursue a thriving local economy' and then covered in detail within the economic development chapter.

Commissioner Murdock asked about it being called 'City Center' and asked how it is different than 'strengthen the downtown core'.

Chair Lobermeier stated that he thinks they are the same and is just language held over from previous versions.

Commissioner Murdock noted that the term 'City Center' makes him think of just one building.

Chair Lobermeier noted that the Commission had heard from the EDA who shared about this concept when they attended one of Planning Commission meetings. He stated that he has also heard that there is not full support and are raising questions about whether they are really moving forward with a downtown. He stated that perhaps this could be moved into the discussion section of the chapter and not have it listed as its own objective because leaving it as an objective gives it a higher level of importance.

Mayor Iverson suggested leaving it off to the side for now because the EDA is also starting to look at the Comprehensive Plan and will discuss some of the things Chair Lobermeier is talking about.

She stated that some of the EDA members see having a City Center as an actual stand-alone facility and others seeing it as simply the center of the City.

Chair Lobermeier noted that the last section on Implementation does not have an objective because, by its very nature, it is the action of implementing the Plan. He stated that he envisions simply having a paragraph here that describes what implementation is.

Commissioner Murdock asked if they wanted to retain the time frame of 10 years and 20 years or change it to something like 5 years which may be better for revisiting. He stated that he is not sure the time frame of the implementation plan matches up.

Chair Lobermeier stated that he feels it is very important to be consistent between the sections.

Zoning Administrator Weck stated that it, in a way, the City is at the mercy of the developers when they come in. He stated that everything could be done on the plan now and it would all come to fruition tomorrow or it may not happen for 20 years. He stated that he thinks it is fine the way it is currently worded.

Commissioner Murdock reiterated that he feels the two sections that refer to time frames and revisiting should be consistent. He stated that he will make a notation here so once the Commission decides what the timeframe should be, they can go back and make sure it is consistent.

Chair Lobermeier moved the discussion onto the Land Use Plan. He reminded the Commission that for each of the chapters, it will begin with the objective at the top to remind the reader that this is what the City is trying to do. He noted that the next several paragraphs on this page were the same ones that were just eliminated from page 19.

There were no changes suggested for this page.

Chair Lobermeier moved the discussion onto Land Use Types and Descriptions. He noted that this was taken from the previous Comprehensive Plan. He stated that he thinks the first 2 paragraphs are not necessary and could be deleted. He reminded the Commission that land use plans in the Comprehensive Plan do not line up perfectly with zoning.

Zoning Administrator Weck stated that was also going to be his comment. He gave an overview of what happens when a developer comes in and wants to look at the undeveloped areas and the Comprehensive Plan. He stated that for semi-rural housing with well and septic, there is R-1 which are 1 acre lots and R-2 which are 2 acre lots, but on the map, the City doesn't differentiate where they would want those two different things to happen. He stated that for the lower density suburban neighborhoods, that could cover R-1 on a community system which would allow them to be smaller lots or the true R-3 City regular sized lots, such as Commissioner Teel's neighborhood and noted that Summer Fields will be an R-4. He stated that the medium and higher density suburban neighborhoods are usually talking more about apartments, but it could also cover the R-4. He explained that all these districts allow single-family homes and noted that the City only allows duplexes in the R-4 or R-6 district with townhomes only allowed in the R-6 district. He stated that he thinks this needs some clarity on which way the City wants these to go, if the City is going to keep the same zoning.

Chair Lobermeier stated that what he just explained is how land use descriptions and Comprehensive Plans can connect or cross connect to the zoning. He asked if it is more confusing or difficult for staff to use when there is a high-level description in the plan, because zoning is really what will dictate what is happening. He stated that the description says, 'here is what we would like to see there', but they may be zoned differently or zoning will ultimately contain all the detail whether it is clarifying well and septic and setbacks. He stated that those details do not belong in the Comprehensive Plan and asked if this description has been problematic for staff or if it was just being ignored.

Zoning Administrator Weck stated that he uses it all the time when he talks to people. He gave the example of a lower density suburban neighborhood, and noted that when he talks to them, it

will basically just be the R-3 district because he doesn't think there will be a community sewer system because they aren't working that well. He gave an example of conversations he has had regarding a property near Summer Fields.

Chair Lobermeier asked if there should be some type of mapping of how these land use descriptions cross connect to zoning or is that getting into the weeds too much.

Commissioner Murdock stated that he would be very interested in seeing that information side by side, even if just for his educational benefit.

Chair Lobermeier reiterated that he would need to remember that they do not line up perfectly.

Zoning Administrator Weck stated that it ends up being a bit wishy-washy or open to interpretation on whether they move forward with R-1 or R-2. He gave the example of Aadland West/Hunter Hill and what decision the developer made relating to lot sizes.

Chair Lobermeier asked if perhaps there could be a table at the end of this section that lists the land use description in the Comprehensive Plan and the zoning categories.

Commissioner Murdock stated that he thinks it would make sense for the City to create it just to have it whether it is included in the Comprehensive Plan or not.

Zoning Administrator Weck stated that he would agree and depending how it works out, it may be able to be included in the Comprehensive Plan. He stated that this is something he can work on and get comparisons of the different designations with what the City actually has. He noted that something else to think about is that the City may need a new zone that could cover the row townhomes and not necessary be in the apartment zone. He explained that the R-5 zoning is for the two mobile home parks.

Chair Lobermeier stated that he thinks having this table as a tool, may tell the City that if there is not better alignment between land use descriptions and the Comprehensive Plan and the zoning, which is probably something that should be worked on. He moved the discussion on to Non-Residential and noted that the second paragraph includes "City Center" and suggested that this may have to be updated to clarify what is meant in this section. He noted that the there is a bulleted list under Mixed Use and the first one should be changed to south east and the 4th bullet should read, "...north of and adjacent to U.S. Highway 8 bounded by...". He moved the discussion onto Table 6. He asked why the WSB numbers were different and thinks the City may need to ask them because they are quite different than what the current adopted current Comprehensive Plan says.

Zoning Administrator Weck stated that he is not sure why there is such a difference and agreed that the City would have to discuss this with them.

Chair Lobermeier moved the discussion onto Urban Service Areas. He stated that WSB introduced this because it is a concept that exists in a lot of communities and gets to where utilities will be extended in both interim and in long-term way. He stated that the third area is permanently unserved, which he thinks is important because until you understand where utilities will go, it is pretty hard to have a land use plan or create a land use map. He noted the location of Polaris on the map and stated that they do have City water and sewer. He noted that all of their property is not served, but the property does have service.

Zoning Administrator Weck explained that this used to be the waste water treatment plant for the City so there was already a sewer line running to there, so they only had to run a new water line out to it.

Chair Lobermeier explained details on the map of areas that are already served and where there is the potential for future growth.

Commissioner Murdock asked if there was another table coming up that pertained to existing service areas and the City's planned service areas.

Chair Lobermeier stated that does not exist but it could be put together.

Commissioner Murdock stated that he thinks that would help tell the story and explain why the higher density areas make sense and there should be detail included that explains why it is important. He stated that he assumes it would be a WSB type task to capture this information but noted that the land uses are coded on the County map.

Zoning Administrator Weck explained that the County does have the map, but it is very old and has not been updated in quite some time.

Chair Lobermeier noted that the graphic on page 30 just shows growth areas and noted that WSB had introduced the 6 growth areas in the City. He stated that he thinks this graphic may be for Zoning Administrator Weck and City Administrator Linwood to decide if these are really the City's growth areas and discuss the logic behind their designation. He stated that he would like staff's input on whether these really are the growth areas and what they would like said about them in the Comprehensive Plan.

Commissioner Murdock asked if there were any growth areas that were not serviced on any of the maps.

Chair Lobermeier explained that they did not have any in this section because this was all about the Urban Service Areas. He noted that these paragraphs were initially drafted by WSB.

Commissioner Murdock asked if, from a promotional standpoint, there may be some reason to highlight growth areas outside of the interim service area.

Zoning Administrator Weck noted that the growth areas they are talking about are ones that can be served with municipal services. He stated that growth will happen in other areas but will be on well and septic, nor will it be as dense.

Chair Lobermeier suggested that Commissioner Murdock's question may be better addressed in the Sanitary Sewer section of the Plan. He moved the discussion onto the Ultimate Service Area and noted that the graphic just shows what area that the City expects will be serviced some-day. He noted that the color and the description is not quite right.

Commissioner Murdock asked where the expanded sewer plant will be located.

Chair Lobermeier stated that it would not be within the City and would be north and east of the City.

Commissioner Murdock asked if the City would just expand it in its current location.

Zoning Administrator Weck explained that the Polaris site is where the sewer treatment plant was located and explained where the current plant is located and explained that the area that would expand would be the area outside of the City.

Chair Lobermeier gave an overview of the City boundary in relation to the waste water treatment plant.

Commissioner Murdock asked about its current capabilities without expansion.

Zoning Administrator Weck stated that he was not exactly sure, but as the City grows, the plant will grow and will pay in based on how many people are using it.

Chair Lobermeier explained that the City has a certain capacity available to it at the plant and he knows that the City is well under that capacity. He noted that he had contacted the City Engineer today and asked him to make sure he looks through the road, water, and sewer sections to ensure that the numbers are as up to date as possible. He moved the discussion onto Ultimate Map Land Use Plan and suggested that it just be Land Use Plan. He stated that the map on the next page is pretty much the land use plan. He stated that it is a complicated map and noted that Mayor Iverson has commented in the past that there is a lot going on in this map. He stated that simplifying it may be a good idea and noted that there was a version that did not include wetlands

and undevelopable space, but then that created an unrealistic view of what was left to develop in the City.

Commissioner Murdock stated that his comment about maps such as this one are that they are trying to do too much in too little space. He suggested that there be an overview and then split it out into 6 tiles so streets and other things could be labeled so it would make more sense.

Chair Lobermeier stated that he completely agreed and thinks this could be feedback to give to WSB to get some other labels here and agreed that there may just be too much going on.

Commissioner Murdock stated that he thinks one of the priorities of the story map could be to be able to interactively go in and see detail.

Commissioner Teel stated that he wasn't sure the City would have the funds for this, but he thinks it would be unique to have an interactive map where if you were looking for semi-rural housing, you could just push on that button and then that would be all that would be shown on the map. He noted that he has seen these used in various housing developments where it will show you what has and hasn't been sold and thinks that kind of map would be really nice here.

Commissioner Murdock stated that is called a Geo PDF and it allows you to turn on and off various layers within the map.

Chair Lobermeier moved the discussion to Specific Land Use Planning Areas and noted that in the previous Comprehensive Plan it was determined that they needed more detail than exists in the current Plan in order to describe what the City would like to see happen there. He noted that the Greenwood Development will be on the next Planning Commission agenda and noted that this area was described very well in 2009 when a developer came in with a plan of what they wanted to do and part of the packet was an 11 x 17 color map that showed the different land uses and connectivity. He stated that those are the types of the things for the special areas that cannot be accomplished within a Comprehensive Plan but can call for it as an implementation item. He stated that if the City wants to see these things happen then they will need to see a more detailed plan that creates more of a concept than just saying that they would like to see things happen in the downtown corridor. He stated that perhaps the area along Highway 8 could also be a special land use planning area. He stated that he thinks the last sentence in this section should be deleted.

Chair Lobermeier reiterated that City Engineer Erichson will review the Road System Plan section and noted that this section really talks more about integrated transportation systems than roads. He stated that perhaps the title should be changed to Transportation Plan.

There was consensus of the Commission to change this to Transportation Plan.

Chair Lobermeier noted that the table is, for the most part, the same one that was included in the 2009 Comprehensive Plan. He stated that he did attempt to reorganize it a bit based on things that have happened or the way they are designated in the current map which is why City Engineer Erichson will need to take a look and make sure it is correct.

Commissioner Teel asked about the future collector noted on the east side of the map.

Chair Lobermeier explained that in the 2009 Comprehensive Plan, the City talked about creating a north/south road along the Innsbrook alignment. He stated that he is unsure if that will remain in this version of the plan or if it will ever happen. He noted that the next table is also a carry-over from the 2009 Comprehensive Plan. He stated that there is a single sentence that states, "Minor arterials in Wyoming are Chisago County Roads 22, 36 and 62." He noted that he did not think 62 even existed anymore and should be 30 or Kettle River Boulevard. He stated the sentence should read, "The minor arterials in Wyoming are Chisago County Roads 22, 36, 30, and Kettle River Boulevard."

The Commission discussed the Highway and the importance of showing improvements on some type of map.

Commissioner West left the meeting at 8:30 p.m.

Chair Lobermeier stated that under Ride Share Services, he had written both Heartland Express and Arrowhead Transit and asked if that was still accurate.

Commissioner Teel asked if Rush Line corridor would be kept.

Chair Lobermeier stated that he thinks what Wyoming may see in the future would be some type of bus rapid transit even though it will not be a light rail corridor. He stated that the last page just talks about the concept of a Transportation Corridor as a zoning district called an overlay district that allows the City to think about how they communicate to developers and landowners about what might happen in a particular area based on the transportation corridor.

Mayor Iverson read aloud from the website regarding the ride share services. She stated that it is a bit unclear, but she will make a note to herself to check on this and clarify the names.

Chair Lobermeier stated that he had not included anything on Kettle River and East Viking. He stated that the Commission has talked about this before so he thinks a paragraph needs to be added. He noted that City Engineer Erichson may end up adding other transportation issues.

Mayor Iverson asked about solar energy system overlay and asked if that was the same thing that had been previously discussed with solar farms.

Zoning Administrator Weck stated that it would be the same concept, just not in the same areas. He reviewed the existing overlay districts within the City that give extra information about these areas in the City.

Chair Lobermeier noted that the overlays do not affect the underlying zoning or land use plan but may add restrictions or just some details. He stated that the Commission had discussed at the beginning of the meeting about spending some time talking about the Vision Statement.

Commissioners Murdock and Teel stated that they would prefer to have that discussion when Commissioner West was present.

Mayor Iverson stated that she learned a lot from the Commission discussion tonight, especially in relation to the maps.

COMMUNICATIONS: NONE

UPDATES:

3. Summer Fields; Street & Utility Construction begins this week

Zoning Administrator Weck noted that there are currently two sketch plans, a preliminary plat, as well as a final plat scheduled for discussion at the April 13, 2021 meeting.

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER TEEL, TO ADJOURN THE MARCH 23, 2021 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:42 PM.

Roll Call Vote:

Voting Aye: Murdock, Teel, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Carr and West

CITY OF WYOMING PLANNING AND ZONING

TO: Planning Commission
DATE: April 13, 2021
FROM: Tom Ramler-Olson, City Planner
Monica Croatt, Planner
Fred Weck
RE: Sketch Plan Review
APPLICANT/OWNER: Beckmann Custom Homes, LLC
PROPERTY: PID R21.00040.01, R21.00040.02,
R21.00040.03, R21.00040.04,
R21.00040.05, R21.00040.06
FILE NO.: D-21-004

General Staff Review

Beckmann Custom Homes, LLC is requesting a subdivision to create ten (10) lots for detached, single family townhomes that will be served by city sewer and water. The six (6) existing parcels were initially platted in 2006 and have a combined area of 2.98 acres per the applicant and contain a wetland to the northwest. The undeveloped property would be a continuation of Emerald Avenue, which currently ends to the south of the proposed site. The new roadway would connect with 261st Street. The property is currently zoned R3, Single Family Residential District and the zoning designation is proposed to remain.

The following table shows land uses surrounding the project area:

Direction	R3, Single Family Residential
North	Undeveloped, wetland
West	Undeveloped, wetland
South	R1, Rural Residential I
East	R3, Single Family Residential

There are a large number of trees located through the properties proposed to be developed. The applicant will need to provide a woodland preservation plan with the preliminary plat application.

Section 32-95 of the Subdivision Ordinance indicates that a five (5) foot wide side, or rear yard utility easement will be required, and on residential streets a fifteen (15) foot wide front yard utility easement will be required. Drainage easements shall be provided for drainage where necessary as determined by the City Engineer. Proposed drainage or utility easements were not shown on the sketch plan submission. Structures are not permitted to be located within easements. To obtain a ten (10) foot wide front yard utility easement to

accommodate for the requested reduced front yard structure setbacks, a variance would be required.

Section 40-205 of the Zoning Ordinance requires a thirty (30) foot setback from the road right-of-way of a local street. Exact front yard setbacks were not provided for all lots by the applicant, but the submitted sketch plan does not appear to meet the minimum setback requirement for a number of the proposed lots. A variance would be required to reduce the minimum setback requirement, and based on staff discussion, a setback of less than twenty two (22) feet from the back of the street curb to the face of the garage, to allow for a minimum of one vehicle parking depth, would not be supported for this project. The structure must also be setback enough to not impede any required easements.

Section 40-205 of the Zoning Ordinance also requires a ten (10) foot setback from the interior side yard property lines and a twenty (20) foot setback from corner side yard property lines abutting a local street. Exact side yard setbacks were not provided by the applicant for each lot, but the submitted sketch plan does not appear to meet the minimum setback requirement for a number of the proposed lots as the distance between many of the proposed buildings is 12-ft. A variance would be required to reduce the minimum side yard setback requirement.

Section 40-411 of the Zoning Ordinance requires a twenty (20) foot minimum setback from the delineated wetland boundary. The seven (7) lots abutting the wetland to the northwest of Emerald Avenue are not proposed to meet the minimum setback requirement based on the sketch plan submitted. A variance would be required to reduce the minimum setback requirement, and based on staff discussion, a setback of less than ten (10) feet from the wetland would not be supported for this project. The applicant has also discussed filling up to four hundred (400) square feet under The Minnesota Wetland Conservation Act's De Minimis exception to relocate the wetland boundary, in turn, potentially creating a greater setback distance from the proposed structures.

As of the writing of this report, no additional comments have been received from the other agency reviewers. Potential issues include, but may not be limited to:

- Required easements (City Code of Wyoming Section 32-95)
- Setback requirements that comply with those permitted for lots in the Single Family Residential zoning district (City Code of Wyoming Section 40 – 205)
- Setback requirements that adhere to wetland requirements (City Code of Wyoming Section 40 – 441)

General Comprehensive Plan and Zoning Ordinance Review

Article III of the City of Wyoming Subdivision Ordinance sets forth the platting procedure with the first requirement being the sketch plan. The purpose of the sketch plan is to ensure that the applicants for subdivision are informed of the procedures and requirements of all adopted ordinances. The plan does not need to be to scale but does need to show the proposed subdivision of the property, significant topographical and physical features, and adjacent land use.

Comprehensive Plan Designation

The subject property is guided Lower-Density Suburban Neighborhoods in the City's Comprehensive Plan. The Lower-Density Suburban Neighborhoods land use category is described as follows:

"The Lower Density Suburban Neighborhoods Areas are locations that can be subdivided and economically served with either public or private shared wastewater treatment systems. Parcels for single-family housing in the Lower Density Suburban Neighborhoods should be in the range of 9,000 to 18,000 square feet. These neighborhoods may also include types of housing that have more than one dwelling per building and have an outdoor entrance for each dwelling, such as townhouses."

Zoning

The lots are currently in the Single Family Residential District (R3). The purpose of this district is to establish an area of one-family residential buildings served by public sewer and water lines. The applicant is not proposing a change to the existing zoning district designation.

Unless approved as a PUD, conforming lots in the R3 District are required to have the following minimum dimensional standards:

1. Minimum lot area:
 - a. 15,000 square feet
2. Public road frontage / lot width:
 - a. 100 feet; corner lots must be 115 feet
3. <4:1 lot depth to width ratio

The proposed lots do not meet the required minimum dimensional standards.

Park Dedication

Article IV of the Subdivision Ordinance sets forth the park dedication requirements.

City Code requires the minimum amount of cash contribution in lieu of land dedication to be accepted by the City shall be the park fee per dwelling unit or building lot. A cash contribution is determined by multiplying the park fee by the number of proposed building lots or dwelling units. The established flat rate for park and trail dedication is a total of \$1,800.00 (\$1,500.00 for park and \$300.00 for trail) per lot. The sketch plan shows a total of 4 additional lots being created from the original six (6) parcel subdivision, which would amount to a park/trail dedication of \$7,200.00.

Development Access

The development is proposed to continue from 261st Street and continue to Emerald Avenue to the south. Both proposed access locations are in acceptable locations and align directly with existing streets. The proposed street will need to meet City standards. Staff has provided the development team with the most recent version of our standard specifications and details.

Utilities

Sanitary Sewer and watermain is available to serve the development from lines currently located within the 261st Street right of way.

Drainage

The following is a summary of drainage requirements:

- The site is outside of Comfort Lake Forest Lake Watershed District (CLFLWD) and does not require a permit through CLFLWD.
- The applicant has previously provided civil plans and a drainage report which showed compliance with the City and NPDES permit stormwater rate and water quality requirements. If changes are proposed to the post-construction total impervious area or drainage patterns will be altered from what was previously reviewed, an updated drainage report will need to be submitted for review showing compliance with the following:
 - A NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed.
 - Peak discharge rates from each point of site discharge may not increase from the pre-development condition for the 2-, 10-, and 100-year storm events.
 - The discharge volume may not increase from the pre-development condition for the 2-year storm event.
 - The volume standard must be met with a volume reduction practice (infiltration/water reuse) if feasible onsite.
 - If volume reduction practices are not feasible onsite, the applicant may use a different stormwater BMP however the volume conversion factors listed in Table 2.3.2 of the CLFLWD Stormwater Management rules must be applied to calculate the total required volume.
 - In order to show compliance with water quality requirements, the applicant must demonstrate the BMP is destined to capture the stormwater runoff volume of the 2-year storm event.
 - See CLFLWD's Stormwater Management rules for order of preference in BMP selection which is adopted by the City.
 - The lowest building floor elevation must be 2 feet above the 100-year HWL.
 - Lowest building opening shall be 2 feet above the EOF of any BMP.
 - Storm sewer should be designed for a 10-year rainfall event.
- Development is outside of the 100-year floodplain, so there are no floodplain requirements.

Next Steps

In the preparation of the preliminary and final plats, the applicant and their consultants are required to pay careful attention to the Subdivision Ordinance requirements. Prior to formal acceptance of an application for preliminary plat consideration, all requirements contained in Article III, Division 2, and Articles V and VI of the Subdivision Ordinance, as well as applicable zoning regulations, must be complied with, included on the plans, and addressed.



City Of Wyoming
26885 Forest Blvd., PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947 Fax (651) 462-3938

SKETCH PLAN
SUBDIVISION APPLICATION

A Sketch Plan Application initiates the procedure for developing and subdividing property. The Sketch Plan is reviewed by individuals of the City Plat Review Committee and then is placed on the Planning Commission agenda.

Applicant(s): Name(s) Beckmann Custom Homes, LLC
Address 15827 Madison St. NE
City Ham Lake State MN Zip 55304
Work and home phone numbers 612-599-6141 Email BeckmannCustomHomes@gmail.com

Owner(s): (if other than Applicant(s))

Name(s) _____
Address _____
City _____ State _____ Zip _____
Work and home phone numbers _____ Email _____

Signature of owner(s) _____ Date _____
Legal description of property: Diamond Ridge part of the SW 1/4 of Sec. 19, T. 33N, R. 21W, Chicago County Property Identification Number R.21.

Present use of property: Undeveloped Land
Proposed use of property: New residential home construction
Present zoning of property: Residential

This application and the following attachments must be submitted to be considered a complete application:

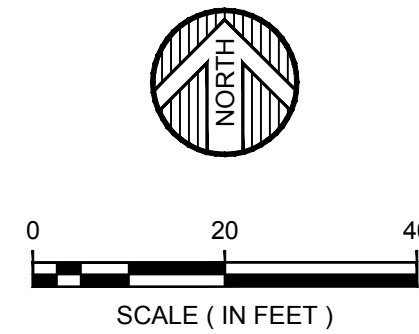
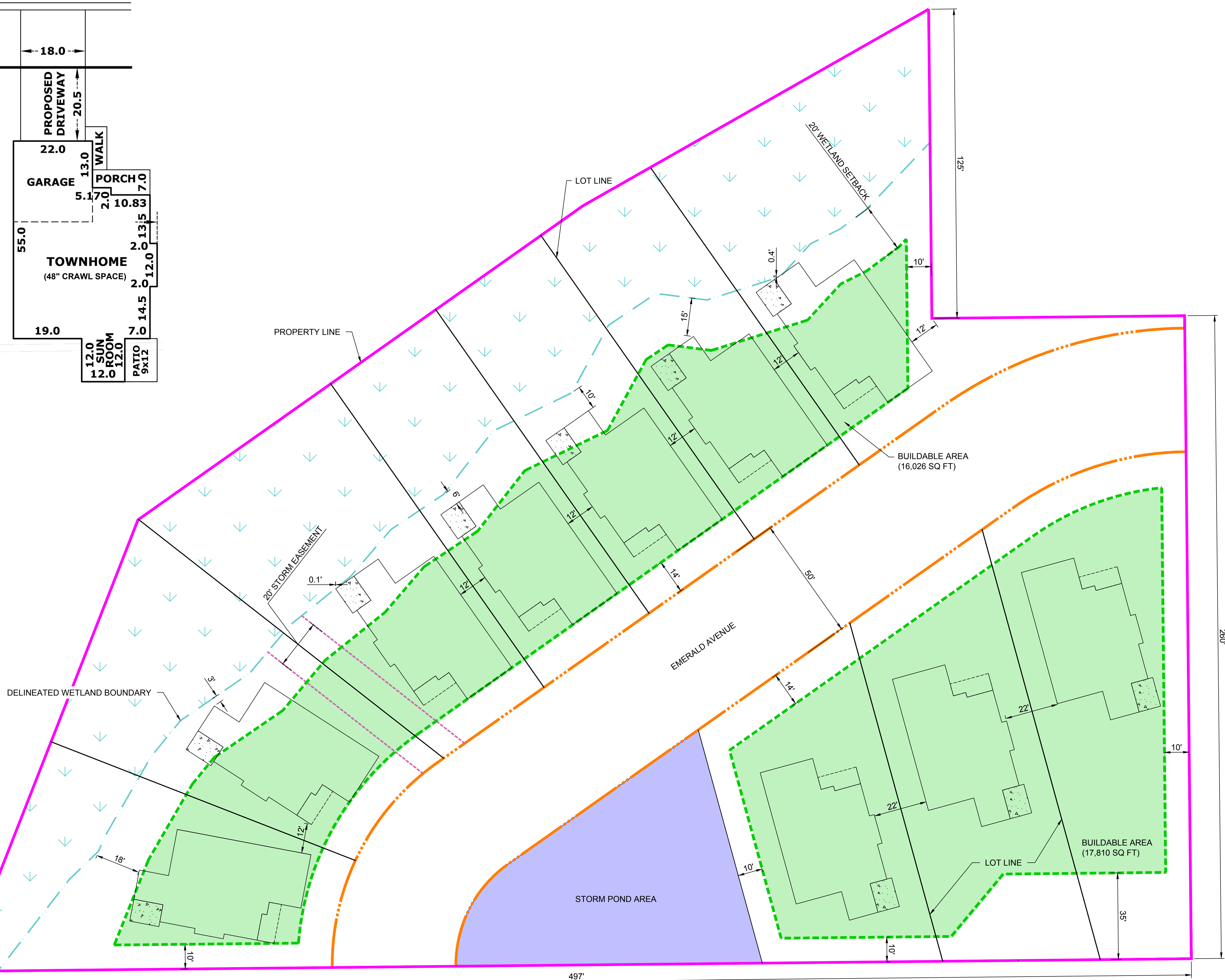
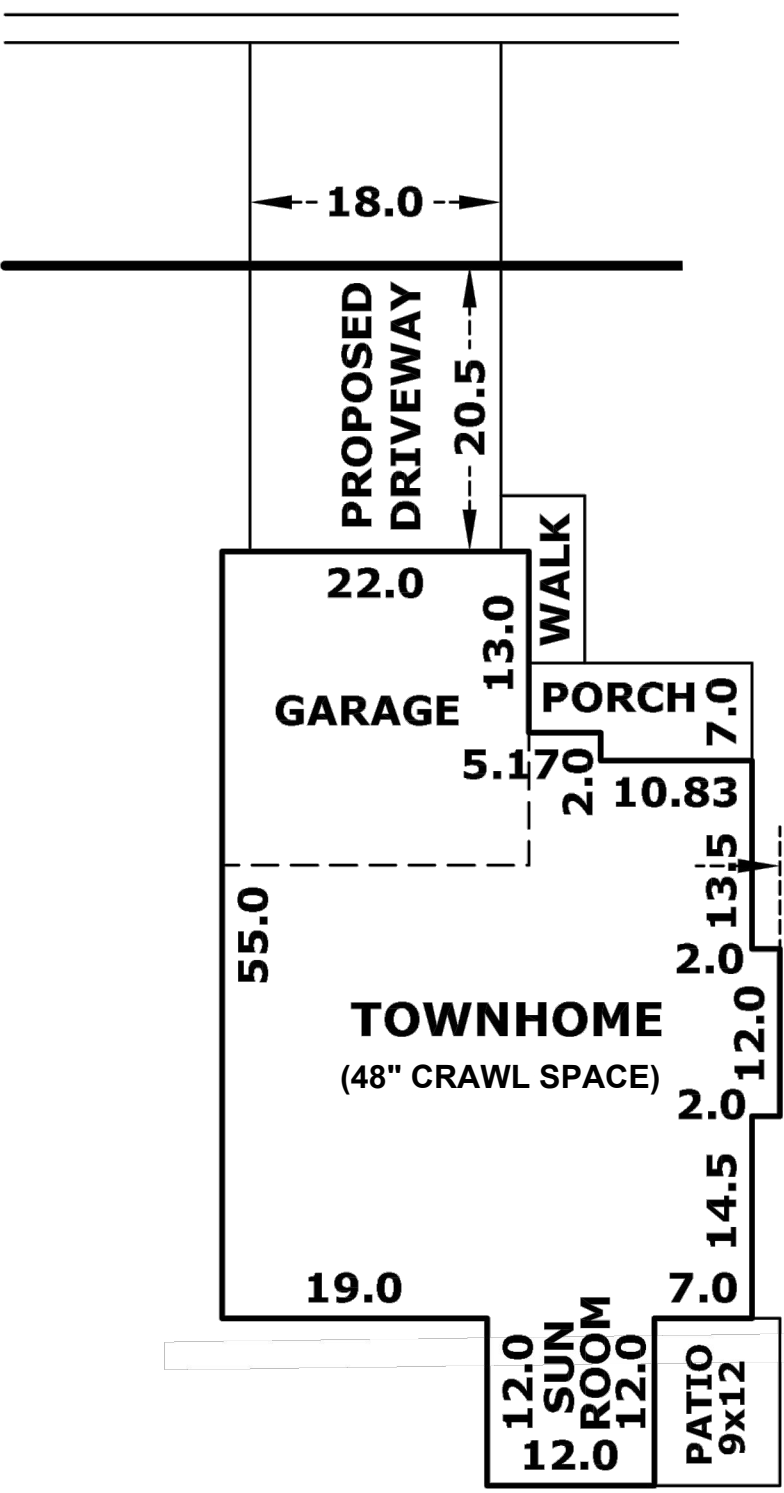
Total size of property: 2.98 Total acreage in wetlands or floodplain: _____
Number of proposed lots: 10
☐ Three Eleven full size copies of the Sketch Plan ☐ 2 reduced copies (no larger than 11 X 17).
☐ Septic Site Evaluation Report(s) if available.
☐ The application fee and escrow must be paid at the time of application.

Signature of Applicant(s) Charles J Beckmann Date 3-22-21
As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

The meeting can be scheduled only after a complete application is received

Applicants that submit Sketch plans with four or more proposed lots will meet with the Joint Park Planning Board in order to determine the developments Park and Trail Dedication. The Joint Park Planning Board meets on the 2nd Tuesday of each month at 6:00 pm. Developments creating three or fewer lots will dedicate the minimum Park and Trail Dedication (\$1500.00 Park + \$300.00 Trail, per lot) without needing to meet with the Joint Park Planning Board. Park and Trail Dedications are submitted to the City with the Final Plat application.

Application # D-21-004 OFFICE USE ONLY Date Application Received 3/22/21
Date Complete Application Received 3/22/21 120 Days 7/20/21 By: [Signature]
Official _____
Fee **\$100.00 + Escrow \$500.00** Date Paid 3/22/21 Check # _____



PRELIMINARY-NOT FOR CONSTRUCTION

SHEET NO.		EXH 1	
BECKMANN CUSTOM HOMES - EMERALD AVENUE		DATE: MARCH 2021	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF #####.
BECKMANN CUSTOM HOMES		SCALE: AS SHOWN	
WYOMING, MN		DRAWN BY: ERY	
		CHECKED BY: TMH	
EXHIBIT		JOB NUMBER: 2020-10572	##### DATE: ##### LIC. NO. #####

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	April 13, 2021
FROM:	Tom Ramler-Olson, City Planner Fred Weck
RE:	Preliminary Plat Review Conditional Use Permit Rezoning – R-1 to OHC
APPLICANT:	J. Johnson Development, LLC
OWNER:	Rudy & Mary Olson
PROPERTY:	PID R21.11122.00 & R21.11123.00
FILE NO.:	D-21-005, C-21-001, O-21-001

Requested Action

J. Johnson Development, LLC (the “Applicant”) have requested preliminary plat review of a proposed subdivision. In February 2021, the City reviewed a sketch plan for the proposed subdivision. The subject property is composed of two parcels both located along the shores of Heims Lake and west of 257th Street and north of Heims Lake Villas subdivision approved in 2015. The two parcels have a combined area of 20.18 acres, approximately 13.74 acres of which is upland with the rest being wetland or a portion of Heims Lake.

This subdivision request will create 33 lots for detached, single-family villas that will be served by city sewer and water. The subdivision proposes street right-of-way that will loop through the development and connect to 257th Street at two locations, one being the intersection with Fairview Ave.

The Applicant is also requesting a rezoning of the subject property from R1- Rural Residential to OHC – Office and Healthcare. The rezoning is necessary to also allow the Applicant to seek approval of a conditional use permit for a Planned Unit Development to accommodate the development layout.

Staff Recommendation

Based on Staff’s analysis of the requests and the standards for approval, Staff recommends approval of the rezoning of the property from R1 – Rural Residential to OHC – Office and Healthcare and approval of a Conditional Use Permit to develop the property as a Planned Unit Development. The requirements of Article III, Division 2, “The Preliminary Plat,” as contained in the City of Wyoming Subdivision Ordinance have been complied with. Accordingly, Staff recommends approval of the preliminary with the following conditions:

1. That after the City Engineer has approved the construction plans and specifications; new construction plans that reflect the approved revisions are submitted to the City (three full size and two reduced sets).

2. That all required local, state and/or federal permitting must be obtained and proof of such permits submitted prior to the pre-construction conference with staff.
3. If By-laws, Property Owner's Association Articles of Incorporation, and/or Protective Covenants are to be established for the lots, said instruments must first be approved by the City Attorney. No matter which instrument is used, they must include within their restrictions on use of property to require compliance with Minnesota Statutes Section 363A.21, which states that at least 80 percent of the units that are occupied are intended to be occupied by at least one person 55 years of age or older per unit.
4. The Developer must sign the City standard Stormwater Management Facility Maintenance Agreement.
5. Development Agreement, the terms and provisions of which must be approved by the City Attorney, between the property owner the developer and the city, must be executed prior to construction beginning on the improvements in the development.
6. A Woodland Preservation Plan must be submitted with the Final Plat and approved.
7. A surety in the form of a cash deposit or letter of credit guaranteeing to complete the work in substantial compliance with the approved street, utility, grading, and drainage plans. The surety must remain in place until the site work is complete and approved by the city. The City Engineer must approve the surety amount and the City Attorney must approve the terms if a letter of credit is used.

General Staff Review

The existing dominant land use on the subject property is farm field. The remainder is wetlands or a portion of Heims Lake.

Direction	Planned Land Use
North	Office and Healthcare Business
West	Industrial and General Business Area
South	Office and Healthcare Business
East	Heims Lake

General Comprehensive Plan and Zoning Ordinance Review

Article III of the City of Wyoming Subdivision Ordinance sets forth the platting procedure with the first requirement being the sketch plan. The Applicant previously submitted a sketch plan for City review and comment. Following that review, the Applicant has now advanced to the second step, which is the preliminary plat. The Applicant is also requesting that the subject property be rezoned from R1 – Rural Residential to OHC – Office and Healthcare.

Comprehensive Plan Designation

The subject property is guided Office and Health Care in the City's Comprehensive Plan. The OHC land use category is described as follows:

"The Office and Health Care Business plan category allows corporate or professional office buildings, hospital and health clinic buildings, hotels, nursing homes, housing for the elderly. Intensive site coverage should be sought in order to maximize the number of jobs. This district is intended to be an attractive employment area; approximately 15 percent of each site should be devoted to generously landscaped green space. A high level of site planning, landscaping and façade treatment will be required through zoning and site plan review. Coordinated, campus-style developments are encouraged. Retail or service business will be allowed if they are a secondary component of an office or health care building. No manufacturing or outdoor storage will be allowed."

The Applicant proposed use and design of this subdivision is to provide residence to those aged 55 and older. This use complies both with the OHC land use category and the proposed OHC district. Plans submitted by the applicant show 33 lots ranging in size from about 5,330 to 7,373 square feet, each served by public wastewater services. The development would be pursued through the planned unit development process, which is meant to facilitate a high-quality design plan.

Zoning

The subject property is currently located in the R1 – Rural Residential I District. The R1 district is meant to provide for very low-density housing with on-site wastewater systems. The site is also completely within the Shoreland Management Overlay as it is located along the shoreline of Heims Lake.

The following table summarizes R1 District requirements:

Zoning District	Lot Width	Lot Depth	Lot Size	Front Yard Setback	Side Yard Setback	Rear Yard Setback	OHWL Setback
R-1	200 feet (215 on corner lots)	200 feet (not more than 4x the width)	Min. 1 acre with Min. 1 acre buildable	73 feet from centerline or 40 feet from road ROW (whichever is more restrictive)	10 feet (principal building)	35 feet (principal building)	75 feet (sewered structure)
Shoreland Overlay (Recreational Development)	125 feet	*underlying zoning applies	Min. 20,000 sq. ft. (riparian)	*underlying zoning applies	*underlying zoning applies	*underlying zoning applies	75 feet (sewered structure)

As this development is guided Office and Healthcare in the City’s comprehensive plan, a rezoning is necessary. The rezoning will also allow the development to connect to municipal services provided along 257th Street. However, the proposal deviates from standards in the OHC district. The following table summarizes OHC District requirements and what is being proposed as a Planned Unit Development:

Zoning District	Lot Width	Lot Depth	Lot Size	Front Yard Setback	Side Yard Setback	Rear Yard Setback	OHWL Setback
OHC	100 feet (115 feet on corner lots)	Not more than 4x the width	20,000 sq. ft.	40 feet from ROW	15 feet (principal building)	20 feet (principal building)	75 feet (sewered structure)
Proposal	52 feet to 65 feet	102 feet to 111 feet	5,330 to 7,373 sq. ft.	20.5 feet from ROW	6 feet	15 feet	75 feet

The development will be pursued as a Planned Unit Development to allow the proposed configuration of residential dwellings, and accommodate the sensitive environmental features on the site, as the Planned Unit Development process allows variation from the conventional standards and dimensional criteria of the Zoning Code. The degree to which variation from traditional standards is granted is to be determined during review of the Planned Unit Development which is processed as a Conditional Use Permit.

Planned Unit Developments within the shoreland district are limited with regard to density as determined by a calculation as outlined in the Zoning Ordinance. The amount of buildable area within each density analysis tier is divided by the minimum single residential lot area for lakes to determine the allowable number of dwelling units, or base density, for each tier. Density bonuses are allowed provided increased structure setbacks are provided. The sketch plans included the density calculations. It should be noted that the Shoreland Overlay District would require a minimum of 20,000 square foot single family home sites. However, deviation from the minimum lot size standards of the Shoreland Management Overlay is allowed if all standards for a Planned Unit Development are met.

Utilities

The site is within the municipal urban service area and City water and sanitary sewer infrastructure will be extended to serve the development from 257th Street. The site proposes being served City water by looping an 8-inch watermain through the development and connecting at both entrance locations to the existing 12-inch watermain running along 257th Street. Similarly, the site proposes a sanitary sewer main that splits near the center of

the development and discharges to existing sanitary sewer manholes near both entrance locations within 257th Street. Staff is working with the applicant to resolve any minor utility comments identified with the preliminary plat submittal. Detailed redline comments on the plans have been provided to the applicant.

The Fire Department reviewed the plans and approved the locations of fire hydrants within the development and along 257th Street. They also requested an additional hydrant within the open area north of Lot 1 of Block 1.

Roads and Traffic

The site proposes a looped road that has two access points onto 257th Street, the northern of which appropriately aligns with the existing Fairview Avenue. The road will need to meet City requirements and be approved by the City Engineer. Staff is working with the applicant to resolve any minor roads and traffic comments identified with the preliminary plat submittal. Detailed redline comments on the plans have been provided to the applicant.

Drainage/Natural Resources/Wetlands

The subject property is within the Comfort Lake – Forest Lake Watershed District (CLFLWD) and will be subject to certain requirements to ensure proper drainage over the site. The proposed development will require a permit through CLFLWD. An NPDES permit will also be required and compliance with all NPDES permit requirements will need to be confirmed. Peak discharge rates are shown to decrease from the site for the 2-, 10- and 100-year storm events in aggregate however currently the site discharge rates to 257th Street increases in all modeled storm events. The applicant shall modify the design to meet discharge rate requirements at each discharge point or will need to confirm the storm sewer along 257th Street can handle the proposed flow increase. Similarly the discharge volume leaving the site in aggregate is shown to decrease from pre-development conditions however there is a slight increase in discharge volume to 257th Street.

The proposed subdivision is outside of the 100-year floodplain, so there are no floodplain requirements. Plans provided do not show any work proposed within the OHWL of Heims Lake. If any work is proposed within the OHWL, a DNR permit will be required.

As discussed in the staff report examining the sketch plan dated February 9, 2021, the Applicant is required to provide a Woodland Preservation Plan per Sec. 40-556. This plan will help to assess the best possible layout to preserve significant trees and woodlands, and to enhance the efforts to minimize damage to significant trees and woodlands. The Woodland Preservation Plan will be a condition of approval for the Final Plat.

Park Dedication

The closest park to the subject area is Banta Park located over half a mile to its south. The Comprehensive Plan does not show any parks planned any closer, but does state that the City should utilize the subdivision approval process to find opportunities for new parks. Article IV of the Subdivision Ordinance sets forth the park dedication requirements. The Joint Park Planning Board met to discuss the development on February 23, 2021 and agreed to cash in lieu of parkland.

In accordance with the Subdivision Ordinance table “Density/Rate Schedule,” an 8 percent dedication of land, cash, or combination of land and cash is required. The parent parcels

are 13.74 acres in size and the combined land was valued by the Chisago County Tax Assessor for 2021 at \$348,100.00. An 8 percent dedication equals 1.10 acres of land dedication, \$27,334 cash dedication, and a combination of land and cash equals \$23,032 per acre.

The Applicant is proposing a walkway along the front yards of lots in Block 2, which is similar to what the Applicant constructed in the development to the south, Heims Lake Villas.

Rezoning Request

Section 40 – 141 (4) (a) outlines the standards for rezoning. The City may adopt amendments to the zoning ordinance and zoning map in relation both to land uses within a particular district or to the location of the district lines. Such amendment shall not be issued indiscriminately but shall only be used as a means to reflect changes in the goals and policies of the community as reflected in the Comprehensive Plan or changes in conditions in the City. The following factors shall also be considered:

- (1) Whether the amendment will create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.** *The proposed subdivision would be served by municipal sewer and water via extensions to mains in the area. The existing treatment facility has the capacity to treat wastewater from this development. The development is not anticipated to burden public schools or roadways.*
- (2) Whether the amendment is sufficiently compatible so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.** *With the rezoning and proposed deviations from the OHC District, this subdivision will continue a similar development pattern and building design that exists on the abutting south parcel.*
- (3) The amendment in the opinion of the City is reasonably related to the overall needs of the City.** *The proposed rezoning enables the development of 33 single-family residential homes sites restricted to those that are 55 years and older. A goal of the City as established in the Comprehensive Plan is to increase the range of housing options for people in all stages of life so as to retain and attract residents. The proposed subdivision would provide additional housing options for existing and new residents.*
- (4) The amendment is consistent with the intent and purposes of the zoning ordinance.** *The purpose of the OHC District is to promote the development of regional health, wellness, and related community services. The proposal complies with this purpose by restricting residence to people that are 55 years and older.*
- (5) The amendment will not cause traffic hazard or congestion.** *The amendment is not expected to cause traffic hazard or congestion as a majority of the traffic will be generated by residents within the subdivision entering and exiting 257th Street, which is designed to handle this new volume. Other traffic will be generated from infrequent visits expected of residential subdivisions.*

Conditional Use Permit

MN Rules Chapter 6120 Shoreland Requirements for Planned Unit Developments

The site is entirely within the Shoreland Management Overlay because of proximity to Heims Lake, a recreational development lake. The proposed lots vary in width from 52 feet (Block 2, two-stall garages) to 64 feet (Block 1, three-stall garages). Lots areas vary between 5,330 square feet and 7,373 square feet. The subdivision is being proposed as a Planned Unit Development (PUD), which is a Conditional Use in the OHC District per Article VI Division 18 of Chapter 40 of the Wyoming City Code. The Zoning Ordinance states the purpose of a PUD:

The purpose of this Division is to allow variation from the conventional standards and dimensional criteria of this Ordinance, when it is demonstrated that a Planned Unit Development provides more creativity in development of the land, greater flexibility in development, including private ownership of common areas, and provides greater natural resource protection.

The Planned Unit Development (hereinafter referred to as PUD) is intended for use especially where the usual application of bulk and density controls:

- (1) Would not provide adequate environmental protection;*
- (2) Would allow design standards detrimental to the natural aesthetic and physical characteristics of the site;*
- (3) Would not provide an efficient and feasible use of the land.*

MN Rules Chapter 6120.3800 governs PUDs in Shoreland Districts. Subpart 4 contains dwelling unit or site density evaluation requirements. Because the proposal is a sewered development and located entirely within the shoreland area of recreational development lake, the rule requires the evaluation of the density of lots within tiers 267 feet in depth from the ordinary high water line (OHWL). The area of the tiers excludes wetlands and bluffs. Refer to the following table for density calculation for the proposed PUD.

Tier	Gross Area (SF)	Unsuitable Area (SF)	Net Area (SF)	Min Lot Area (SF)	Base Density	Proposed Units	Units Transferred to next tier
1	226,338	5,242	221,096	20,000	11.05	8	3
2	255,020	0	255,020	15,000	17.00	20	0
3	117,244	0	117,244	15,000	7.82	5	

In Tiers 1 and 2, the plan is not proposing a unit count that exceeds base density. It is proposing to transfer three units from Tier 1 to Tier 2, which is allowed per Sec. 40-316 (5) (c) 3.

Applicable Zoning Ordinance Planned Unit Development Standards

Sec. 40 – 364. Required standards; city considerations

The city shall consider the proposed PUD from the point of view of all standards and purposes of the comprehensive land use plan to achieve a maximum coordination between the proposed development and the surrounding uses, the conservation of woodlands and wetlands, the protection of health, safety and welfare of the community and residents of the PUD. To these ends, the City Zoning Administrator, Planning Commission, and City Council shall consider the following:

- (1) Location of the buildings, compatibility, parking areas and other features with respect to the topography of the area and existing natural features such as streams and large trees;
- (2) Efficiency, adequacy and safety of the proposed layout of internal streets and driveways;
- (3) Adequacy and location of green areas;
- (4) Adequacy, location and screening of parking areas; and
- (5) Such other matters as may be found to have a material bearing upon the stated standards and objectives of the comprehensive land use plan.

A Woodland Preservation Plan must be submitted with consideration of the Final Plat for this proposed subdivision. Otherwise, these standards can be met.

Sec. 40 – 367. General Regulations

- (1) All other development regulations of the appropriate Zoning District not specified in this Division or specified as a condition to the Conditional Use Permit shall apply to a Planned Unit Development. *This standard has been met.*
- (2) The application for a Conditional Use Permit shall state precisely the reasons for requesting the consideration of the property for Planned Unit Development. *This standard has been met.*
- (3) Each living unit must have at least nine hundred sixty (960) square feet of floor area excluding the basement. *This standard has been met.*
- (4) Each living unit must have a garage with minimum area of three hundred twenty (320) square feet. *This standard has been met.*
- (5) The land which is to be set aside as open or common area shall be clearly indicated on the plan. Provisions for recreational area and for continual maintenance of that area not dedicated and accepted by the City shall be required. *This standard has been met.*
- (6) No conveyance of property within the Planned Unit Development shall take place until the property is platted in conformance with the provisions of this Division and applicable to the City Subdivision Ordinance. *All by-laws, Property Owner's Association Articles of Incorporation, and Protective Covenants must be approved by the City Attorney and filed with the record plat. These covenants must be adhered*

to and cannot be changed without the approval of the City Council. This standard will be met.

- (7) The uses in the PUD shall be those uses allowed for in the Zoning District in which the PUD is located. *This standard has been met.*
- (8) There is to be provided within the tract, or immediately adjacent thereto, parking spaces in private garages or off-street parking areas in accordance with the requirement of Article VII, Division 23. *This standard has been met.*

Sec. 40 – 368. Site Design

- (1) The number of principal use structures which may be constructed within the PUD shall be determined by dividing the net buildable acreage of the project area by the required lot area per unit which is required in the district in which the Planned Unit Development is located. The net buildable acreage shall be defined as the project area less the land area dedicated for public streets, and land which is not deemed as buildable by this Ordinance. The project area includes all the land within the Planned Unit Development which is allocated for residential and for common open space as required by this Division. Land to be dedicated for public streets is to be excluded from the project area. *This standard has been met.*
- (2) The common open space, any other common properties, individual properties, and all other elements of the Planned Unit Development shall be so planned that they will achieve a unified scheme of integrated planning and a harmonious selection and efficient distribution of uses. *This standard has been met.*
- (3) The proposed PUD shall be of such size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit, without dependence on any subsequent unit or development. *This standard has been met.*
- (4) All PUDs shall be served by public sewer and water. *This standard has been met.*
- (5) Planned unit development (PUD) dwelling units should have a character and scale that relate to the heritage of the city, similar to design standards for the residential districts. *This standard has been met.*
- (6) Vegetated buffers of native trees, shrubs and understory shall be planted in buffer zones of sufficient area from edge of the PUD so as to provide residential privacy and minimize views of houseslots from exterior road and abutting properties. *The applicant has not provided a landscape plan. This standard can be met.*

Sec. 40 – 369. Standards for Common Open Space

No open area may be accepted as a common open space under the provisions of this Division unless it meets the following standards:

- (1) The location, shape, size, and character of the common open space must be suitable for the PUD.
- (2) Common open space must be used for amenity or recreational purposes. The uses authorized for the common open space must be appropriate to the scale and character of the Planned Unit Development, considering its size, density, expected population, topography, and the number and type of structures to be provided.

- (3) Common open space must be suitably improved for its intended use, but common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements which are permitted in the common open space must be appropriate to the uses which are authorized for the common open space and must conserve and enhance the amenities of the common open space, having regard to its topography and unimproved condition.
- (4) The development plan must coordinate the improvement of the common open space and the construction of buildings, structures, and improvements in the common open space, with the construction of the permitted structures of the Zoning District in which the Planned Unit Development is located.
- (6) The construction and provision of all of the common open spaces and public and recreational facilities which are shown on the final development plan must proceed at the same rate as the construction of the principal structures of the PUD.
- (7) Common open space will be designated in areas that can become part of the City of Wyoming Comprehensive Plan's Parks, Open Space, and Trails Plan, where site design and conditions allow.
- (8) The open space development design process will be applied in conjunction with the development density calculations for the PUD, whereby primary open space areas and secondary open space areas are delineated before house lot yields are calculated, to ensure maximum open space protection while maximizing house lot yield.

These standards have been met.

Sec. 40 – 370. Conveyance and Maintenance of Common Open Space

- (1) All land shown on the final development plan as common open space must be conveyed under one of the following options:
 - (a) It may be conveyed to a public agency (State, County, or City) to maintain the common open space and any buildings, structures, or improvements which have been placed on it.
 - (b) It may be conveyed to trustees provided in an indenture establishing an association or similar organization for the maintenance of the planned development. The common open space must be conveyed to the trustees; subject to covenants to be approved by the Planning Commission and the City Attorney which restrict the common open space to the uses specified on the final development plan, and which provide for the maintenance of the common open space in a manner which assures its continuing use for its intended purpose. Interest in the common open space shall be undivided and such interest shall not be transferable.
 - (c) A percentage agreed to by the developer and the City Council may be dedicated to the City as a public open space or park. This public dedication can be credited toward the park dedication requirements of the City Subdivision Ordinance. Only this portion will be maintained by the City. The remaining portion of the open space will be maintained by the association or similar organization.

- (2) No common open space may be put to any use not specified in the final development plan unless the final development plan has been amended to permit that use. However, no change of use may be considered as a waiver of any of the covenants limiting the use of common open space areas, and all rights to enforce these covenants against any permitted use are expressly reserved.
- (3) For any portion of common open space which is not conveyed to a public agency, either one of the following methods of enforcement must be provided:
 - (a) The legal right to develop the common open space for the uses not specified in the final development plan must be conveyed to a public agency.
 - (b) The restrictions governing the use, improvement, and maintenance of the common open space must be stated as conditions to the conveyance of the common open space, the fee title to the common open space to vest in a public agency in the event of a substantial default in the stated conditions.
- (4) For any portion of common open space which is not conveyed to a public agency, the covenants governing the use, improvement and maintenance of the common open space may authorize a public agency to enforce their provisions.

The standards contained in this section will be address in the Development Agreement, by-laws, Property Owner's Association Articles of Incorporation, and Protective Covenants which are to be approved by the City Attorney prior to their recording, and cannot be changed without prior approval of the City Council.

Sec. 40 – 371. Required Covenants, Easements, and Provisions in Plan.

- (1) The development plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location, and density of permitted structures, accessory uses thereto, and public facilities as may be necessary for the welfare of Planned Unit Development and not inconsistent with the best interest of the entire City.
- (2) The applicant may be required to dedicate land for street or park purposes and, by appropriate covenants, to restrict areas perpetually (or for the duration of the Planned Development) as open space for common use. The development shall be subject to all conditions so imposed, and shall be exempted from other provisions of this Ordinance only to the extent specified in the authorization.

The standards contained in this section will be address in the Development Agreement, by-laws, Property Owner's Association Articles of Incorporation, and Protective Covenants which are to be approved by the City Attorney prior to their recording, and cannot be changed without prior approval of the City Council.

Conditional Use Permit Standards (Planned Unit Development)

Chapter 40, Article V, Division 6, Conditional Use Permits, Section 40 – 112, sets forth the general standards that shall be met in order to grant a CUP. These standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City. *This standard has been met.*

2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area. *This standard has been met.*
3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land. *This standard has been met.*
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties. *This standard has been met.*
5. The use in the opinion of the City is reasonably related to the overall needs of the City and to the existing land use. *This standard has been met.*
6. The use will be consistent with the purpose of this and other City Ordinances. *This standard has been met.*
7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located. *This standard has been met.*
8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs. *This standard has been met.*
9. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness. *This standard has been met.*
10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare. *This standard has been met.*
11. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness, or other nuisances. *This standard has been met.*
12. The use will preserve and incorporate the site's important natural and scenic features into the development design. *This standard has been met.*
13. The use will cause minimal adverse environmental effects. *This standard has been met.*

Next Steps

The City Council will review the Planning Commission's Preliminary Plat, rezoning, and conditional use permit recommendation at the next regularly scheduled meeting. In order to formally subdivide the property, the applicant will need to follow the final platting process set forth by the Subdivision Ordinance.



City Of Wyoming
26885 Forest Blvd., PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947 Fax (651) 462-3938

**PRELIMINARY PLAT
SUBDIVISION APPLICATION**

A Preliminary Plat Application is filed after the Planning Commission has reviewed the Sketch Plan Application for the proposed subdivision. The application is reviewed by the Plat Review Committee and then forwarded on to the Planning Commission for a public hearing. After the public hearing the application is considered by the City Council.

Applicant(s): Name(s) J. Johnson Development LLC
Address 167 Lake St N.
City Forest Lake State MN Zip 55025
Work and home phone numbers (612) 221-1596 Email jaren.johnson@hotmail.com

Owner(s): (if other than Applicant(s))
Name(s) Rudy + Mary Olson
Address 6951 North Shore Trail N
City Forest Lake State MN Zip 55025
Work and home phone numbers 952-245-2465 Email MaryOlson@yahoo.com

Signature of owner(s) Mary Olson Rudy Olson Date 3-19-2021

Legal description of property: SEE ATTACHED SHEET

PID #s 21.11122.00 & 21.11123.00 Property Identification Number R.21.

Present use of property: FARM FIELD

Proposed use of property: RESIDENTIAL SINGLE UNIT TOWN HOMES

Present zoning of property: R-1 RURAL RESIDENTIAL AND SHORELAND MANAGEMENT DISTRICT OVERLAY

Total acreage of property: 2.018 **Total acreage in wetlands or floodplain:** 6.56

Number of proposed lots: 33 SINGLE **Acreage of proposed parkland dedication:** 0

☒ 11 full size copies of the proposed preliminary plat.

☒ 2 reduced copies (no larger than 11 X 17).

☐ A copy of proposed protective covenants, if applicable.

☒ Grading, drainage and erosion control plans.

☐ Septic site evaluation reports.

☒ Wetlands delineation report.

☒ Applications for any necessary variances, conditional use permits, or rezoning.

☐ Copies of permit application submittals to all agencies with jurisdiction over wetlands or water bodies and channels on the development site.

Watershed App on 3/24/21

☐ List of any special assessments.

☐ Environmental Assessment Worksheet, if necessary.

Signature of Applicant(s) Jan Johnson Date 3-19-21

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

A public hearing can be scheduled only after a complete application has been received.

Application # D-21-005 OFFICE USE ONLY Date Application Received 3/23/21

Date Complete Application Received 3/24/21 120 Days 7/22/21 By: [Signature]
Official

\$450.00 + \$70.00/Lot + Consultant Escrow = Total Date Paid 3/23/21 Check # _____

Consultant Escrow \$1,000.00 without improvements; \$10,000.00 with improvements + \$500.00 per lot for 30 or more lots.



City Of Wyoming
26885 Forest Blvd., PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947 Fax (651) 462-3938

ORDINANCE AMENDMENT
LAND USE APPLICATION

This application initiates a request to change the text of a city ordinance or to change the boundaries of a zoning district (rezoning). Any person owning real estate within the city may initiate a request to amend the district boundaries or text of a city ordinance.

Property Address: 21.11122.00 & 21.11123.00

Applicant(s) Information:

Name(s) J. Johnson Development, LLC Home 612-221-1596
Address 167 Lake St N. Work 612-295-5633 (Alternate, Mel)
City Forest Lake State MN Zip 55025 Email jarenjohnson@hotmail.com

Owner(s) Information: (if other than Applicant(s))

Name(s) Rudy & Mary Olson Home 952-240-2465
Address 6951 North Shore Trail N Work _____
City Forest Lake State MN Zip 55025 Email MaryOlson@yahoo.com

Owner(s) Signature(s) Mary Olson Rudy Olson Date 3-19-21

Legal description of property (if a rezoning) OR proposed text amendment (attach additional pages if necessary):

SEE ATTACHED

Present use of property: FARM FIELD

Property Identification Number(s): R21 21.11122.00 & 21.11123.00

Present Zoning District: R-1 & SHORELAND DISTRICT Proposed Zoning District: PUD & SHORELAND

This application and the following attachments must be submitted to be considered a complete application:

Attach a letter addressing the following:

1. ☒ Stated reason for requested change. on Pre Plat Narrative 1st Paragraph
2. ☒ Statement of compatibility to the City Comprehensive Plan.
3. ☐ Text of the portion of the existing ordinance to be amended. (If applicable)
4. ☐ Proposed amended text and statements outlining any other effects that the amendment may have on other areas of this ordinance.
5. ☒ Additional information as may be requested by the Planning Commission. (Rezoning requests will require a map of the area to be rezoned)
6. ☒ The application fee and escrow must be paid at the time of application.

A public hearing can be scheduled only after a complete application has been received.

Signature of applicant(s) Jan Johnson Date 3-19-21

As the Applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. All of Article V, Division 9, Zoning Amendments, is attached to this application and by signing this application, the Applicant acknowledges that it has been read and understood.

Application # 0-21-001 OFFICE USE ONLY Date Application Received 3/23/21
Date Complete Application Received 3/24/21 60 Days 5/23/21 By: ME
Fee \$220.00 + Escrow \$750.00 Date Paid 3/23/21 Check # _____



City Of Wyoming
26885 Forest Blvd., PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947 Fax (651) 462-0576

**CONDITIONAL/INTERIM USE PERMIT
LAND USE APPLICATION**

A conditional use permit application requests a use permitted in a particular zoning district, but regulated and controlled through conditions placed upon it by the City Council after review by the Planning Commission.

Property Address: 21.11122.00 & 21.11123.00

Applicant(s) Information:

Name(s) J. Johnson Development, LLC
Address 167 Lake St. N.
City Forest Lake State MN Zip 55025

Home 612-221-1596
Work 612-285-5633 (Mel)
Email javanjohnson@hotmail.com

Owner(s) Information: (if other than Applicant(s))

Name(s) Rudy and Mary Olson
Address 6957 North Shore Trail
City Forest Lake State MN Zip 55025

Home 952-240-2465
Work Maryolson@yahoo.com
Email

Owner(s) Signature(s)

Mary Olson

Date 3/24/2021

Legal description of property:

See attached

Property Identification Number: R.21.

Present zoning:

R-1 + Shoreland District

Present use of property:

Farm Field

Proposed use of property:

PUD & Shoreland

Is this an application for an Interim Use Permit ☐ YES ☒ NO If yes, on what date, or upon what event, would the applicant desire the interim use to expire? Date: / / OR Event:

This application and the following attachments must be submitted to be considered a complete application:

1. ☒ A detailed site plan showing the information listed in Section 40 - 111, A-K as well as the following:
 - a. The grading and drainage plan must be designed in accordance with Article VII, Division 21 of the Zoning Ordinance and the City of Wyoming Surface Water Resource Guidance Document.
 - b. Elevation drawings of all sides of the proposed building to show compliance with the architectural standards of the zoning district the use will be located in.
 - c. Landscaping and Screening in accordance with Article VII, Divisions 14 & 26.
 - d. Lighting Plan in accordance with Article VII, Division 15.
2. ☒ A letter explaining the proposed use and how it will be operated.
3. ☒ A completed Conditional / Interim Use Permit Worksheet.
4. ☒ Applications for uses described in Article VI, Divisions 7, 18, & 19 and Article VII, Divisions 2, 8, 10, 17-20, and 25 of the Zoning Ordinance must include the information necessary to show compliance with the applicable section of the ordinance.
5. ☒ Applications for uses that are within the Highway 8 Overlay District or that utilize Highway 8 for access must include the information necessary to show compliance with Article VI, Division 14 of the Zoning Ordinance.
6. ☒ The application fee and escrow must be paid at the time of application. The fee is not refundable. The unused portion of the escrow will be returned to the applicant.
7. ☒ Any other information deemed necessary by the Zoning Administrator or Planning Commission.

Signature of applicant(s)

[Signature]

Date

3-23-21

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. All of Article V, Division 6, Conditional Use Permits is attached to this application and by signing this application, the applicant acknowledges that it has been read and understood.

A public hearing can be scheduled only after a complete application has been received.

Application # C-21-001

OFFICE USE ONLY

Date Application Received 3/23/21

Date Complete Application Received 3/24/21 60 Days 5/23/21

By: [Signature]

Official

Fee \$220.00 + Escrow (Commercial \$1,000.00; Residential \$750.00)

Date Paid / /

Check #

Conditional / Interim Use Permit Worksheet

Applicant: J. Johnson Development, LLC

Address: 167 Lake Street W., Forest Lake, MN 55025 Suite #2

Type of Business: Residential Development

Business name: J. Johnson Development, LLC

Answer the following questions based on the standards contained in Sec. 40 – 112 of the City of Wyoming Zoning Ordinance for Conditional and Interim Use Permits. If needed use a separate page. All questions must be answered.

- 1) Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
Yes Explain: Per our concept plan review meeting.
- 2) Will your proposed use create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area?
No Explain: No more so than a commercial or medical business.
- 3) Will your proposed use be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and so there will be no deterrence to development of vacant land?
Yes Explain: The development will increase adjacent property values.
- 4) Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
Yes Explain: _____
- 5) Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
Yes Explain: _____
- 6) Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
Yes Explain: _____
- 7) Will the proposed use be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located?
Yes Explain: _____
- 8) Will the proposed use generate only minimal vehicular traffic on local streets?
Yes Explain: _____
- 9) Will the proposed use create traffic hazards or unsafe access or parking needs?
No Explain: _____
- 10) Will existing businesses nearby be adversely affected by your proposed use because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness?
No Explain: _____
- 11) Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
No Explain: _____
- 12) Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, general unsightliness or other nuisances?
No Explain: _____
- 13) How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
Explain: The development will conform to all DNR and
- 14) Will the proposed use cause adverse environmental effects? Watershed rules, requirements, and setbacks.
No Explain: _____

Heims Lake Villas North

Preliminary Plat Narrative

Wyoming, MN

Existing Conditions

The approximately 13-acre site is located just north of Heims Lake Villas which was developed by Jaren Johnson and his partner Joe Shimanski in 2015. The proposed development site is currently being used as a farm field in a R1 zoning district and shoreland management district overlay. The proposed development will be a PUD, therefore, it is required to request a zoning change to OHC (Office and Health Care).

A wetland delineation was completed in August 2020.

Neighborhood Goals for Heims Lake Villas North:

- Provide a 55+ association maintained neighborhood similar to Heims Lake Villas.
- Housing design and lot sizes that will complement the existing homes in Heims Lake Villas.
- Create a neighborhood layout that is sensitive to the existing conditions, including availability of utilities, natural grades and drainage patterns.
- Preservation of trees and buffer to existing homes.
- Preservation of the natural resources of the area, especially Heims Lake.
- Enhancement of the neighborhood while maintaining a natural, rural feel.
- Connect to the walking path along 257th Street.

The Neighborhood

General Site Information

The proposed Heims Lake Villas development consists of 33 “detached villa” lots with lot widths ranging from 52’ to 66’ wide and 102’ and 108’ deep. Setbacks are proposed to be a front setback of 20 feet (from the lot line), and side setbacks of 12 or 15 feet, depending on the lot. The site access will be from 257th Street.

The proposed homes will be primarily one-story home designs with or without basements, which complement the existing surrounding neighborhood. Each floor plan will have multiple elevation options, which will create variety. We anticipate offering association maintained custom designed and built homes ranging in size from 1500 to 3000+ finished square feet. The association will be created to provide mowing, snow removal, sanitation, and common property maintenance service to each resident.

Layout

The site layout is generally similar to Heims Lake Villas, just to the south.

- Existing Terrain and Drainage Plan. The proposed development generally will follow the current stormwater management plan prepared to accommodate the current stormwater rules.
- Tree Preservation. Because most of the mature trees are within association property and not on individual lots, few mature trees will need to be removed. However, because of the need for ponding and some modifications to the site grading, a limited number of additional trees will be removed.
- Utilities. City sewer, city water, natural gas and electric are available from 257th Street.

Respectfully,

A handwritten signature in black ink, appearing to read "Jaren Johnson", written over the printed name.

Jaren Johnson

J. Johnson Development, LLC

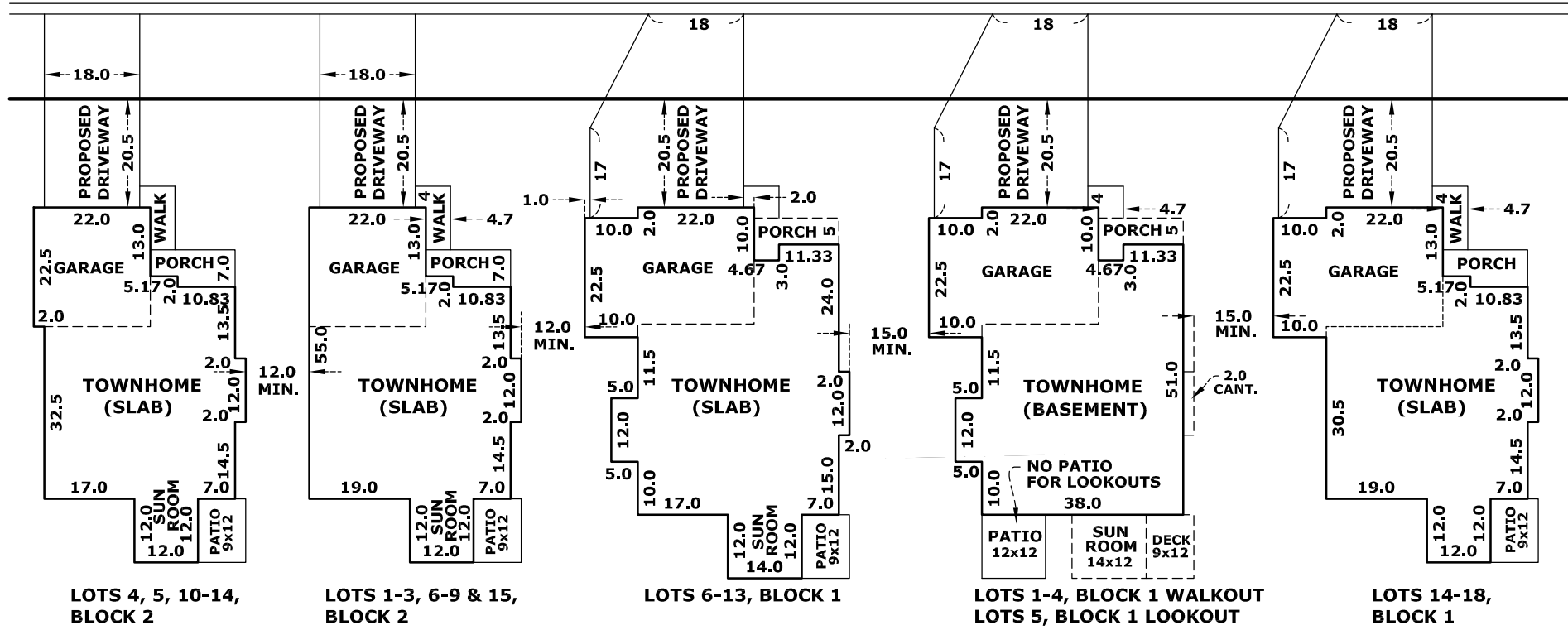
PRELIMINARY PLAT

~for~ J. JOHNSON DEVELOPMENT, LLC
~of~ HEIMS LAKE VILLAS NORTH

SINGLE UNIT
TOWNHOUSE DETAILS

(SCALE 1"=30')

PROPOSED STREET



LEGEND

- DENOTES IRON MONUMENT SET, MARKED RLS #41578, TO BE SET
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CHISAGO COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES EXISTING SPOT ELEVATION
- DENOTES FIBER OPTIC BOX
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES WATER VALVE
- DENOTES LIDAR CONTOURS
- DENOTES TREE LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER CHISAGO COUNTY TAX INFORMATION)

PROPERTY DESCRIPTION

[PER CHISAGO COUNTY WARRANTY DEED DOCUMENT NOS. 123650 AND 123651.]

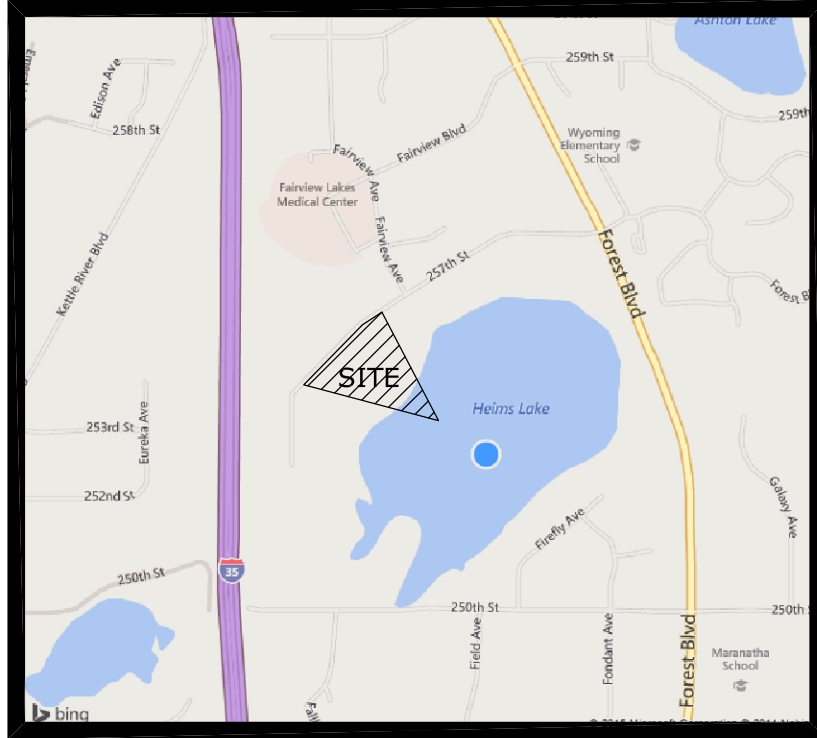
All that part of Section Twenty nine (29) and Thirty (30), Township Thirty-three (33), Range Twenty-one (21), Chisago County, Minnesota, described as follows: Commencing at the center of Southwest Quarter (SW1/4) of Section Twenty nine (29); thence North Five hundred and seventy five feet (575) to the point of beginning of tract of land to be conveyed; thence North sixty-four degrees West fourteen hundred, ten and one tenth feet (1410.1) more or less to Southwest line of road as per plat; thence North fifty-seven degrees forty three minutes East, five hundred ninety-nine and three tenths feet (599.3), more or less along said road to a point North thirty-nine degrees West of point of beginning; thence South thirty-nine degrees East Twelve hundred and twenty-one feet (1221) more or less to point of beginning.

AND

All that part of Section Twenty-nine (29) and Thirty (30), Township Thirty-three (33), Range Twenty-one (21), Chisago County, Minnesota, described as follows: Commencing at the center of Southwest Quarter (SW1/4) of Section Twenty-nine (29); thence North Five hundred and seventy five feet (575) to the point of beginning of tract of land to be conveyed; thence North Eighty four degrees West (N84°W) a distance of Seventeen hundred and fifty two and three tenths feet (1752.3) to the Southwest line of road as per plat; thence North Forty-eight degrees, twenty-eight minutes East (N 48°28'E) Six hundred forty four and three tenths feet (644.3) along said Road to a point which is North Sixty four degrees West (N64°W) of point of beginning; thence South Sixty-four degrees East(S 64°E) a distance of Fourteen hundred and ten and one tenth feet (1410.1) to point of beginning.

VICINITY MAP

PART OF SEC. 29 & 30, TWP. 33, RNG. 21



CHISAGO COUNTY, MINNESOTA
(NO SCALE)

BENCHMARK

MNDOT STATION NAME: SHANDO
ELEVATION = 912.849 FEET (NAVD88)

NOTES

- Fee ownership is vested in Rudolph K & Mary Olson.
- Parcel Pin Nos. 21.11122.00 and 21.11123.00.
- Field survey was completed by E.G. Rud and Sons, Inc. on 07/30/19. Additional topo and wetlands located on 11-11-2020. Trees located 2-24-2021.
- Bearings shown are on Chisago County Coordinate System.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Street Length from Centerline to Centerline is 1263 feet.
- Wetland delineation performed by Jacobson Environmental, PLLC. in FALL 2020.
- See Certificate of Survey prepared by E.G. Rud & Sons, Inc. dated 3-22-2021 for additional boundary information and section corner ties.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)

BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF
WAY LINES, UNLESS OTHERWISE SHOWN ON THIS
PLAT.

HEIMS LAKE
INVENTORY I.D. #13-56
O.H.W.L. = 898.6
H.K.W.L. = 898.8
PER CITY SHORELAND ORDINANCE

SW1/4 OF THE
SEC.29-T33N-R21W

ZONING AND SETBACKS

CURRENT ZONING IS R-1 RURAL RESIDENTIAL AND SHORELAND
MANAGEMENT DISTRICT OVERLAY.
PROPOSED ZONING IS PUD PLANNED UNIT DEVELOPMENT AND
SHORELAND MANAGEMENT DISTRICT OVERLAY.

PROPOSED SETBACKS
FRONT SETBACK
SIDE YARD SETBACK

SIDE STREET 257TH STREET
NORTHEAST PROPERTY LINE
REAR SETBACK

20 FEET
12 FEET BETWEEN SLAB ON
GRADE BUILDINGS
15 FEET BETWEEN WALKOUT AND
LOOKOUTS BUILDINGS
40 FEET (OTHERWISE 20 FEET)
50 FEET
50 FEET

I hereby certify that this survey, plan
or report was prepared by me or under
my direct supervision and that I am a
duly Registered Land Surveyor under
the laws of the State of Minnesota.

JASON E. RUD

Date: _03/17-2021_ License No. 41578

DRAWN BY: JEN		JOB NO: 15033PP	DATE: 03/22/21
CHECK BY: JER	FIELD CREW: RW-MR		
1			
2			
3			
4			
5			
NO.	DATE	DESCRIPTION	BY

PUD ALLOWABLE DENSITY

TIER	TOTAL AREA	UNSUITABLE AREA	SUITABLE AREA	MINIMUM LOT SIZE (RD-SEW)	BASE DENSITY	BONUS DENSITY FACTOR	ALLOWABLE UNITS PER TIER WITH BONUS DENSITY
1	226,338 S.F.	5,242 S.F.	221,096 S.F.	20,000 S.F.	11.055	N/A	N/A
2	255,020 S.F.	0	255,020 S.F.	15,000 S.F.	17.001	N/A	N/A
3	117,244 S.F.	0	117,244 S.F.	15,000 S.F.	7.816	N/A	N/A
TOTAL	598,602 S.F.	5,242 S.F.	593,360 S.F.		35.87		

ADJUSTED ALLOWABLE UNITS PER TIER	UNITS TRANSFERRED TO NEXT TIER
N/A	3
N/A	20
N/A	5
N/A	33

AREA COMPUTATIONS

TOTAL AREA SITE AREA: 20.18± ACRES
AREA ABOVE O.H.W.L.: 13.74 ± ACRES (598,600±) S.F.
TOTAL NUMBER OF UNITS: 33
GROSS DENSITY: 1.64 ± UNITS/ ACRE
NET DENSITY: 2.40± UNITS/ ACRE

TOTAL PROPOSED IMPERVIOUS SURFACE: 149,620± S.F.
PERCENT PROPOSED IMPERVIOUS SURFACE: 24.99%
(150,356 S.F. / 598,600 S.F. = 24.99%)
MAXIMUM ALLOWABLE IMPERVIOUS 25% = 149,650 S.F.

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

CERTIFICATE OF SURVEY

~for~ J. JOHNSON DEVELOPMENT, LLC
~of~ HEIMS LAKE VILLAS NORTH

PROPERTY DESCRIPTION

[PER CHISAGO COUNTY WARRANTY DEED DOCUMENT NOS. 123650 AND 123651.]

All that part of Section Twenty nine (29) and Thirty (30), Township Thirty-three (33), Range Twenty-one (21), Chisago County, Minnesota, described as follows: Commencing at the center of Southwest Quarter (SW1/4) of Section Twenty nine (29); thence North Five hundred and seventy five feet (575) to the point of beginning of tract of land to be conveyed; thence North sixty-four degrees West fourteen hundred, ten and one tenth feet (1410.1) more or less to Southwest line of road as per plat; thence North fifty-seven degrees forty three minutes East, five hundred ninety-nine and three tenths feet (599.3), more or less along said road to a point North thirty-nine degrees West of point of beginning; thence South thirty-nine degrees East Twelve hundred and twenty-one feet (1221) more or less to point of beginning.

AND

All that part of Section Twenty-nine (29) and Thirty (30), Township Thirty-three (33), Range Twenty-one (21), Chisago County, Minnesota, described as follows: Commencing at the center of Southwest Quarter (SW1/4) of Section Twenty-nine (29); thence North Five hundred and seventy five feet (575) to the point of beginning of tract of land to be conveyed; thence North Eighty four degrees West (N84°W) a distance of Seventeen hundred and fifty two and three tenths feet (1752.3) to the Southwest line of road as per plat; thence North Forty-eight degrees, twenty-eight minutes East (N 48°28'E) Six hundred forty four and three tenths feet (644.3) along said Road to a point which is North Sixty four degrees West (N64°W) of point of beginning; thence South Sixty-four degrees East(S 64°E) a distance of Fourteen hundred and ten and one tenth feet (1410.1) to point of beginning.

LEGEND

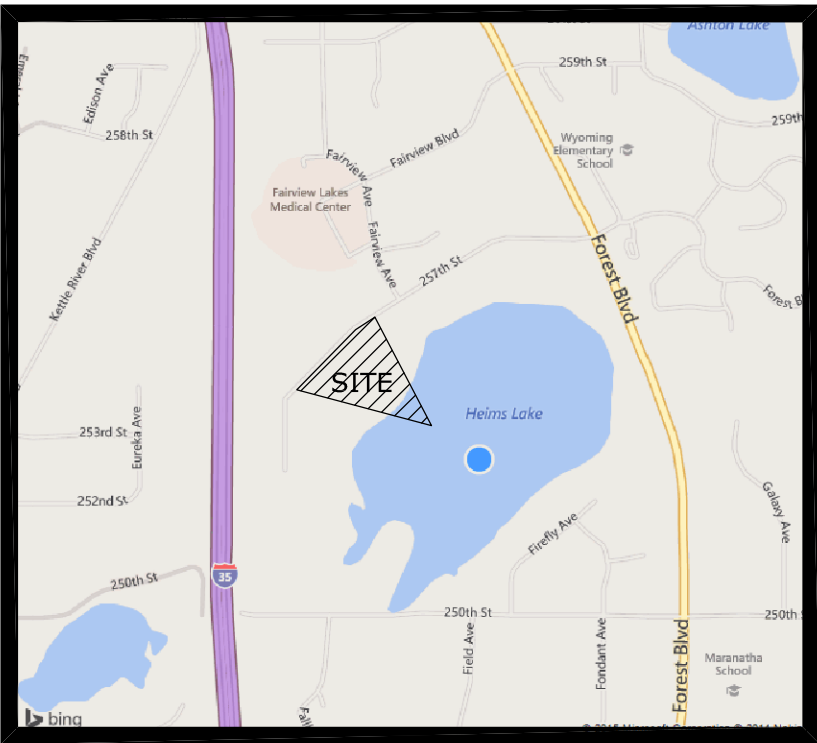
- DENOTES IRON MONUMENT SET, MARKED RLS #41578, TO BE SET
- DENOTES IRON MONUMENT FOUND AS LABELED
- ◻ DENOTES CHISAGO COUNTY CAST IRON MONUMENT
- ◻ DENOTES CATCH BASIN
- ✕ 993.36 DENOTES EXISTING SPOT ELEVATION
- ◻ DENOTES FIBER OPTIC BOX
- ☆ DENOTES HYDRANT
- ⊙ DENOTES LIGHT POLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES TELEPHONE PEDESTAL
- ⊙ DENOTES WATER VALVE
- ⋯ DENOTES LIDAR CONTOURS
- ⋯ DENOTES TREE LINE
- ⋯ DENOTES EXISTING SANITARY SEWER
- ⋯ DENOTES EXISTING STORM SEWER
- ⋯ DENOTES EXISTING WATER MAIN
- ⋯ DENOTES UNDERGROUND GAS LINE
- ⋯ DENOTES UNDERGROUND FIBER OPTIC LINE

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

VICINITY MAP

PART OF SEC. 29 & 30, TWP. 33, RNG. 21



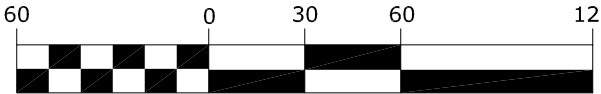
CHISAGO COUNTY, MINNESOTA
(NO SCALE)

BENCHMARK

MNDOT STATION NAME: SHANDO
ELEVATION = 912.849 FEET (NAVD88)

NORTH

GRAPHIC SCALE



1 INCH = 60 FEET

NOTES

- Fee ownership is vested in Rudolph K & Mary Olson.
- Parcel Pin Nos. 21.11122.00 and 21.11123-00.
- Field survey was completed by E.G. Rud and Sons, Inc. on 07/30/19. Additional topo and wetlands located on 11-11-2020. Trees located 2-24-2021.
- Bearings shown are on Chisago County Coordinate System.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Street Length from Centerline to Centerline is 1263 feet.
- Wetland delineation performed by Jacobson Environmental, PLLC. in FALL 2020.

AREA

TOTAL AREA SITE AREA: 20.18± ACRES
AREA ABOVE OHWL: 13.74 ± ACRES (598,600±) S.F.

ZONING

CURRENT ZONING IS R-1 RURAL RESIDENTIAL AND SHORELAND MANAGEMENT DISTRICT OVERLAY.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
JASON E. RUD

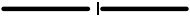
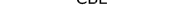
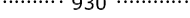
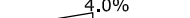
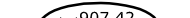
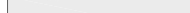
Date: 03-22-2021 License No. 41578

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

DRAWN BY: JEN		JOB NO: 15033PP	DATE: 03/22/21
CHECK BY: JER		FIELD CREW: RW-MR	
1			
2			
3			
4			
5			
NO.	DATE	DESCRIPTION	BY

WYOMING, MINNESOTA

LEGEND *

	EXISTING OVERHEAD ELECTRIC		PROPOSED OVERHEAD ELECTRIC
	EXISTING UNDERGROUND TELEPHONE		PROPOSED SANITARY SEWER PIPE
	EXISTING UNDERGROUND CABLE		PROPOSED STORM SEWER PIPE
	EXISTING TELEPHONE PEDESTAL		PROPOSED DRAINTILE AND CLEAN-OUT
	EXISTING ELECTRICAL PEDESTAL		PROPOSED ELECTRICAL SERVICE *
	EXISTING CABLE PEDESTAL		PROPOSED GAS SERVICE *
	EXISTING UTILITY POLE		PROPOSED TELEPHONE SERVICE *
	EXISTING LIGHT POLE		PROPOSED STORM MANHOLE
	EXISTING STORM SEWER		PROPOSED CATCH BASIN
	EXISTING WATER MAIN		PROPOSED FLARED-END SECTION
	EXISTING SANITARY SEWER		PROPOSED GATE VALVE
	EXISTING FORCEMAIN		PROPOSED HYDRANT
	EXISTING STORM MANHOLE		PROPOSED SANITARY SEWER MANHOLE
	EXISTING CATCH BASIN		PROPOSED CONTOURS
	EXISTING FLARED-END SECTION		
	EXISTING GATE VALVE		
	EXISTING HYDRANT		PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
	EXISTING WELL		
	EXISTING SANITARY SEWER MANHOLE		
	EXISTING CONTOUR		PROPOSED SILT FENCE
	EXISTING SPOT ELEVATION		PROPOSED DIRECTION OF DRAINAGE
	EXISTING SPOT ELEVATION		PROPOSED BITUMINOUS
	EXISTING SPOT ELEVATION (MATCH INTO ELEVATION)		PROPOSED FILTRATION MEDIA
	EXISTING BITUMINOUS		PROPOSED INLET PROTECTION
	EXISTING TREES		PROPOSED HEAVY-DUTY PAVEMENT
	EXISTING TREE TO BE REMOVED		PROPOSED ENKAMAT
	SURFACE DRAINAGE DIRECTION		PROPOSED RETAINING WALL
	EXISTING FENCE		BITUMINOUS PAVEMENT REMOVAL
	EXISTING RETAINING WALL		CONCRETE SIDEWALK REMOVAL
	EXISTING WETLAND		PROPOSED CONCRETE SIDEWALK

GENERAL NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.

CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.

THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.

INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

ALL UTILITIES THAT WILL BE OWNED AND MAINTAINED BY THE CITY AFTER CONSTRUCTION SHALL BE BUILT TO CITY STANDARDS.

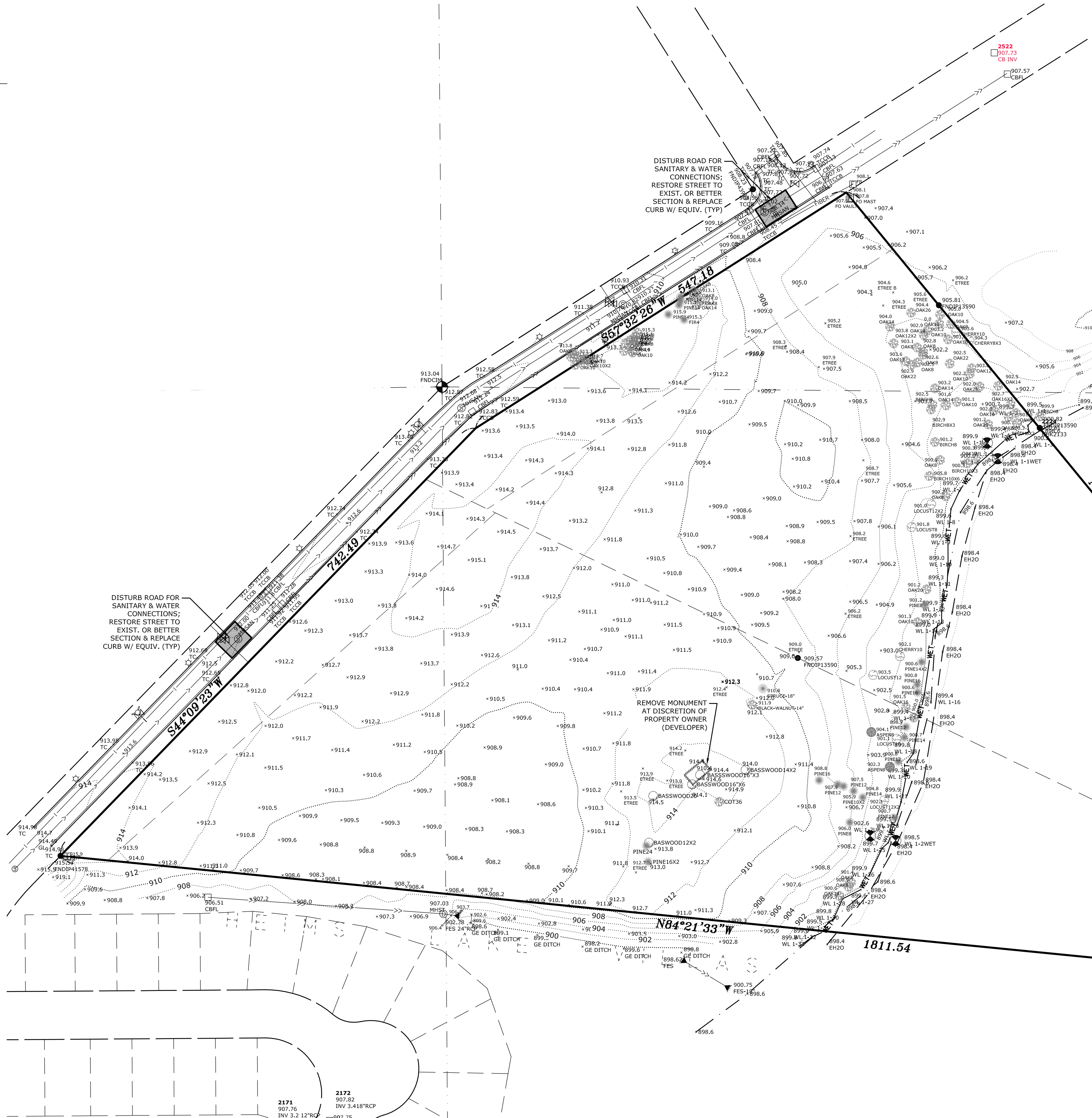
THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY PRIOR TO ANY WORK.

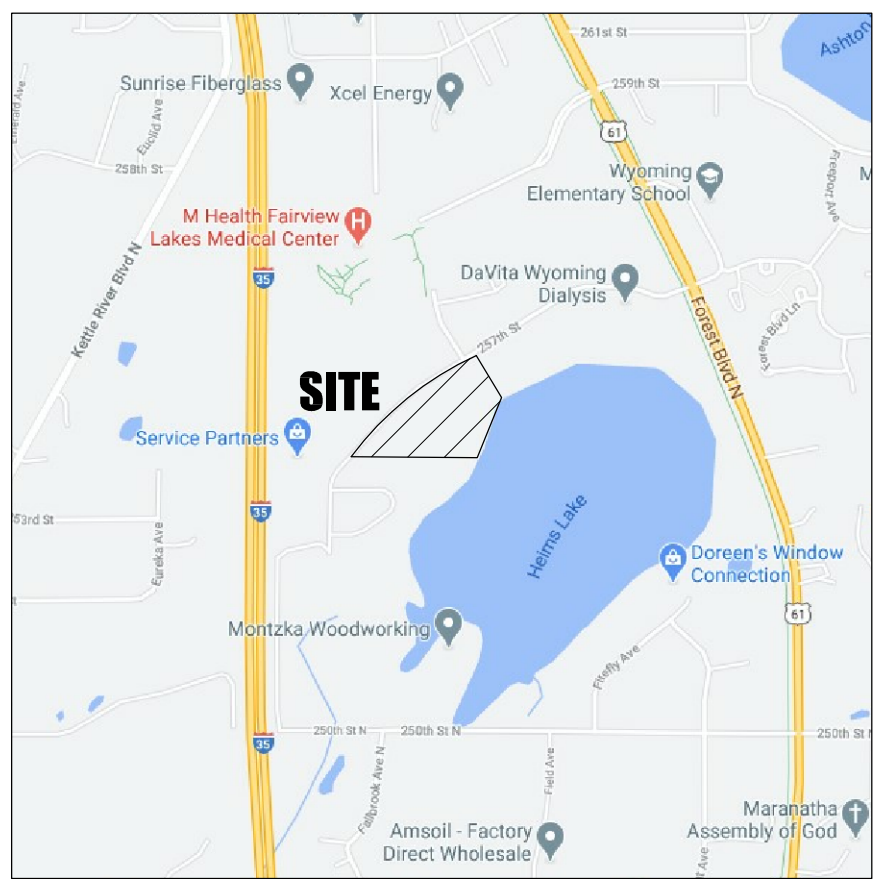
STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.



VICINITY MAP



NOT TO SCALE

[illegible]

hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

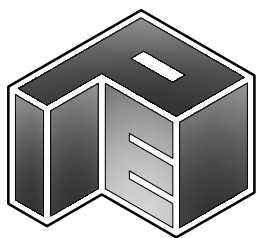
Charles W. Plowe
CHARLES W. PLOWE
DATE: 03.22.2021 LIC. NO. 18227

HEIMS LAKE VILLAS NORTH

WYOMING, MINNESOTA

TITLE SHEET, EXISTING CONDITIONS,
LEGEND, & REMOVAL PLAN

PREPARED FOR:
J. JOHNSON
DEVELOPMENT, LLC



**SITE PLANNING
& ENGINEERING**

PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH



0 40 80

1 INCH = 80 FEET

CO



below.
Call before you dig.

● PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ROCK CONSTRUCTION ENTRANCE (LOCATIONS TO BE DETERMINED - COORDINATE WITH OWNER) AND PERIMETER SILT FENCE AS SHOWN ON PLAN. (CONTACT CITY TO INSPECT EROSION CONTROL MEASURES PRIOR TO GRADING OPERATIONS, IF NECESSARY.) ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.

- ALL EXPOSED SOILS MUST HAVE TEMPORARY EROSION CONTROL PROTECTION OR PERMANENT COVER WITHIN SEVEN (7) DAYS.

* MOW A MINIMUM OF ONCE PER 2 WEEKS
** SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

- PROTECT ALL STORM WATER MANAGEMENT FACILITIES FROM CONSTRUCTION RUN-OFF. CONTRACTOR TO INSTALL AND CONSTRUCT SAID FACILITIES ONCE SITE HAS BEEN STABILIZED.

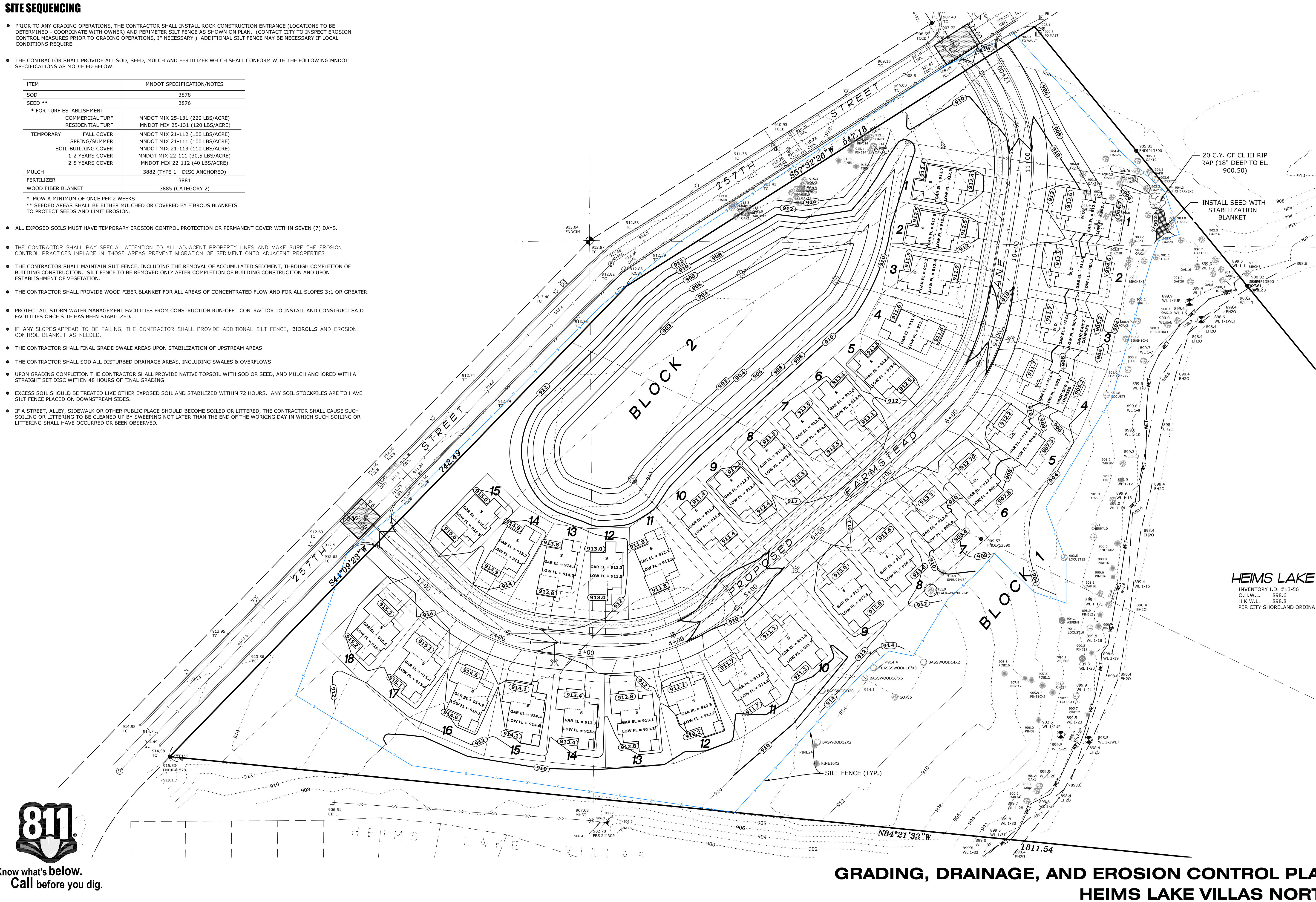
ORIGINAL DATE:
FEBRUARY 17, 2021

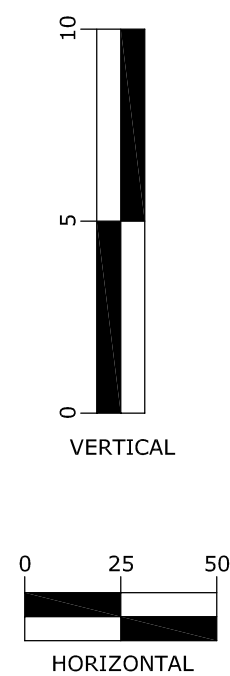
DATE: 03/22/2021 LIC NO: 132271

PREPARED FOR:
J. JOHNSON
DEVELOPMENT, LLC

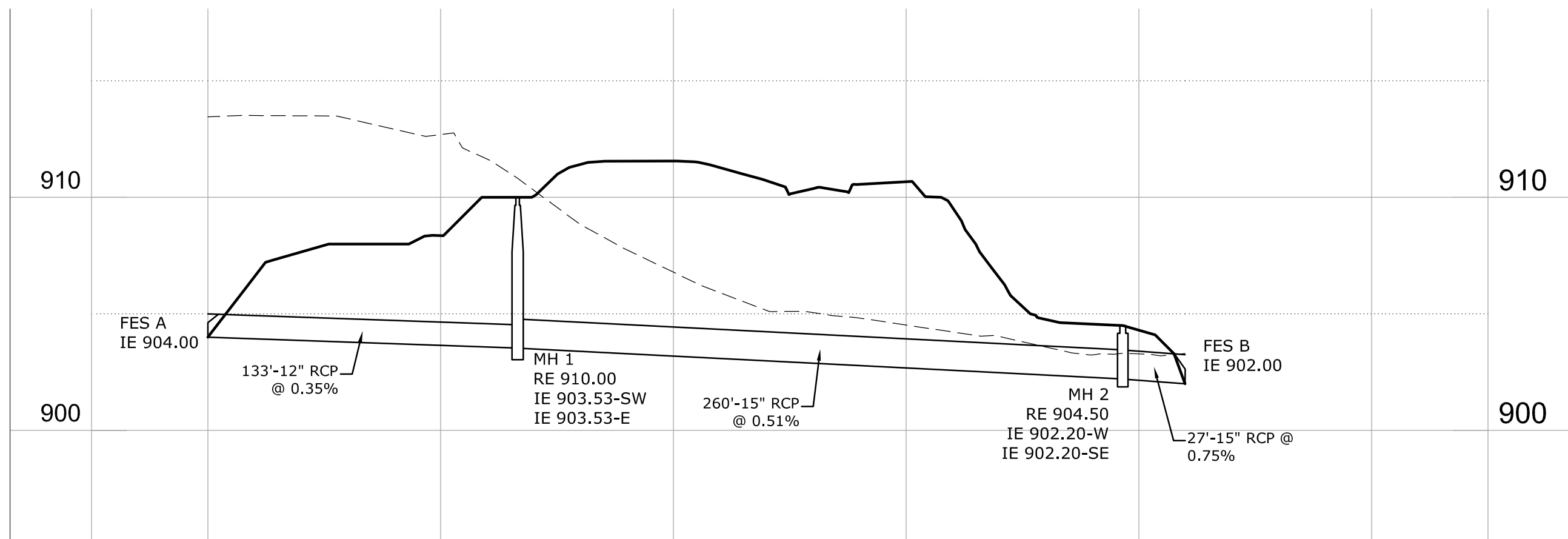
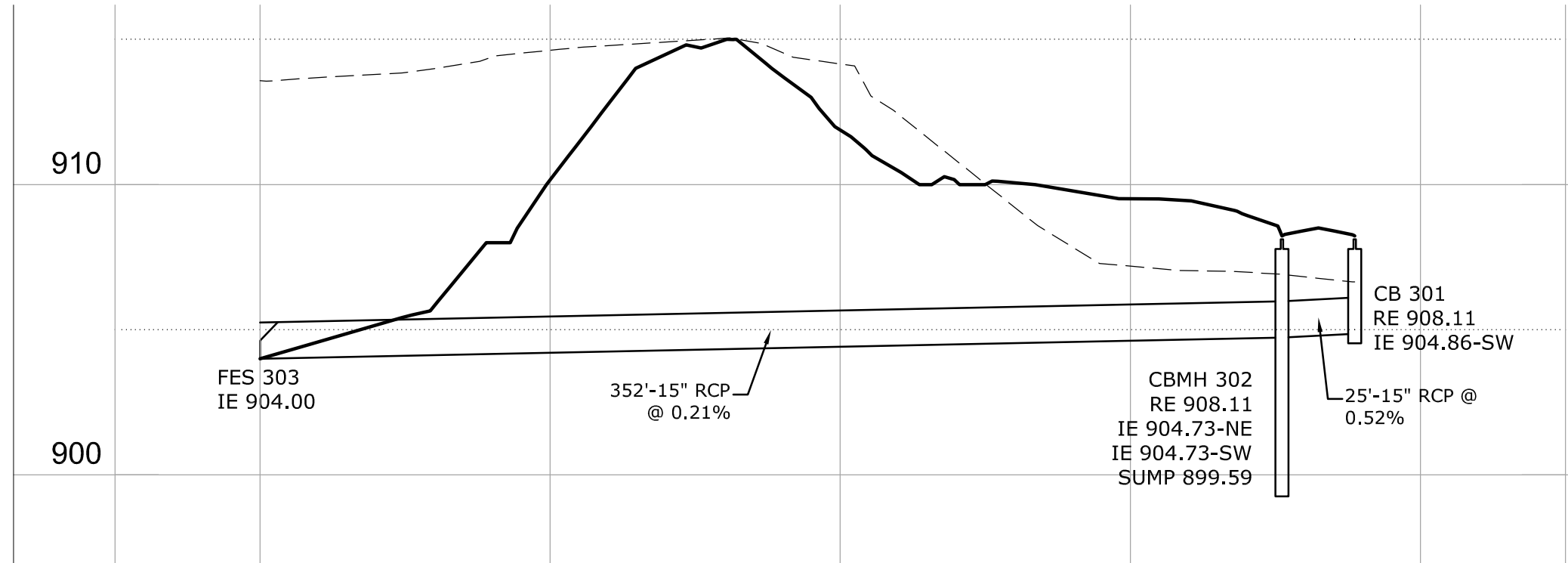
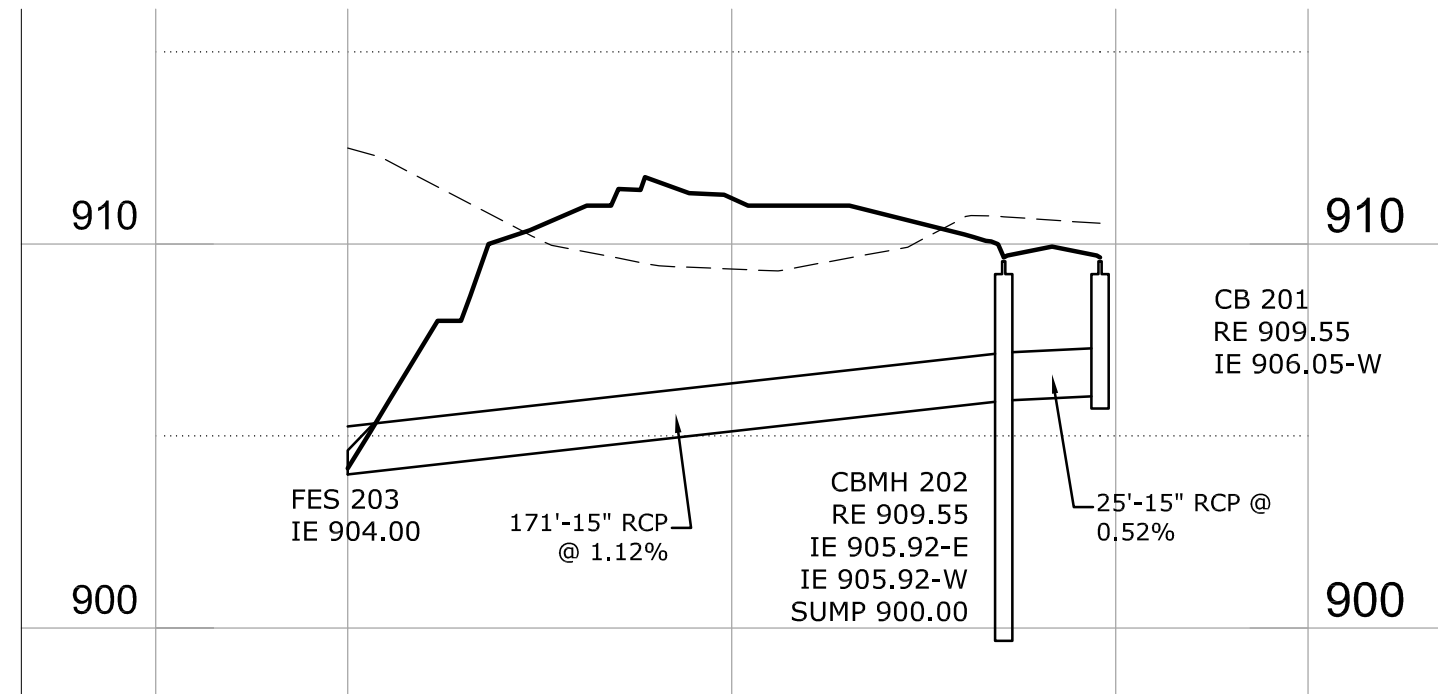
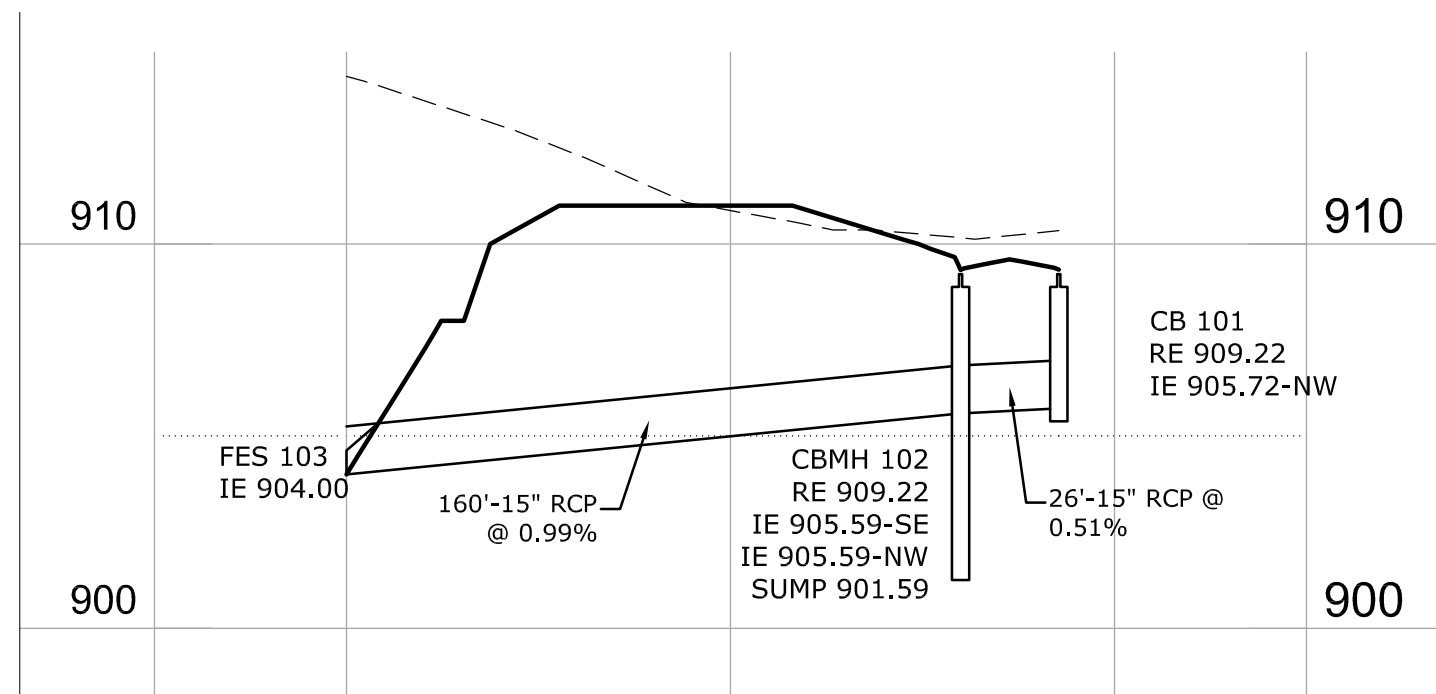
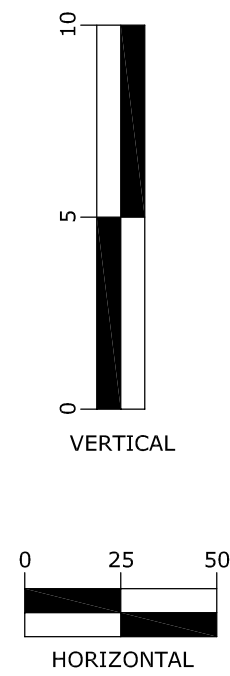
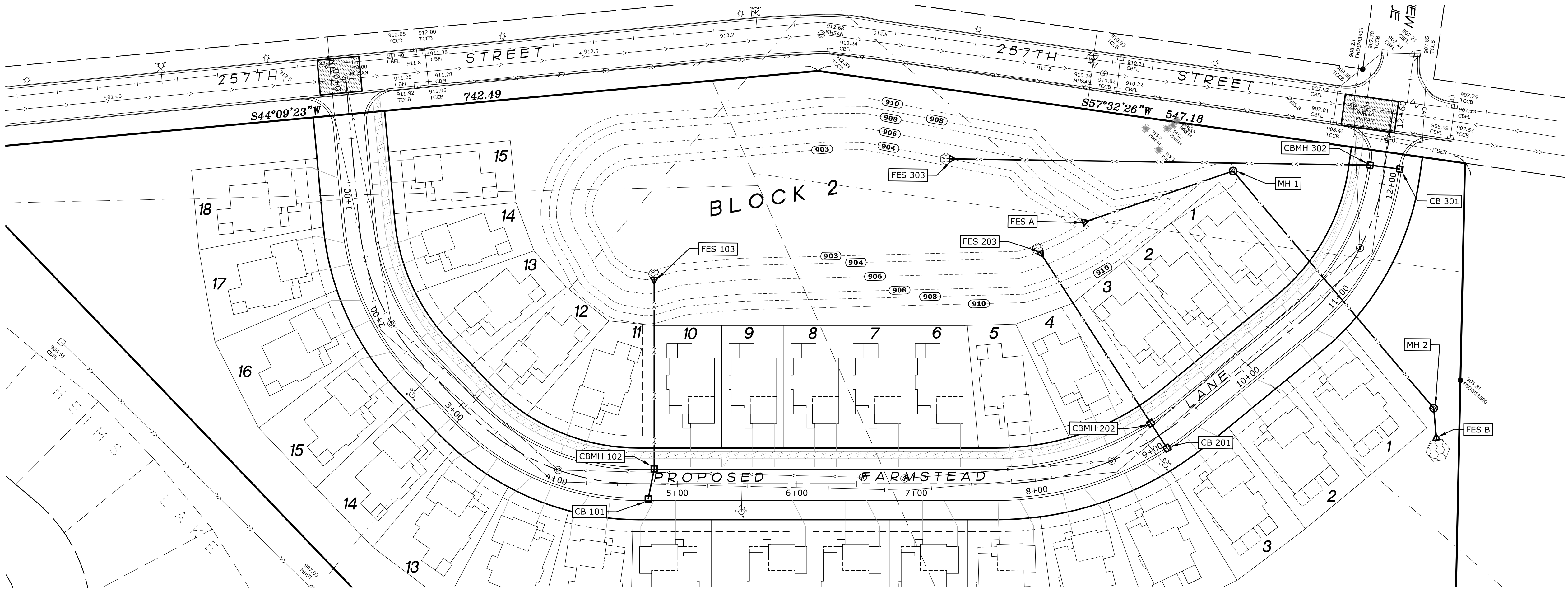


Page 39 of 169





C2.1



PLAN & PROFILE - STORM SEWER
HEIMS LAKE VILLAS NORTH

DRAWN BY: M.Q.A. DESIGN BY: C.W.P.
CHKD BY: M.Q.A. PROJ. NO. 21-1961
ORIGINAL DATE: FEBRUARY 17, 2021

DATE	REVISION DESCRIPTION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Charles W. Plowe
CHARLES W. PLOWE
DATE: 03.22.2021 LIC. NO. 16227

HEIMS LAKE VILLAS NORTH
WYOMING, MINNESOTA
PLAN & PROFILE - STORM SEWER

PREPARED FOR:
J. JOHNSON
DEVELOPMENT, LLC

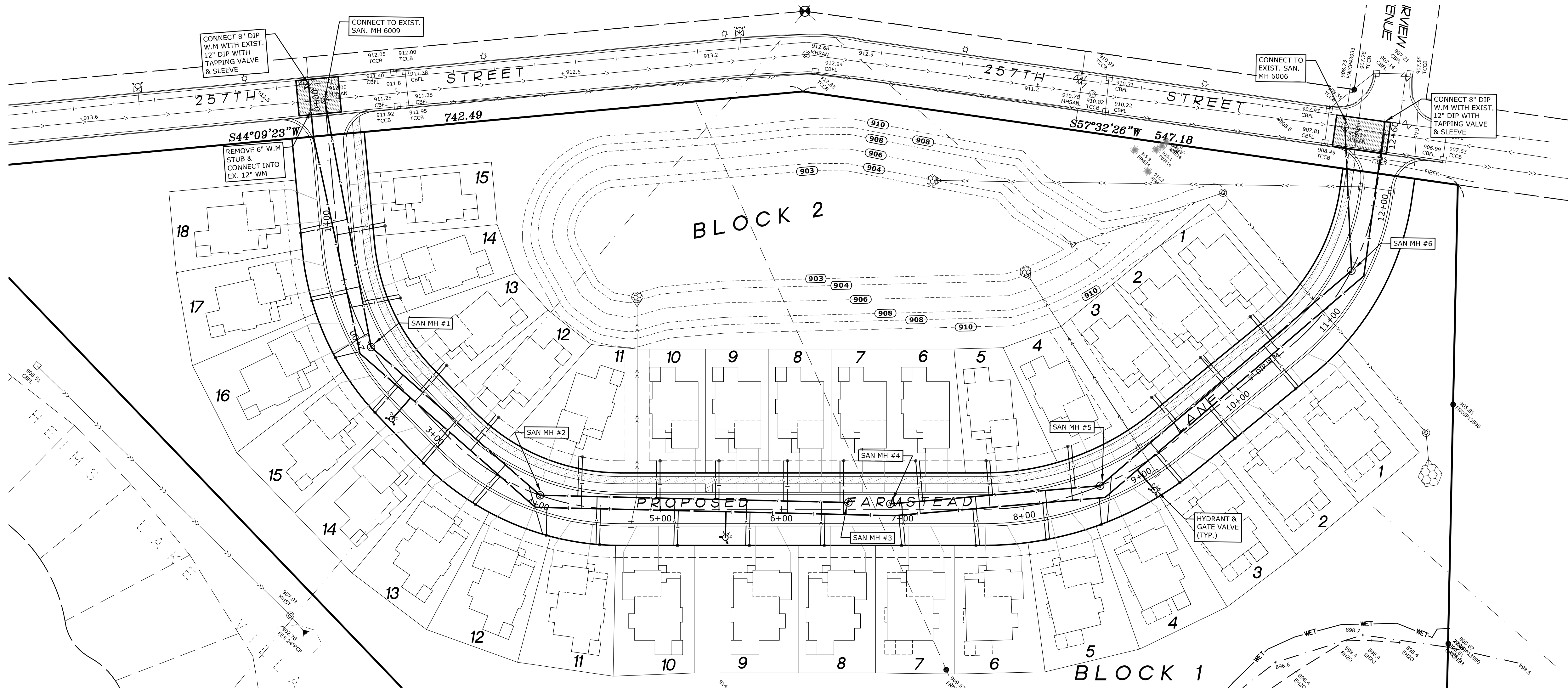
PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH
0 25 50
1 INCH = 50 FEET

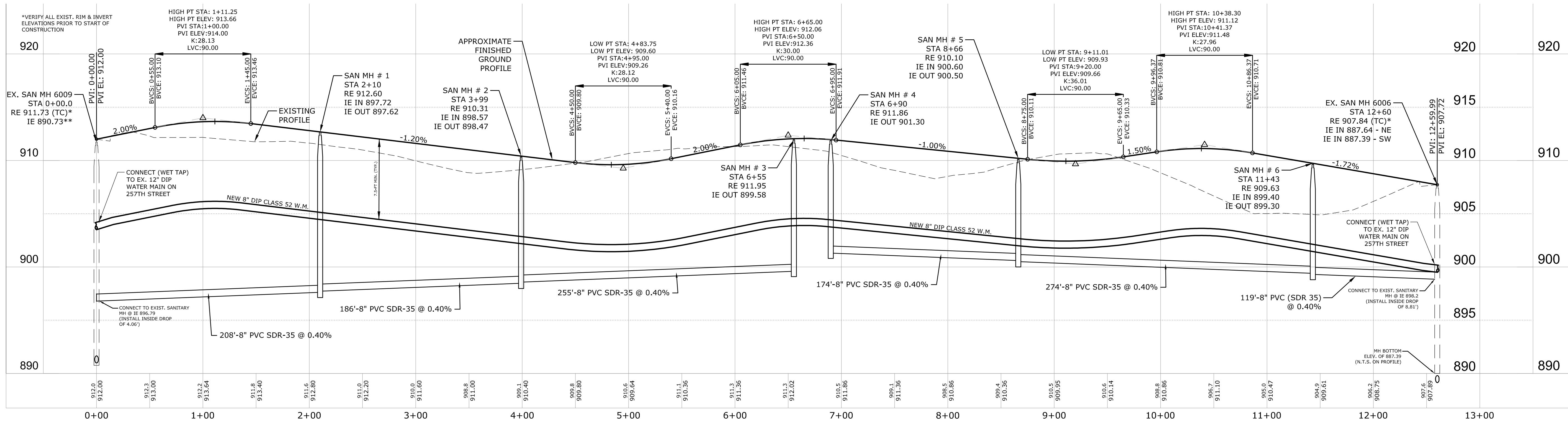
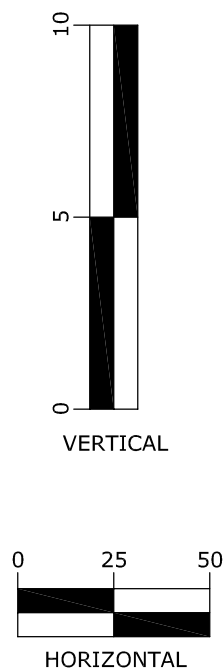
C2.2



Know what's below.
Call before you dig.



811
Know what's below.
Call before you dig.



**PLAN & PROFILE - SANITARY & WATER MAIN
HEIMS LAKE VILLAS NORTH**

DRAWN BY: M.Q.A. DESIGN BY: C.W.P.
CHCKD BY: PROJ. NO. 21-1961
M.Q.A.
ORIGINAL DATE: FEBRUARY 17, 2021

DATE	REVISION DESCRIPTION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Charles W. Plowe
DATE: 03.22.2021 LIC. NO. 16227

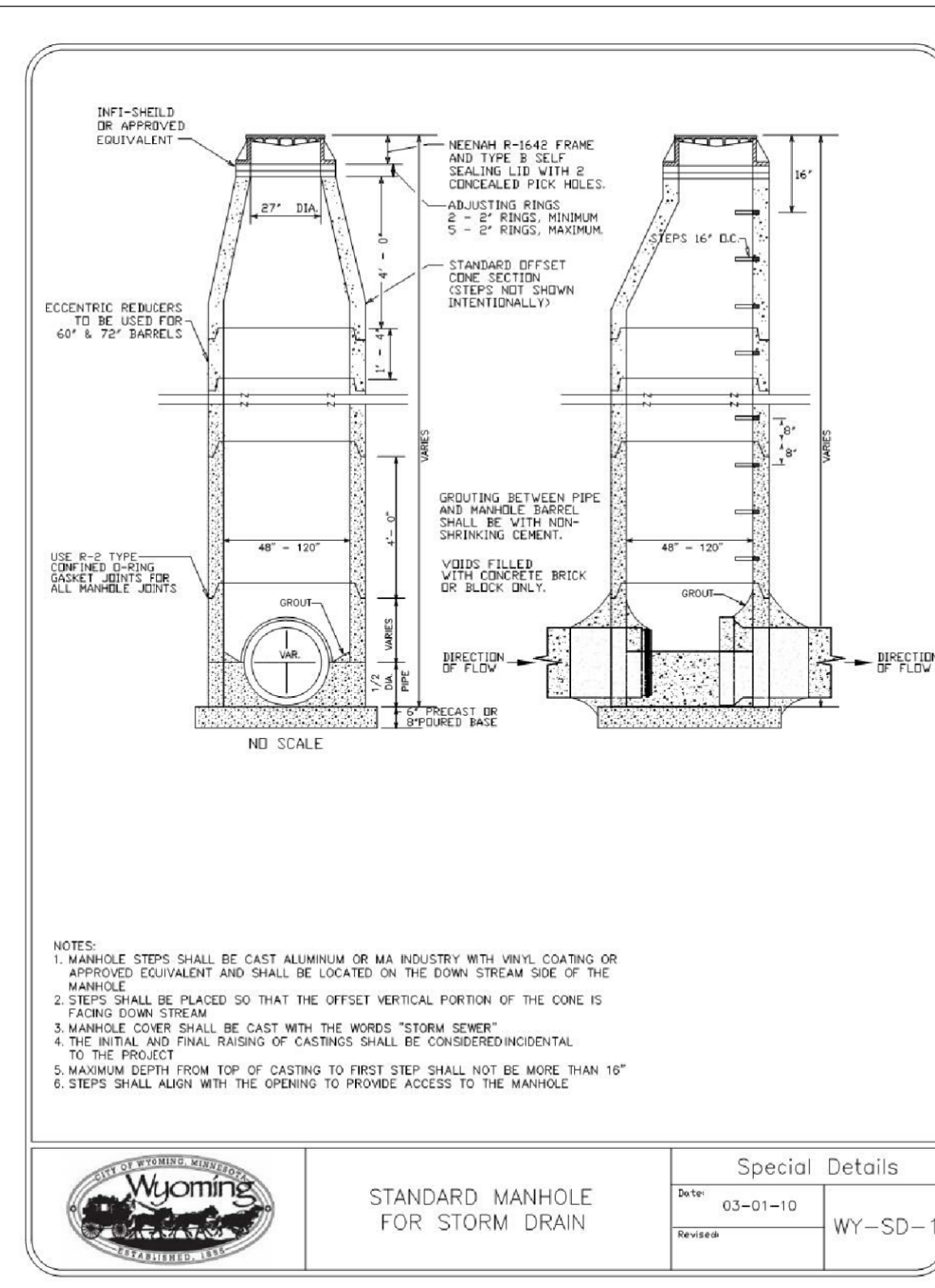
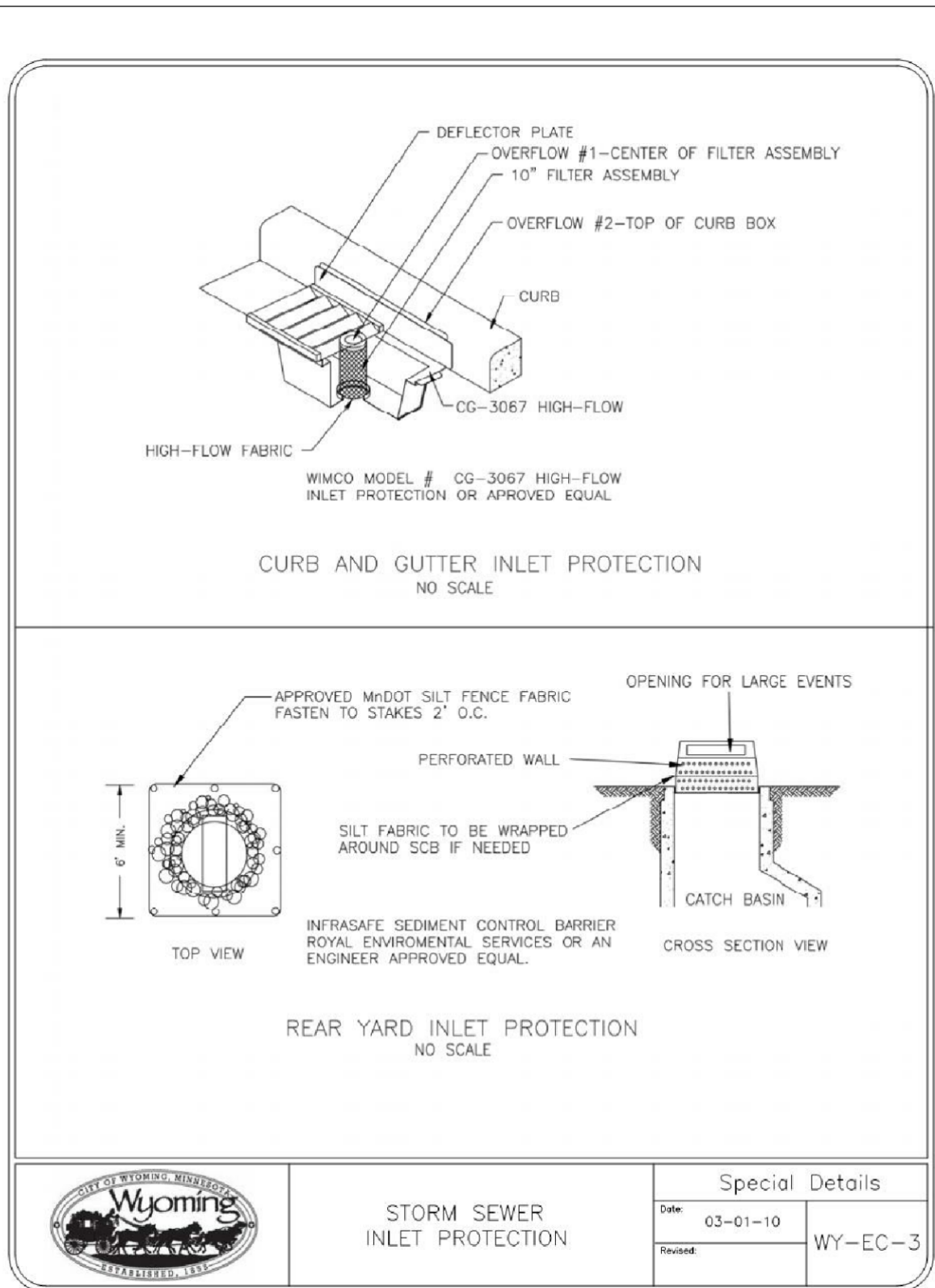
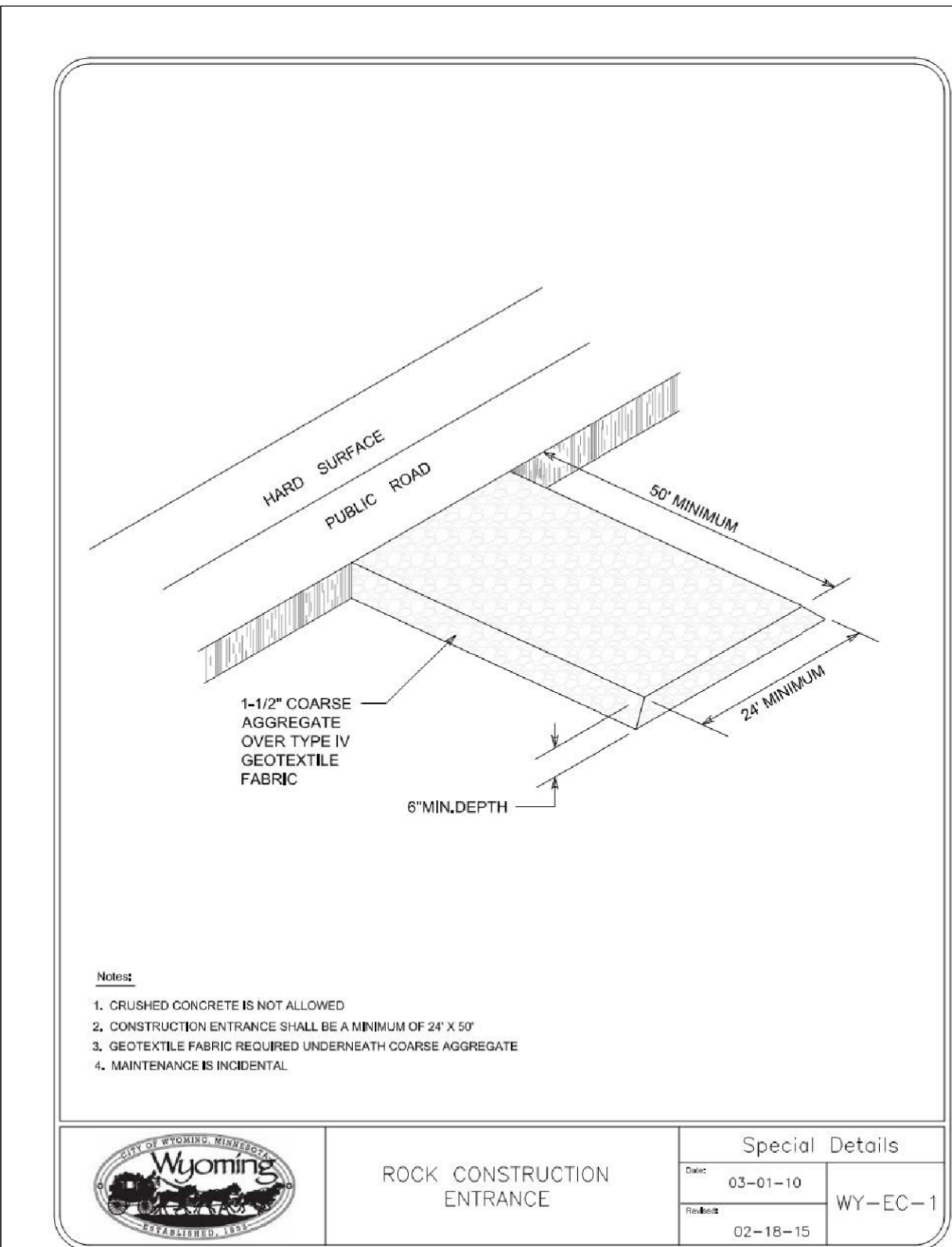
HEIMS LAKE VILLAS NORTH
WYOMING, MINNESOTA
PLAN & PROFILE - SANITARY & WATER MAIN

PREPARED FOR:
J. JOHNSON DEVELOPMENT, LLC

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH
0 25 50
1 INCH = 50 FEET

C2.3



WYOMING, MINNESOTA

DETAILS & NOTES

C3.4

18.1 WET SEDIMENTATION BASIN. [MINN. R. 7090]

18.2 PERMITTEES USING A WET SEDIMENTATION BASIN TO MEET THE PERMANENT STORMWATER TREATMENT REQUIREMENTS OF THIS PERMIT MUST INCORPORATE THE DESIGN PARAMETERS IN ITEM 18.3 THROUGH 18.10. [MINN. R. 7090]

18.3 PERMITTEES MUST DESIGN THE BASIN TO HAVE A PERMANENT VOLUME OF 1,800 CUBIC FEET OF STORAGE BELOW THE OUTLET PIPE FOR EACH ACRE THAT DRAINS TO THE BASIN. THE BASIN'S PERMANENT VOLUME MUST REACH A MINIMUM DEPTH OF AT LEAST THREE FEET AND HAVE NO DEPTH GREATER THAN 10 FEET. PERMITTEES MUST CONFIGURE THE BASIN TO MINIMIZE SCOUR OR RESUSPENSION OF SOLIDS. [MINN. R. 7090]

18.4 PERMITTEES MUST DESIGN THE BASIN TO PROVIDE LIVE STORAGE FOR A WATER QUALITY VOLUME (CALCULATED AS AN INSTANTANEOUS VOLUME) OF ONE (1) INCH OF RUNOFF, OR ONE (1) INCH MINUS THE VOLUME OF STORMWATER TREATED BY ANOTHER SYSTEM ON THE SITE, FROM THE NET INCREASE IN IMPERVIOUS SURFACES CREATED BY THE PROJECT. [MINN. R. 7090]

18.5 PERMITTEES MUST DESIGN BASIN OUTLETS SO THE WATER QUALITY VOLUME DISCHARGES AT NO MORE THAN 5.66 CUBIC FEET PER SECOND (CFS) PER ACRE OF SURFACE AREA OF THE BASIN. [MINN. R. 7090]

18.6 PERMITTEES MUST DESIGN BASIN OUTLETS TO PREVENT SHORT-CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS. BASIN OUTLETS MUST HAVE ENERGY DISSIPATION. [MINN. R. 7090]

18.7 PERMITTEES MUST DESIGN THE BASIN TO INCLUDE A STABILIZED EMERGENCY OVERFLOW TO ACCOMMODATE STORM EVENTS IN EXCESS OF THE BASIN'S HYDRAULIC DESIGN. [MINN. R. 7090]

18.8 PERMITTEES MUST DESIGN A MAINTENANCE ACCESS, TYPICALLY EIGHT (8) FEET WIDE, FOR THE BASIN. [MINN. R. 7090]

18.9 PERMITTEES MUST LOCATE BASINS OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONE REQUIRED IN ITEM 23.11.

PERMITTEES MUST DESIGN BASINS TO AVOID DRAINING WATER FROM WETLANDS UNLESS THE IMPACT TO THE WETLAND COMPLIES WITH THE REQUIREMENTS OF SECTION 22. [MINN. R. 7090]

18.10 PERMITTEES MUST DESIGN BASINS USING AN IMPERMEABLE LINER IF LOCATED WITHIN ACTIVE KARST TERRAIN. [MINN. R. 7090]

19.1 REGIONAL WET SEDIMENTATION BASINS. [MINN. R. 7090]

19.2 WHEN THE ENTIRE WATER QUALITY VOLUME CANNOT BE RETAINED ONSITE, PERMITTEES CAN USE OR CREATE REGIONAL WET SEDIMENTATION BASINS PROVIDED THEY ARE CONSTRUCTED BASINS, NOT A NATURAL WETLAND OR WATER BODY. (WETLANDS USED AS REGIONAL BASINS MUST BE MITIGATED FOR. SEE SECTION 22). THE OWNER MUST ENSURE THE REGIONAL BASIN CONFORMS TO ALL REQUIREMENTS FOR A WET SEDIMENTATION BASIN AS DESCRIBED IN ITEMS 18.3 THROUGH 18.10 AND MUST BE LARGE ENOUGH TO ACCOUNT FOR THE ENTIRE AREA THAT DRAINS TO THE REGIONAL BASIN. PERMITTEES MUST VERIFY THAT THE REGIONAL BASIN WILL DISCHARGE AT NO MORE THAN 5.66 CFS PER ACRE OF SURFACE AREA OF THE BASIN AND MUST PROVIDE A LIVE STORAGE VOLUME OF ONE INCH TIMES ALL THE IMPERVIOUS AREA DRAINING TO THE BASIN. PERMITTEES CANNOT SIGNIFICANTLY DEGRADE WATERWAYS BETWEEN THE PROJECT AND THE REGIONAL BASIN. THE OWNER MUST OBTAIN WRITTEN AUTHORIZATION FROM THE APPLICABLE LGU OR PRIVATE ENTITY THAT OWNS AND MAINTAINS THE REGIONAL BASIN. [MINN. R. 7090]

20.1 SWPPP AVAILABILITY. [MINN. R. 7090]

20.2 PERMITTEES MUST KEEP THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS AT THE SITE DURING NORMAL WORKING HOURS BY PERMITTEES WHO HAVE OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. [MINN. R. 7090]

21.1 TRAINING REQUIREMENTS. [MINN. R. 7090]

21.2 PERMITTEES MUST ENSURE ALL OF THE FOLLOWING INDIVIDUALS RECEIVE TRAINING AND THE CONTENT AND EXTENT OF THE TRAINING IS COMMENSURATE WITH THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES WITH REGARD TO ACTIVITIES COVERED UNDER THIS PERMIT.

A. INDIVIDUALS PREPARING THE SWPPP FOR THE PROJECT.

B. INDIVIDUALS OVERSEEING IMPLEMENTATION OF, REVISING AND/OR AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS FOR THE PROJECT. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.

C. INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS. [MINN. R. 7090]

21.3 PERMITTEES MUST ENSURE INDIVIDUALS IDENTIFIED IN SECTION 21 RECEIVE TRAINING FROM LOCAL, STATE, FEDERAL AGENCIES, PROFESSIONAL ORGANIZATIONS, OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, POLLUTION PREVENTION, AND THE CONSTRUCTION OF SWPPP. PERMITTEES MUST PROVIDE A REFRESHER PERMIT. PERMITTEES MUST ENSURE THESE INDIVIDUALS ATTEND A REFRESHER-TRAINING COURSE EVERY THREE (3) YEARS. [MINN. R. 7090]

23.1 ADDITIONAL REQUIREMENTS FOR DISCHARGES TO SPECIAL (PROHIBITED, RESTRICTED, OTHER) AND IMPAIRED WATERS. [MINN. R. 7090]

23.6 DISCHARGES TO THE TROUT STREAMS (OTHER SPECIAL WATER) LISTED IN MINN. R. 6264.0050, SUBP. 4, MUST INCORPORATE THE BMPS OUTLINED IN ITEMS 23.9, 23.10, 23.11, AND 23.12. [MINN.R.6264.0050, SUBP. 4]

23.9 PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 AND COMPLETE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES. [MINN. R. 7090]

23.10 PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14 FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME. [MINN.R. 7090]

23.11 PERMITTEES MUST INCLUDE AN UNDISTURBED BUFFER ZONE OF NOT LESS THAN 100 LINEAR FEET FROM A SPECIAL WATER (NOT INCLUDING TRIBUTARIES) AND MUST MAINTAIN THIS BUFFER ZONE AT ALL TIMES, BOTH DURING CONSTRUCTION AND AS A PERMANENT BUFFER ZONE AFTER CONSTRUCTION, EXCEPT WHERE A WATER CROSSING OR OTHER ENCROACHMENT IS NECESSARY TO COMPLETE THE PROJECT. PERMITTEES MUST FULLY DOCUMENT THE CIRCUMSTANCE AND REASONS THE BUFFER ENCROACHMENT IS NECESSARY IN THE SWPPP AND INCLUDE RESTORATION ACTIVITIES. THIS PERMIT ALLOWS REPLACEMENT OF EXISTING IMPERVIOUS SURFACE WITHIN THE BUFFER. PERMITTEES MUST MINIMIZE ALL POTENTIAL WATER QUALITY, SCENIC AND OTHER ENVIRONMENTAL IMPACTS OF THESE EXCEPTIONS BY THE USE OF ADDITIONAL OR REDUNDANT (DOUBLE) BMPS AND MUST DOCUMENT THIS IN THE SWPPP FOR THE PROJECT. [MINN. R. 7090]

23.12 PERMITTEES MUST DESIGN THE PERMANENT STORMWATER TREATMENT SYSTEM SO THE DISCHARGE FROM THE PROJECT MINIMIZES ANY INCREASE IN THE TEMPERATURE OF TROUT STREAMS RESULTING FROM THE ONE (1) AND TWO (2) YEAR 24-HOUR PRECIPITATION EVENTS. THIS INCLUDES ALL TRIBUTARIES OF DESIGNATED TROUT STREAMS LOCATED WITHIN THE SAME PUBLIC LAND SURVEY SYSTEM (PLSS) SECTION. PERMITTEES MUST INCORPORATE ONE OR MORE OF THE FOLLOWING MEASURES, IN ORDER OF PREFERENCE:

a. PROVIDE STORMWATER INFILTRATION OR OTHER VOLUME REDUCTION PRACTICES AS DESCRIBED IN ITEM 15.4 AND 15.5, TO REDUCE RUNOFF. INFILTRATION SYSTEMS MUST DISCHARGE ALL STORMWATER ROUTED TO THE SYSTEM WITHIN 24 HOURS.

b. PROVIDE STORMWATER FILTRATION AS DESCRIBED IN SECTION 17. FILTRATION SYSTEMS MUST DISCHARGE ALL STORMWATER ROUTED TO THE SYSTEM WITHIN 24 HOURS.

c. MINIMIZE THE DISCHARGE FROM CONNECTED IMPERVIOUS SURFACES BY DISCHARGING TO VEGETATED AREAS, OR GRASS SWALES, AND THROUGH THE USE OF NON-STRUCTURAL CONTROLS.

d. IF PONDING IS USED, THE DESIGN MUST INCLUDE AN APPROPRIATE COMBINATION OF MEASURES SUCH AS SHADING, VEGETATED SWALE DISCHARGES, OR CONSTRUCTED WETLAND TREATMENT CELLS THAT LIMIT TEMPERATURE INCREASES. THE POND MUST BE DESIGNED AS A DRY POND AND SHOULD DRAW DOWN IN 24 HOURS OR LESS.

e. OTHER METHODS THAT MINIMIZE ANY INCREASE IN THE TEMPERATURE OF THE TROUT STREAM, [MINN. R. 7090]

24.1 GENERAL PROVISIONS. [MINN. R. 7090]

24.2 IF THE MPCA DETERMINES THAT AN INDIVIDUAL PERMIT WOULD MORE APPROPRIATELY REGULATE THE CONSTRUCTION ACTIVITY, THE MPCA MAY REQUIRE AN INDIVIDUAL PERMIT TO CONTINUE THE CONSTRUCTION ACTIVITY. COVERAGE UNDER THIS GENERAL PERMIT WILL REMAIN IN EFFECT UNTIL THE MPCA ISSUES AN INDIVIDUAL PERMIT. [MINN. R. 7001.0210, SUBP. 6]

24.3 IF THE PERMITTEE CANNOT MEET THE TERMS AND CONDITIONS OF THIS GENERAL PERMIT, AN OWNER MAY REQUEST AN INDIVIDUAL PERMIT, IN ACCORDANCE WITH MINN. R. 7001.0210 SUBP. 6, [MINN. R. 7001.0210, SUBP. 6]

24.4 ANY INTERESTED PERSON MAY PETITION THE MPCA TO REQUIRE AN INDIVIDUAL NPDES/SDS PERMIT IN ACCORDANCE WITH 40 CFR 122.20(b)(3), 140 CFR 122.20(b)(3).

24.5 PERMITTEES MUST MAKE THE SWPPP, INCLUDING ALL INSPECTION REPORTS, MAINTENANCE RECORDS, TRAINING RECORDS AND OTHER INFORMATION REQUIRED BY THIS PERMIT, AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE (3) DAYS UPON REQUEST FOR THE DURATION OF THE PERMIT AND FOR THREE (3) YEARS FOLLOWING THE NOT. [MINN. R. 7090]

24.6 PERMITTEES MAY NOT ASSIGN OR TRANSFER THIS PERMIT EXCEPT WHEN THE TRANSFER OCCURS IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF ITEM 3.7 AND 3.8. [MINN. R. 7090]

24.7 NOTHING IN THIS PERMIT MUST BE CONSTRUED TO RELIEVE THE PERMITTEES FROM CIVIL OR CRIMINAL PENALTIES FOR NONCOMPLIANCE WITH THE TERMS AND CONDITIONS PROVIDED HEREIN. NOTHING IN THIS PERMIT MUST BE CONSTRUED TO PRECLUDE THE INITIATION OF ANY LEGAL ACTION OR RELIEVE THE PERMITTEES FROM ANY RESPONSIBILITIES, LIABILITIES, OR PENALTIES TO WHICH THE PERMITTEES IS/ARE OR MAY BE SUBJECT TO UNDER SECTION 311 OF THE CLEAN WATER ACT AND MINN. STAT. SECT. 115 AND 116. AS AMENDED, PERMITTEES ARE NOT LIABLE FOR PERMIT REQUIREMENTS FOR ACTIVITIES OCCURRING ON THOSE PORTIONS OF A SITE WHERE THE PERMIT HAS BEEN TRANSFERRED TO ANOTHER PARTY AS REQUIRED IN ITEM 3.7 OR THE PERMITTEES HAVE SUBMITTED THE NOT AS REQUIRED IN SECTION 4. [MINN. R. 7090]

24.8 THE PROVISIONS OF THIS PERMIT ARE SEVERABLE. IF ANY PROVISION OF THIS PERMIT OR THE APPLICATION OF ANY PROVISION OF THIS PERMIT IN ANY CIRCUMSTANCES IS HELD INVALID, THE APPLICATION OF SUCH PROVISION TO OTHER CIRCUMSTANCES, AND THE REMAINDER OF THIS PERMIT MUST NOT BE AFFECTED THEREBY. [MINN. R. 7090]

24.9 THE PERMITTEES MUST COMPLY WITH THE PROVISIONS OF MINN. R. 7001.0150, SUBP. 3 AND MINN. R. 7001.1090, SUBP. 1(A), 1(B), 1(C), 1(H), 1(I), 1(J), 1(K), AND 1(L). [MINN. R. 7090]

24.10 THE PERMITTEES MUST ALLOW ACCESS AS PROVIDED IN 40 CFR 122.41(I) AND MINN. STAT. SECT. 115.04. THE PERMITTEES MUST ALLOW REPRESENTATIVES OF THE MPCA OR ANY MEMBER, EMPLOYEE OR AGENT THEREOF, WHEN AUTHORIZED BY IT, UPON PRESENTATION OF CREDENTIALS TO ENTER UPON ANY PROPERTY, PUBLIC OR PRIVATE, FOR THE PURPOSE OF OBTAINING INFORMATION OR EXAMINATION OF RECORDS OR CONDUCTING SURVEYS OR INVESTIGATIONS. [40 CFR 122.41(I)]

24.11 FOR THE PURPOSES OF MINN. R. 7090 AND OTHER DOCUMENTS THAT REFERENCE SPECIFIC SECTIONS OF THIS PERMIT, "STORMWATER DISCHARGE DESIGN REQUIREMENTS" CORRESPONDS TO SECTIONS 5, 6 AND 14 THROUGH 21; "CONSTRUCTION ACTIVITY REQUIREMENTS" CORRESPONDS TO SECTIONS 7 THROUGH 13; AND "APPENDIX A" CORRESPONDS TO SECTIONS 22 AND 23. [MINN. R. 7090]

DOCUMENTATION OF TRAINED INDIVIDUALS

A. INDIVIDUAL WHO PREPARED THE SWPPP:

ADAM GINKEL
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES MN 55014
(651) 361-8234
ADAM@plowe.com

UNIVERSITY OF MINNESOTA

Adam Ginkel

Design of Construction SWPPP (May 31 2023)

PROJECT NAME

HEIMS LAKE VILLAS NORTH

PROJECT LOCATION

SW QUADRANT OF FAIRVIEW AVENUE & 257TH STREET (WYOMING, MN)

LATITUDE: 45.318
LONGITUDE: -92.998

DEVELOPER

GUIDANCE HOMES

NARRATIVE - PERMANENT STORMWATER TREATMENT SYSTEMS

THE PROJECT CONSISTS OF THE CONSTRUCTION OF 33 SINGLE-FAMILY RESIDENCES AND A STORMWATER INFILTRATION BASIN FOR STORMWATER TREATMENT.

PERMANENT STORMWATER MANAGEMENT TREATMENT SYSTEMS PER MPCA RULES, CITY OF WYOMING, AND COMFORT LAKE / FOREST LAKE WATERSHED DISTRICT ARE REQUIRED FOR THIS PROJECT.

SITE IMPERVIOUS AREAS

	BEFORE CONSTRUCTION	AFTER CONSTRUCTION
TOTAL SITE AREA	13.74 ACRES	
TOTAL ESTIMATED IMPERVIOUS	0 ACRES	3.39 ACRES
TOTAL ESTIMATED PERVIOUS	13.74 ACRES	10.35 ACRES

APPROX. 3.39 ACRE INCREASE IN IMPERVIOUS

TOTAL DISTURBED AREA

10.85 ACRES

SITE MAP W/ EXISTING AND FINAL GRADES AND DESIGN CALCULATIONS

SEE "STORMWATER DRAINAGE REPORT" FOR EXISTING AND PROPOSED AREA MAPS, DENOTING DRAINAGE AREA BOUNDARIES, DIRECTIONS OF FLOW, AND DISCHARGE POINTS WHERE STORMWATER LEAVES THE SITE.

RECEIVING WATERS WITHIN ONE MILE

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
HEIMS LAKE	LAKE	NO	NO
ON-SITE WETLANDS	WETLAND	NO	NO

BUFFER TO SURFACE WATER

☒ IF THE SITE DRAINS TO A SURFACE WATER, IS A 50-FT NATURAL BUFFER ADJACENT TO THE SURFACE WATER PRESERVED?

YES NO N/A

NOTE: NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS.

TEMPORARY SEDIMENTATION BASINS

☐ IF FIVE (5) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, IS A TEMPORARY SEDIMENT BASIN PROVIDED FOR TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS?

YES NO N/A

INFILTRATION FEASIBILITY

☐ ARE THERE ANY INFILTRATION RESTRICTIONS FOR THE SITE (SEE 16.14 THROUGH 16.21)?

YES NO N/A

ADDITIONAL STORMWATER MITIGATION MEASURES

☐ ARE THERE ANY STORMWATER MITIGATION MEASURES PER:

- ENVIRONMENTAL REVIEW DOCUMENT?
- ENDANGERED SPECIES REVIEW?
- ARCHAEOLOGICAL REVIEW?
- OTHER LOCAL, STATE OR FEDERAL REVIEW?

IF YES TO ANY OF THE ABOVE, DESCRIBE THE MITIGATION MEASURES, FOR PURPOSES OF THIS PERMIT. MITIGATION MEASURES MEANS ACTIONS NECESSARY TO AVOID, MINIMIZE, OR MITIGATE FOR IMPACTS RELATED TO EROSION PREVENTION, SEDIMENT CONTROL, THE PERMANENT STORMWATER TREATMENT SYSTEM, POLLUTION PREVENTION MANAGEMENT MEASURES AND DISCHARGES ASSOCIATED WITH THE PROJECT'S CONSTRUCTION ACTIVITY. [MINN. R. 7090]

LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER FACILITIES

THE PERMANENT STORMWATER MANAGEMENT FACILITIES ARE PRIVATELY OWNED AND THE LONG-TERM OPERATIONS AND MAINTENANCE WILL BE PROVIDED BY THE OWNER. THE CITY OF WYOMING SHALL NOT BE RESPONSIBLE FOR LONG-TERM OPERATIONS AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES.

REVEGETATION SPECIFICATIONS

ITEM	MNDOT SPECIFICATION/NOTES
SOD	3878
SEED **	3876
* FOR TURF ESTABLISHMENT	
COMMERCIAL TURF	MNDOT MIX 25-131 (220 LBS/ACRE)
RESIDENTIAL TURF	MNDOT MIX 25-131 (120 LBS/ACRE)
TEMPORARY	
FALL COVER	MNDOT MIX 21-112 (100 LBS/ACRE)
SPRING/SUMMER	MNDOT MIX 21-111 (100 LBS/ACRE)
SOIL-BUILDING COVER	MNDOT MIX 21-113 (110 LBS/ACRE)
1-2 YEARS COVER	MNDOT MIX 22-111 (30.5 LBS/ACRE)
2-5 YEARS COVER	MNDOT MIX 22-112 (40 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
FERTILIZER	3881
WOOD FIBER BLANKET	3885 (CATEGORY 0)

* MOW A MINIMUM OF:
RESIDENTIAL TURF - ONCE PER 2 WEEKS
COMMERCIAL TURF - ONCE PER 4 WEEKS

** SEEDING AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

QUANTITIES - ESTIMATED QUANTITIES FOR EROSION AND SEDIMENT CONTROL MEASURES

TYPE	QTY	UNIT
SILT FENCE	3,000	LINEAR FEET
RIP-RAP W/ GEO-FABRIC	-	CUBIC YARDS
TURF REINFORCEMENT MAT (ENKAMAT)	-	SQUARE YARDS
SEED & MULCH (GENERAL)	0.5	ACRE
ROCK CONSTRUCTION ENTRANCE	1	EACH
SOD	-	SQUARE YARDS
EROSION CONTROL BLANKET	-	SQUARE YARDS
INLET PROTECTION	-	EACH

NARRATIVE - TIMING FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES

- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND SWPPP MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLAN.
 - ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
 - THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
 - SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
- CONTRACTOR SHALL INSTALL THE ROCK CONSTRUCTION ENTRANCE WHEREVER CONSTRUCTION TRAFFIC ENTERS ONTO EXISTING PAVED SURFACES.
- CONTRACTOR TO INSTALL TREE PROTECTION FENCING AS APPLICABLE
- CONTRACTOR SHALL PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
 - CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE PERMIT, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
- CONTRACTOR TO PROTECT PERMANENT STORMWATER MANAGEMENT FACILITIES FROM CONSTRUCTION RUN-OFF.
 - INFILTRATION SYSTEMS MUST NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED.
- CONTRACTOR TO SHALL PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES INFLAME IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY AND NPDES PHASE II PERMIT REQUIREMENTS.
- CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING
- CONTRACTOR TO STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY
- CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR ARE DIRECTED BY CITY
- COORDINATE SMALL UTILITIES INSTALLATIONS (GAS, PHONE, ELECTRIC, GAS, ETC.) AFTER CURB & GUTTER INSTALLATION.

LIST OF IMPAIRED WATERS:

NONE IN A ONE MILE RADIUS

"BEST MANAGEMENT PRACTICES (BMPS)" MEANS THE MOST EFFECTIVE AND PRACTICABLE MEANS OF EROSION PREVENTION AND SEDIMENT CONTROL, AND WATER QUALITY MANAGEMENT PRACTICES THAT ARE THE MOST EFFECTIVE AND PRACTICABLE MEANS OF TO CONTROL, PREVENT, AND MINIMIZE DEGRADATION OF SURFACE WATER, INCLUDING AVOIDANCE OF IMPACTS, CONSTRUCTION-PHASING, MINIMIZING THE LENGTH OF TIME SOIL AREAS ARE EXPOSED, PROHIBITIONS, POLLUTION PREVENTION THROUGH GOOD HOUSEKEEPING, AND OTHER MANAGEMENT PRACTICES PUBLISHED BY STATE OR DESIGNATED AREA-WIDE PLANNING AGENCIES, [MINN. R. 7090]

"CONSTRUCTION ACTIVITY" MEANS ACTIVITIES INCLUDING CLEARING, GRADING, AND EXCAVATING, THAT RESULT IN LAND DISTURBANCE OF EQUAL TO OR GREATER THAN ONE ACRE, INCLUDING THE DISTURBANCE OF LESS THAN ONE ACRE OF TOTAL LAND AREA THAT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE IF THE LARGER COMMON PLAN WILL ULTIMATELY DISTURB EQUAL TO OR GREATER THAN ONE ACRE. THIS INCLUDES A DISTURBANCE TO THE LAND THAT RESULTS IN A CHANGE IN THE TOPOGRAPHY, EXISTING SOIL COVER, BOTH VEGETATIVE AND NONVEGETATIVE, OR THE EXISTING SOIL TOPOGRAPHY THAT MAY RESULT IN ACCELERATED STORMWATER RUNOFF THAT MAY LEAD TO SOIL EROSION AND MOVEMENT OF SEDIMENT. CONSTRUCTION ACTIVITY DOES NOT INCLUDE A DISTURBANCE TO THE LAND OF LESS THAN FIVE ACRES FOR THE PURPOSE OF ROUTINE MAINTENANCE PERFORMED TO MAINTAIN THE ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, AND ORIGINAL PURPOSE OF THE FACILITY. ROUTINE MAINTENANCE DOES NOT INCLUDE ACTIVITIES SUCH AS REPAIRS, REPLACEMENT AND OTHER TYPES OF NON-ROUTINE MAINTENANCE. PAVEMENT REHABILITATION THAT DOES NOT DISTURB THE UNDERLYING SOILS (E.G., MILL AND OVERLAY PROJECTS) IS NOT CONSTRUCTION ACTIVITY. [MINN. R. 7090]

"DEWATERING" MEANS THE REMOVAL OF SURFACE OR GROUND WATER TO DRY AND/OR SOLIDIFY A CONSTRUCTION SITE TO ENABLE CONSTRUCTION ACTIVITY. DEWATERING MAY REQUIRE A MINNESOTA DEPARTMENT OF NATURAL RESOURCES WATER APPROPRIATION PERMIT AND, IF DEWATERING WATER IS CONTAMINATED, DISCHARGE OF SUCH WATER MAY REQUIRE AN INDIVIDUAL MPCA NPDES/SDS PERMIT. [MINN. R. 7090]

"EROSION PREVENTION" MEANS MEASURES EMPLOYED TO PREVENT EROSION SUCH AS SOIL STABILIZATION PRACTICES, PERMANENT COVER OR CONSTRUCTION PHASING. [MINN. R. 7090]

"GENERAL CONTRACTOR" MEANS THE PARTY WHO SIGNS THE CONSTRUCTION CONTRACT WITH THE OWNER TO CONSTRUCT THE ENTIRE PROJECT DESCRIBED IN THE FINAL PLANS AND SPECIFICATIONS, WHERE THE CONSTRUCTION PROJECT INVOLVES MORE THAN ONE CONTRACTOR. THE GENERAL CONTRACTOR IS THE PARTY RESPONSIBLE FOR MANAGING THE ENTIRE PROJECT ON BEHALF OF THE OWNER. IN SOME CASES, THE OWNER IS THE GENERAL CONTRACTOR. IN THESE CASES, THE OWNER SIGNS THE PERMIT APPLICATION AS THE OPERATOR AND BECOMES THE SOLE PERMITTEE. [MINN. R. 7090]

"GROUNDWATER" MEANS THE WATER CONTAINED BELOW THE SURFACE OF THE EARTH IN THE SATURATED ZONE INCLUDING, WITHOUT LIMITATION, ALL WATERS WHETHER UNDER CONFINED, UNCONFINED, OR PERCHED CONDITIONS, IN NEAR SURFACE UNCONSOLIDATED SEDIMENT OR REGOLITH, OR IN ROCK FORMATIONS DEEPER UNDERGROUND. [MINN. R. 7090]

"HOMEOWNER FACT SHEET" MEANS AN MPCA FACT SHEET AVAILABLE ON THE MPCA CONSTRUCTION STORMWATER WEBSITE FOR PERMITTEES TO GIVE TO HOMEOWNERS AT THE TIME OF SALE. [MINN. R. 7090]

"INFEASIBLE" MEANS NOT TECHNOLOGICALLY POSSIBLE OR NOT ECONOMICALLY PRACTICABLE AND ACHIEVABLE IN LIGHT OF THE BEST INDUSTRY PRACTICES. [MINN. R. 7090]

"INITIATED IMMEDIATELY" MEANS TAKING AN ACTION TO COMMENCE SOIL STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE PROJECT DAY, FOLLOWING THE DAY WHEN THE LAND-DISTURBING ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE. IF THE PERMITTEES KNOW THAT CONSTRUCTION WORK ON THAT PORTION OF THE SITE WILL BE TEMPORARILY CEASED FOR 14 OR MORE ADDITIONAL CALENDAR DAYS OR 7 CALENDAR DAYS WHERE ITEM 23.9 APPLIES, PERMITTEES CAN INITIATE STABILIZATION BY:

A. PREPPING THE SOIL FOR VEGETATIVE OR NON-VEGETATIVE STABILIZATION; OR
B. APPLYING MULCH OR OTHER NON-VEGETATIVE PRODUCT TO THE EXPOSED SOIL AREA; OR

C. SEEDING OR PLANTING THE EXPOSED AREA; OR

D. STARTING ANY OF THE ACTIVITIES IN A - C ON A PORTION OF THE AREA TO BE STABILIZED, BUT NOT ON THE ENTIRE AREA; OR
E. FINALIZING ARRANGEMENTS TO HAVE STABILIZATION PRODUCT FULLY INSTALLED IN COMPLIANCE WITH THE APPLICABLE

DEADLINE FOR COMPLETING STABILIZATION. [MINN. R. 7090]

"IMPERVIOUS SURFACE" MEANS A CONSTRUCTED HARD SURFACE THAT EITHER PREVENTS OR RETARDS THE ENTRY OF WATER INTO THE SOIL AND CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES AND AT AN INCREASED RATE OF FLOW THAN PRIOR TO DEVELOPMENT. EXAMPLES INCLUDE ROOFTOPS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, AND CONCRETE, ASPHALT, OR GRAVEL ROADS, BRIDGES OVER SURFACE WATERS ARE CONSIDERED IMPERVIOUS SURFACES. [MINN. R. 7090]

"NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)" MEANS THE PROGRAM FOR ISSUING, MODIFYING, REVOKING, REISSUING, TERMINATING, MONITORING, AND ENFORCING PERMITS UNDER THE CLEAN WATER ACT, AS AMENDED (33 U.S.C. 1251 ET SEQ. SECTION 1342 AND 40 CFR PARTS 122, 123, 124 AND 450). [MINN. R. 7090]

"NATURAL BUFFER" MEANS AN AREA OF UNDISTURBED COVER SURROUNDING SURFACE WATERS WITHIN WHICH CONSTRUCTION ACTIVITIES ARE RESTRICTED. NATURAL BUFFER INCLUDES THE VEGETATION, EXPOSED ROCK, OR BARREN GROUND THAT EXISTS PRIOR TO COMMENCEMENT OF EARTH-DISTURBING ACTIVITIES. [MINN. R. 7090]

"NOTICE OF TERMINATION (NOT)" MEANS THE FORM (ELECTRONIC OR PAPER) REQUIRED FOR TERMINATING COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT. [MINN. R. 7090]

"OPERATOR" MEANS THE PERSON (USUALLY THE GENERAL CONTRACTOR), FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY DESIGNATED BY THE OWNER WHO HAS DAY TO DAY OPERATIONAL CONTROL AND/OR THE ABILITY TO MODIFY PROJECT PLANS AND SPECIFICATIONS RELATED TO THE SWPPP. THE PERMIT APPLICATION MUST LIST THE OPERATOR AS A PERMITTEE. SUBCONTRACTORS HIRED BY AND UNDER SUPERVISION OF THE GENERAL CONTRACTOR ARE NOT OPERATORS. [MINN. R. 7090]

"OWNER" MEANS THE PERSON, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY POSSESSING THE TITLE OF THE LAND ON WHICH THE CONSTRUCTION ACTIVITIES WILL OCCUR OR, IF THE CONSTRUCTION ACTIVITY IS FOR A LEASE, EASEMENT, OR MINERAL RIGHTS LICENSE HOLDER, THE PARTY OR INDIVIDUAL IDENTIFIED AS THE LEASE, EASEMENT OR MINERAL RIGHTS LICENSE HOLDER, OR THE CONTRACTING GOVERNMENT AGENCY RESPONSIBLE FOR THE CONSTRUCTION ACTIVITY. [MINN. R. 7090]

"PERMANENT COVER" MEANS SURFACE TYPES THAT WILL PREVENT SOIL FAILURE UNDER EROSION CONDITIONS, EXAMPLES INCLUDE: GRAVEL, CONCRETE, PERENNIAL COVER, OR OTHER LANDSCAPED MATERIAL THAT WILL PERMANENTLY ARREST SOIL EROSION. PERMITTEES MUST ESTABLISH A UNIFORM PERENNIAL VEGETATIVE COVER (I.E., EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) WITH A DENSITY OF 70 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER ON ALL AREAS NOT COVERED BY PERMANENT STRUCTURES, OR EQUIVALENT PERMANENT STABILIZATION MEASURES. PERMANENT COVER DOES NOT INCLUDE TEMPORARY BMPS SUCH AS WOOD FIBER BLANKET, MULCH, AND ROLLED EROSION CONTROL PRODUCTS. [MINN. R. 7090]

"PERMITTEES" MEANS THE PERSONS, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY IDENTIFIED AS THE OWNER AND OPERATOR ON THE APPLICATION SUBMITTED TO THE MPCA AND ARE RESPONSIBLE FOR COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. [MINN. R. 7090]

"PROJECT(S)" MEANS ALL CONSTRUCTION ACTIVITY PLANNED AND/OR CONDUCTED UNDER A PARTICULAR PERMIT. THE PROJECT OCCURS ON THE SITE OR SITES DESCRIBED IN THE PERMIT APPLICATION, THE SWPPP AND IN THE ASSOCIATED PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS. [MINN. R. 7090]

"PUBLIC WATERS" MEANS ALL WATER BASINS AND WATERCOURSES DESCRIBED IN MINN. STAT. SECT. 103G.005 SUBP. 15. [MINN. R. 7090]

"SEDIMENT CONTROL" MEANS METHODS EMPLOYED TO PREVENT SUSPENDED SEDIMENT IN STORMWATER FROM LEAVING THE SITE (E.G. SILT FENCES, COMPOST LOGS AND STORM DRAIN INLET PROTECTION). [MINN. R. 7090]

"STABILIZE," "STABILIZED," "STABILIZATION" MEANS THE EXPOSED GROUND SURFACE HAS BEEN COVERED BY APPROPRIATE MATERIALS SUCH AS MULCH, STAKED SOIL, RIPRAP, EROSION CONTROL, BLANKET, MATS OR OTHER MATERIAL THAT PREVENTS EROSION FROM OCCURRING, GRASS SEEDING, AGRICULTURAL CROP SEEDING OR OTHER SEEDING ALONE IS NOT STABIL

**CITY OF WYOMING
PLANNING AND ZONING**

TO: Planning Commission
DATE: April 13, 2021
FROM: Tom Ramler-Olson, City Planner
Fred Weck
RE: Sketch Plan Review
APPLICANT/OWNER: Northern Tier Development, LLC
Richard Morris
PROPERTY: R21.10302.00, 21.10302.30,
21.10302.20, 21.10302.10,
21.00012.00, 21.00009.30,
21.10298.30, 21.10298.40
FILE NO.: D-21-002

OVERVIEW

Northern Tier Development (“the applicant”) is proposing to redevelop the property referred to as Greenwood Golf Course. The project area is composed of 8 separate parcels, described below:

PID	Zoning Designation	Planned Land Use (2009 Comprehensive Plan)
21.10298.30	A – Agriculture	Mixed Use
21.10298.40	A – Agriculture	Mixed Use
21.10302.00	R1 – Rural Residential I	Mixed Use
21.10302.10	R1 – Rural Residential I	Mixed Use
21.10302.20	R1 – Rural Residential I	Mixed Use
21.10302.30	R1 – Rural Residential I	Mixed Use
21.00009.30	R3 – Single Family Residential	Mixed Use
21.00012.00	C - Commercial	Mixed Use

The following table shows planned land uses surrounding the project area:

Direction	Planned Land Use
-----------	------------------

North	Light Industrial and General Business
West	Rural Residential / Open Space (Linwood Township)
South	Low Density Suburban Neighborhoods / Commercial
East	City Center / Light Industrial and General Business

The proposal from the Applicant would resubdivide the 222-acre area into three separate lots, each within a distinct zoning district. With a majority of it composed of wetlands, the largest lot would have an area of about 186 acres and be zoned A – Agriculture. The applicant is currently pursuing the creation of a wetland bank on this portion of the site. The other two portions of the site would be designated Outlots A and B as shown on the sketch plan of the entire area. Outlot B is proposed to be in the Commercial (C) zoning district and speculated to eventually accommodate a 70-room hotel, per the Applicant. The Applicant also proposes to further subdivide Outlot A into 17 residential lots with access via a road coming off of Viking Boulevard and circling through the project area. Each lot of this residential subdivision is proposed to be served by private well and septic systems.

GENERAL STAFF REVIEW

General Comprehensive Plan and Zoning Ordinance Review

The largest portion of the subject property is primarily composed of wetlands and will remain undeveloped. After resubdividing the subject property, this area is proposed to be zoned A – Agriculture. Per the City’s Zoning Code, the purpose of the A Zoning District is the following:

“The (A) Agricultural District is intended to provide areas to be utilized for agricultural and Rural Residential II uses.”

The City’s Comprehensive Plan recognizes the large number of wetlands in this area and with regards to wetlands, plans to continue to protect them through the City’s zoning regulations. Designating this area as a wetland bank would comply with that policy of the Comprehensive Plan.

Outlot B is shown on the sketch plan and proposed to be zoned Commercial (C). The C District is designed and intended to promote the development of retail and service business that require volumes of automobile traffic. The applicants have expressed interest in locating a hotel on this portion of the subject property. The C District and proposed use are consistent with the Mixed Use land use category shown in the City’s Comprehensive Plan. More detail is needed to fully evaluate a proposal on this Outlot and it will need to meet the City’s expectations of high quality design.

The area containing Outlot A is currently zoned R-1 Rural Residential I and is proposed to remain so with the subdivision. The City’s Zoning Code describes the purpose of the R-1 Zoning District thusly:

“The Rural Residential I District is intended to provide an area for very low density housing with on-site wastewater systems in locations that are already predominately developed in a pattern similar to that described in this zoning district.”

The proposed residential lots in Outlot A reflect the purpose of the R-1 district as each will have an area of one acre or greater and be served by private well and septic systems. However, this proposal conflicts with the guided land use for the area described in the currently adopted Comprehensive Plan. The Comprehensive Plan guides this area for Mixed Use, a land use category that features a mix of two or more types of land use, which may include retail businesses or service businesses, office buildings, single-family housing and multiple-family housing. Areas guided for Mixed Use are also expected to be served by municipal water and sewer, which the Comprehensive Plan shows for the project area.

Appropriate zoning designations for Outlot A that are compatible with the Mixed Use land use category and implement the City’s current comprehensive plan include R-3, R-4, and R-6.

Park Dedication

Based on evaluation of the proposed subdivision, staff concludes that the plans submitted do not implement the City’s comprehensive plan. Therefore, no analysis of the park dedication for the project was conducted.

Development Access

Access to the property from Viking Boulevard will need to be coordinated with Chisago County to ensure spacing and safety requirements are met. It is likely that turn lanes on Viking Boulevard will be required to be constructed to access the property.

Utilities

The proposed property is located in our municipal urban services area and thus staff is not supportive of a development of this property with well and septic as proposed. The proposed development must connect to the City of Wyoming’s existing sanitary sewer system. The existing system is extended to the northwest corner of the intersection of I-35 and East Viking Boulevard, and this extension is served by the Citgo Lift Station. The Citgo Lift Station, based on a hydraulic analysis of pump curves supplied by the City, is anticipated to have enough capacity for the proposed development; however, a draw down test should be completed to confirm the actual pumping rate, and pump run times should be collected and reviewed to confirm the existing wastewater flow. The draw down test should be completed with both the Citgo LS and Sunrise LS pumps running simultaneously, since they share a portion of their forcemain.

Based on the existing sanitary sewer invert elevations in Kettle River Boulevard North, fill and/or lift station may be required to serve portions of a future mixed-use development by gravity depending on grading and building type. Staff can provide the applicant with as-builts of the sanitary sewer for evaluation of sewer extensions.

The proposed development must connect to the City of Wyoming’s existing water distribution system. The existing system is supplied by three (3) production wells. Groundwater pumped by the production wells is treated by chemical addition at each well

house. The system has two (2) elevated storage tanks with a total storage capacity of 1.05 million gallons.

The proposed development was modeled using the City's WaterCAD model. Water pressures calculated for the proposed development during maximum day demand and low water tower levels range from 54 to 57 psi. Ten States Standards recommend that the normal working pressure in a distribution system be 60 to 80 psi, and not less than 35 psi in any location. Modeling results indicate that pressures for one and two-story structures within the proposed development are adequate. However, pressures will diminish in the upper levels of multi-story buildings such as the hotel, about 4 to 5 psi per level. Therefore, booster pumps may need to be installed in the multi-story hotel, as is common, so that the pressure experienced throughout the building is adequate.

The available fire flows were also modeled during maximum day demand and low water tower levels. In order to meet fire flows required for commercial buildings, watermain would need to be looped to connect to Tower No. 3 on the east side of I-35 via a 12-inch diameter trunk watermain along Kettle River Boulevard North.

Drainage

The following is a summary of drainage requirements that would be required with any future development activities on the property:

- The site is outside of Comfort Lake Forest Lake Watershed District (CLFLWD) and does not require a permit through CLFLWD.
- A NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed.
- Based on the MnDNR's Chisago County Public Waters Inventory Map it appears the site is outside of the adjacent public water, however applicant should confirm this is true and that a Work in Public Waters permit is not required.
- A portion of the project is shown within the 100-year floodplain so the project will need to be in compliance with the Division 17. Floodplain District portion of the City's ordinances.
- Peak discharge rates from each point of site discharge may not increase from the pre-development condition for the 2-, 10-, and 100-year storm events.
- The discharge volume may not increase from the pre-development condition for the 2-year storm event.
 - The volume standard must be met with a volume reduction practice (infiltration/water reuse) if feasible onsite.
 - If volume reduction practices are not feasible onsite, the applicant may use a different stormwater BMP however the volume conversion factors listed in Table 2.3.2 of the CLFLWD Stormwater Management rules must be applied to calculate the total required volume.
- In order to show compliance with water quality requirements, the applicant must demonstrate the BMP is destined to capture the stormwater runoff volume of the 2-year storm event.
 - See CLFWD's Stormwater Management rules for order of preference in BMP selection which is adopted by the City.

- The lowest building floor elevation must be 2 feet above the 100-year HWL.
 - Lowest building opening shall be 2 feet above the EOF of any BMP.
- Storm sewer should be designed for a 10-year rainfall event.

Next Steps

Based on review of the sketch plan and other submitted information, staff is not supportive of the proposal. Both the proposed subdivision and its current zoning designation as R-1 are not consistent with the City's current comprehensive plan that guides that property for Mixed Use. The comprehensive plan shows this area of the City to be served by municipal water and sewer, not individual well and septic systems shown on the sketch plan. Staff would support a development reflective of the Mixed Use land use category and a zoning amendment for the property that places it within a district that implements the comprehensive plan, whether its R-3, R-4, or R-6.

Staff does support the subdivision of the subject property into the three lots shown on the sketch plan. They are also supportive of a wetland bank pending review of future submittals. Staff recognizes the City's interest in a hotel located on Outlot B and is generally supportive of that type of proposal; however, more detail is necessary for a full review and recommendation.

Staff is available to continue to meet with the Applicant to discuss utility infrastructure and access to help facilitate future concepts that are consistent with the comprehensive plan.



City Of Wyoming

26885 Forest Blvd., PO Box 188

Wyoming, MN 55092

Phone (651) 462-4947 Fax (651) 462-3938

SKETCH PLAN
SUBDIVISION APPLICATION

A Sketch Plan Application initiates the procedure for developing and subdividing property. The Sketch Plan is reviewed by individuals of the City Plat Review Committee and then is placed on the Planning Commission agenda.

Applicant(s): Name(s) NORTHERN TIER DEVELOPMENT, LLC ATTN RICHARD MORRIS
Address 7380 FRANCE AVENUE SOUTH SUITE 250
City EDINA State MN Zip 55435
Work and home phone numbers 952-832-2000 Email RLM@MORRISLAWMN.COM

Owner(s): (if other than Applicant(s))

Name(s) _____
Address _____
City _____ State _____ Zip _____
Work and home phone numbers _____ Email _____

Signature of owner(s) _____ Date _____

Legal description of property: PART OF SECTIONS 18 & 19, TOWNSHIP 33, RANGE 21

Property Identification Number R.21.10302.00, 21.10302.30

Present use of property: AG/SINGLE FAMILY, COMMERCIAL LOT 21.10302.20, 21.10302.1

Proposed use of property: L1BL=A OUTLOT A=RR1 OUTLOT B=CLI 21.00012.00, 21.00009.3

Present zoning of property: R1-R3-C-A 21.10298.30, 21.10298.4

This application and the following attachments must be submitted to be considered a complete application:

Total size of property: 222.2 ACRES

Total acreage in wetlands or floodplain: 186.2 ACRES

Number of proposed lots: 1 LOT 2 OUTLOT

☐ Eleven full size copies of the Sketch Plan

☐ 2 reduced copies (no larger than 11 X 17).

☐ Septic Site Evaluation Report(s) if available.

☐ The application fee and escrow must be paid at the time of application.

Signature of Applicant(s) Richard Morris Date 3/16/2021

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

The meeting can be scheduled only after a complete application is received

Applicants that submit Sketch plans with four or more proposed lots will meet with the Joint Park Planning Board in order to determine the developments Park and Trail Dedication. The Joint Park Planning Board meets on the 2nd Tuesday of each month at 6:00 pm. Developments creating three or fewer lots will dedicate the minimum Park and Trail Dedication (\$1500.00 Park + \$300.00 Trail, per lot) without needing to meet with the Joint Park Planning Board. Park and Trail Dedications are submitted to the City with the Final Plat application.

Application # D-21-002 OFFICE USE ONLY Date Application Received 3/16/21

Date Complete Application Received 3/16/21 120 Days 7/14/21 By: [Signature]
Official

Fee \$100.00 + Escrow \$500.00

Date Paid 3/16/21

Check # 1051 + 1052

LEGEND

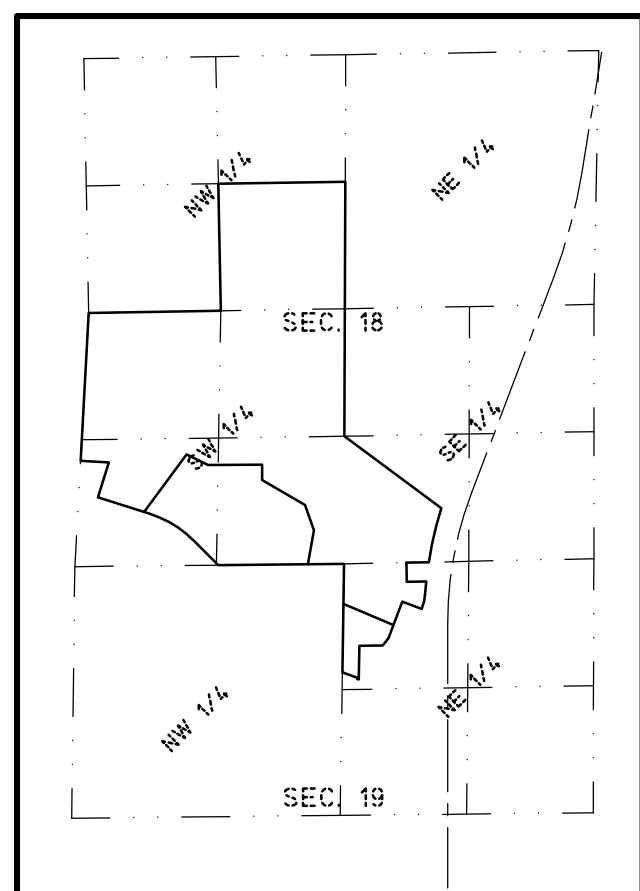
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GRAPHIC SCALE

1 INCH = 200 FEET

PART OF SEC. 18 & 19, TWP. 33, RNG. 21



CHICAGO COUNTY, MINNESOTA
(NO SCALE)

ZONING INFORMATION

EXISTING ZONING: Agricultural (A)
 Rural Residential 1 (R1)
 Single Family Residential (R3)
 Commercial (C)

PROPOSED ZONING: Agricultural (AG)
 Rural Residential 1 (RR1)
 Commercial (C)

LEGAL DESCRIPTION

TRACT NO. 1:
That part of the Southwest Quarter of the Southeast Quarter of Section 18, Township 33, Range 21, Chisago County, Minnesota lying westerly of the westerly right-of-way of Kettle River Boulevard and Southwestwely of the following described line: Said line being drawn from the northwest corner of said Southwest Quarter of the Southeast Quarter; thence South 56 degrees 16 minutes 55 seconds East to a point on the westerly right-of-way line of Kettle River Boulevard and said line then terminating. (For the purposes of this description, the westerly line of said Southwest Quarter of the Southeast Quarter has an assumed bearing of North 02 degrees 44 minutes 24 seconds West.)

TRACT NO. 2:
The East 660 feet of the Southeast Quarter of the Northwest Quarter of Section 18, Township 33 North, Range 21 West, Chisago County, Minnesota

TRACT NO. 3:
That part of the Southwest Quarter of Section 18, Township 33 North, Range 21 West, Chisago County, Minnesota, lying North of East Viking Boulevard, excepting therefrom the following parcels:

1) The North 47½ feet of the East 917 feet of the Northeast Quarter of the Southwest Quarter of Section 18, Township 33 North, Range 21 West, Chisago County, Minnesota.

2) Beginning at the Southwest corner of Section 18; thence north degrees 0 minutes along the west line 78.75 feet to point of beginning; thence continuing north 0 degrees 00 minutes along the east line three 3/5 feet, or less; thence south 0 degrees 00 minutes 266.5 feet; thence south 14 degrees 35 minutes west 379.6 feet to center line of Country Road Number 22; thence north 75 degrees 25 minutes along said road center line 208 feet to point of beginning;

3) That part of the Southwest Quarter of Section 18, Township 33 North, Range 21 West, Chisago County, Minnesota, described as follows: Commencing at the southwest corner of said Section 18; thence North, assumed bearing, along the west line of said Section 18, a distance of 1208 feet; thence East, at a right angle to said west line, 1010 feet; thence South 67° 00' minutes East, 495 feet; from said point of beginning; thence North 29° 20' minutes East, 250 feet; thence South 45° 40' minutes East, 1950 feet; more or less, to the west corner line of the East 450 feet of said Southwest Quarter; thence northerly, along said west line, 800 feet; more or less, to the south line of the North 650 feet of said Southwest Quarter; thence easterly, along said south line, 450 feet; more or less, to the east line of said Southwest Quarter; thence southeasterly, along said east line, 1900 feet; more or less, to the south line of said Southwest Quarter; thence westerly, along said south line, 450 feet; more or less, to the point of beginning; thence southeasterly, along said east line, 1900 feet; more or less, to the south line of said Southwest Quarter; thence westerly, along said south line, 450 feet; more or less, to the point where said line intersects the line which bears South 33 degrees 30 minutes West from the point of beginning; thence North 33 degrees 30 minutes East, 735 feet; more or less, to the point of beginning,

4 That part of the Southwest Quarter: Section 18, Township 33 North, Range 21 West, Chicago County, Minnesota described as follows: Commencing at the southwest corner of said Section 18; thence North, assaid bearing along the west line of said Section 18, a distance of 1268 feet; thence East, at a right angle to said west line, a distance of 500 feet to the point of beginning of the parcel to be described; thence continuing East, a distance of 510 feet; thence South 67 degrees 00 minutes East, a distance of 495 feet; thence North, a distance of 500 feet; thence North 20 degrees 00 minutes East, a distance of 350 feet; thence northeasterly, to the southwest corner of the North 475 feet of the East 917 feet of said Southwest Quarter; thence northerly, along the west line of said East 917 feet, to the north line of said Southwest Quarter; thence westerly, along said north line, to a point 400 feet easterly of the northwest corner of said Southwest Quarter; thence southerly to the point of beginning.

TRACT NO. 4:
The North 475 feet of the East 917 feet of the Northeast Quarter of the Southwest Quarter of Section 18, Township 33 North, Range 21 West, Chisago County, Minnesota

TRACT NO. 5:
That part of the Southwest Quarter of Section 18, Township 33 North, Range 21 West, Chicago County, Minnesota, described as follows: Commencing at the southwest corner of said Section 18; thence North, assumed bearing, along the west line of said Section 18 a distance of 1268 feet; thence East, at a right angle to said west line, 1010 feet; thence South 67 degrees 00 minutes East, 495 feet to the point of beginning; thence North, 500 feet; thence North 28 degrees 10 minutes East, 350 feet; thence South 45 degrees 00 minutes East, 950 feet, more or less, to the west line of the East 44 feet of said Southwest Quarter; thence northerly, along said west line, 500 feet, more or less, to the south line of the North 650 feet of said Southwest Quarter; thence easterly, along said south line 450 feet, more or less, to the east line of said Southwest Quarter; thence southerly, along said east line, 1900 feet, more or less, to the south line of said Southwest Quarter; thence westerly, along said south line, 1300 feet, more or less, to the center line of East Viking Boulevard (also known as County State Aid Highway No. 22); thence northerly, 500 feet, more or less, along said center line. Its intersection with a line that bears South 33 degrees 30 minutes West (the point of beginning) thence North 33 degrees 30 minutes East, 735 feet, more or less, to the point of beginning.

TRACT NO. 6:

That part of the Southwest Quarter of Section 18, Township 33 North, Range 21 West, Chicago County, Minnesota, described as follows: Commencing at the southwest corner of said Section 18; thence North, assumed bearing along the west line of said Section 18, a distance of 1286 feet; thence East at a right angle to said west line, a distance of 500 feet to the point of beginning of the parcel to be described; thence continuing East, a distance of 510 feet; thence South 67 degrees 00 minutes East, a distance of 495 feet; thence North, a distance of 500 feet; thence North 20 degrees 00 minutes East, a distance of 350 feet; thence northeasterly, to the southwest corner of the North 475 feet of the East 917 feet of said Southwest Quarter; thence northerly, along the west line of said East 917 feet, to the north line of said Southwest Quarter; thence westerly, along said north line, to a point 400 feet east of the northwest corner of said Southwest Quarter; thence southerly, to the point of beginning.

TRACT NO. 7:

That part of the Northwest Quarter of the Northeast Quarter of Section 19, Township 33 North, Range 21 West, Chisago County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 19; thence North 08 degrees 38 minutes 14 seconds East, assumed bearing along the North line of the Northwest Quarter of the Northeast Quarter, a distance of 650.0 feet; thence South 4 degrees 21 minutes 46 seconds East, a distance of 200.00 feet to the point of beginning of the parcel to be described; thence North 4 degrees 21 minutes 46 seconds West, retracing 650.00 feet to the North Quarter corner of said Section 19; thence North 08 degrees 38 minutes 14 seconds East, along the North line of the Northwest Quarter of the Northeast Quarter, a distance of 185.00 feet to the North Quarter corner of said Section 19; thence North 4 degrees 21 minutes 46 seconds East, along the West line of the Northwest Quarter of the Northeast Quarter, a distance of 650.00 feet, more or less, to the Northerly right-of-way line of East Viking Boulevard (also known as County State Aid Highway No. 32); thence Easterly, along said Northerly right-of-way line, a distance of 173 feet, more or less, to its intersection with a line that bears South 2 degrees 14 minutes 23 seconds East from Point "A"; thence North 2 degrees 14 minutes 23 seconds West, a distance of 50.0 feet, more or less, to Point "A"; thence North 2 degrees 14 minutes 23 seconds West, a distance of 290 feet; thence North 85 degrees 38 minutes 14 seconds East, a distance of 244.85 feet; thence North 34 degrees 52 minutes East, a distance of 95.00 feet; thence North 17 degrees 28 minutes 13 seconds East, a distance of 408.00 feet; thence South 72 degrees 31 minutes 47 seconds East, a distance of 219 feet, more or less, to the Westerly right-of-way line of Interstate Highway No. 35; thence Northerly, along said Westerly right-of-way line, a distance of 285 feet, more or less, to the point of beginning; thence therefrom Parcel No. 4 of Chisago County Right-of-Way Plat No. 15, filed July 2, 1999 as Document No. 328159 in the Office of the Chisago County Recorder.

"Point A" is described as follows: Commencing at the North Quarter corner of Section 19; thence South 2 degrees 14 minutes 23 seconds East, assumed bearing, along the North-South Quarter line of Section 19, a distance of 925.06 feet; thence North 87 degrees 45 minutes 37 seconds East, a distance of 353.62 feet; thence North 34 degrees 52 minutes 52 seconds East, a distance of 105 feet; thence South 85 degrees 38 minutes 14 seconds West, a distance of 244.85 feet; thence South 2 degrees 14 minutes 23 seconds East, a distance of 290 feet to the hereinafter referred to "Point A".

TRACT NO. 8:
The West 660 feet of the Southeast Quarter of the Northwest Quarter, Section 18, Township 33 North, Range 21 West, Chisago County, Minnesota

NOTES:

- Field survey was completed by E.G. Rud and Sons, Inc. on 11/10/20.
- Bearings shown are on Chisago County datum.
- Parcel ID Numbers: 21.10302.00, 21.10302.30, 21.10302.20, 21.10302.10, 21.00012.00, 21.00009.30, 21.10298.30, and 21.10298.40.
- Wetland information comes from Merjent, Inc
- Contours information is LIDAR from MnTOPO
- Boundary and legal descriptions are based upon information found in the commitment for title insurance prepared by O'Republican National Title Insurance Company, File No. 59515 dated effective November 22, 2020 at 12:07 P.M.



E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors

DEVELOPMENT DATA

TOTAL BOUNDARY AREA	=	9,679,537 S.F. (222.2 ACRES)
PROPOSED LOTS = 1	=	8,110,921 S.F. (186.2 ACRES)
PROPOSED OUTLOTS = 2		
OUTLOT A	=	1,263,939 S.F. (29.02 ACRES)
OUTLOT B	=	213,866 S.F. (4.91 ACRES)
ROAD RIGHT OF WAY	=	90,812 S.F. (2.08 ACRES)

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.


DANIEL S. HANSON

Date: 3-15-2021 License No. 52140

DRAWN BY: DSH		JOB NO: 201335PP		DATE: 3/15/2021	
CHECK BY: JER		FIELD CREW: BH			
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NO.	DATE	DESCRIPTION			BY



City Of Wyoming
26885 Forest Blvd., PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947 Fax (651) 462-3938

SKETCH PLAN
SUBDIVISION APPLICATION

A Sketch Plan Application initiates the procedure for developing and subdividing property. The Sketch Plan is reviewed by individuals of the City Plat Review Committee and then is placed on the Planning Commission agenda.

Applicant(s): Name(s) NORTHERN TIER DEVELOPMENT, LLC ATTN RICHARD MORRIS
Address 7380 FRANCE AVENUE SOUTH SUITE 250
City EDINA State MN Zip 55435
Work and home phone numbers 952-832-2000 Email RLM@MORRISLAWMN.COM

Owner(s): (if other than Applicant(s))

Name(s) _____
Address _____
City _____ State _____ Zip _____
Work and home phone numbers _____ Email _____

Signature of owner(s) _____ Date _____

Legal description of property: OUTLOT A, SUNRISE RIVERBANK (PROPOSED)
Property Identification Number R.21. UNASSIGNED

Present use of property: RR1

Proposed use of property: RR1

Present zoning of property: RR1

This application and the following attachments must be submitted to be considered a complete application:

Total size of property: 29 ACRES Total acreage in wetlands or floodplain: 0.5 ACRES

Number of proposed lots: 17 LOTS

☐ Eleven full size copies of the Sketch Plan ☐ 2 reduced copies (no larger than 11 X 17).

☐ Septic Site Evaluation Report(s) if available.

☐ The application fee and escrow must be paid at the time of application.

Signature of Applicant(s) Richard Morris Date 3/16/2021
As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

The meeting can be scheduled only after a complete application is received

Applicants that submit Sketch plans with four or more proposed lots will meet with the Joint Park Planning Board in order to determine the developments Park and Trail Dedication. The Joint Park Planning Board meets on the 2nd Tuesday of each month at 6:00 pm. Developments creating three or fewer lots will dedicate the minimum Park and Trail Dedication (\$1500.00 Park + \$300.00 Trail, per lot) without needing to meet with the Joint Park Planning Board. Park and Trail Dedications are submitted to the City with the Final Plat application.

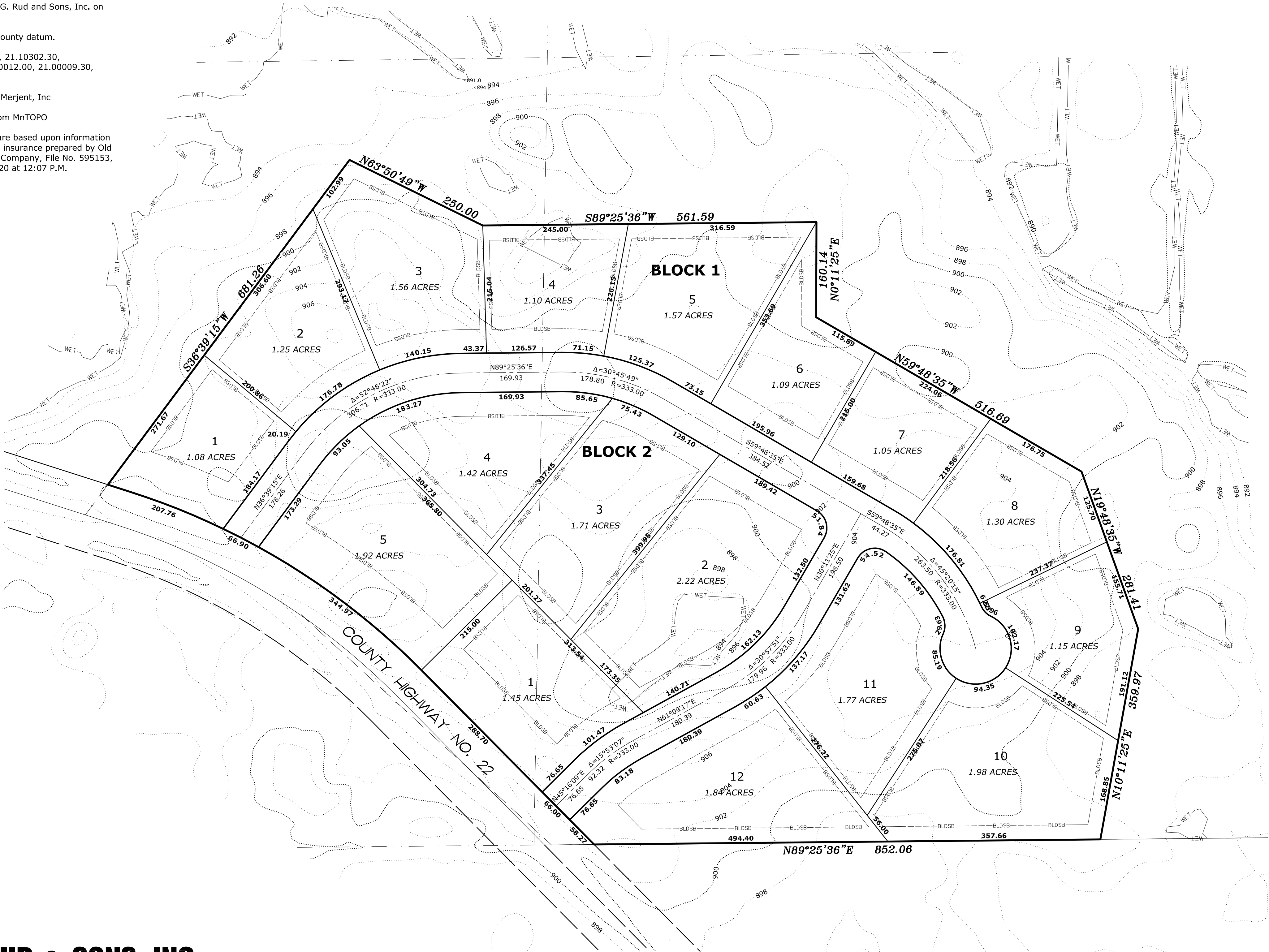
Application # D-21-002 OFFICE USE ONLY Date Application Received 3/16/21
Date Complete Application Received 3/16/20 120 Days 7/14/21 By: L E W IV
Official
Fee **\$100.00 + Escrow \$500.00** Date Paid 3/16/21 Check # 1051 21052

SKETCH PLAN

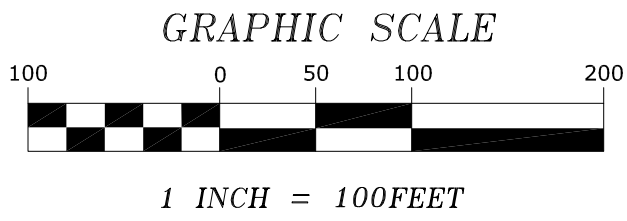
~for~ NORTHERN TIER DEVELOPMENT, LLC
~of~ OUTLOT A
PROPOSED SUNRISE RIVERBANK

NOTES:

- Field survey was completed by E.G. Rud and Sons, Inc. on 11/10/20.
- Bearings shown are on Chisago County datum.
- Parcel ID Numbers: 21.10302.00, 21.10302.30, 21.10302.20, 21.10302.10, 21.00012.00, 21.00009.30, 21.10298.30, and 21.10298.40.
- Wetland information comes from Merjent, Inc
- Contours information is LIDAR from MnTOPO
- Boundary and legal descriptions are based upon information found in the commitment for title insurance prepared by Old Republic National Title Insurance Company, File No. 595153, dated effective November 22, 2020 at 12:07 P.M.

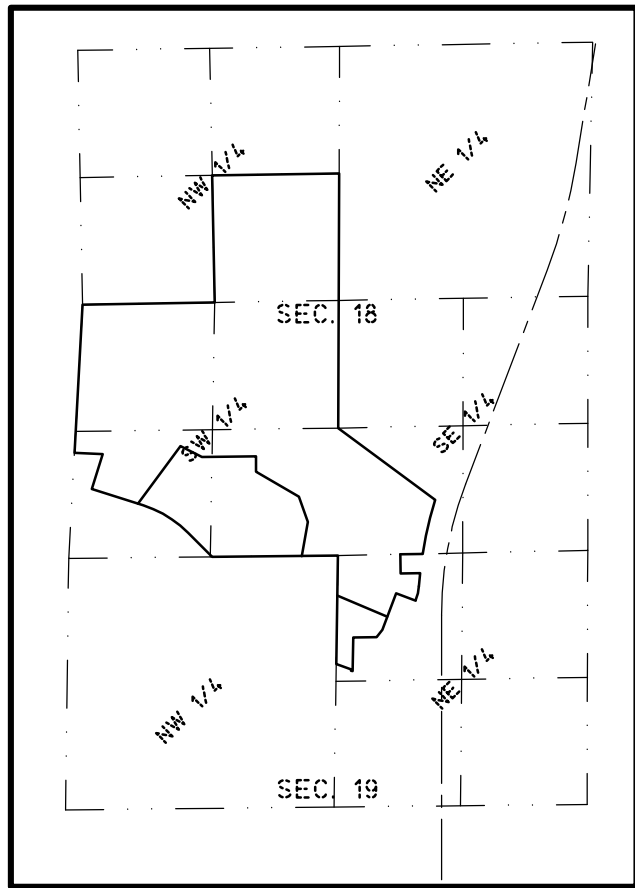


NORTH



VICINITY MAP

PART OF SEC. 18 & 19, TWP. 33, RNG. 21



CHICAGO COUNTY, MINNESOTA
(NO SCALE)

ZONING INFORMATION

EXISTING ZONING: Agricultural (AG)
Rural Residential 1 (RR1)
PROPOSED ZONING: Agricultural (AG)
Rural Residential 1 (RR1)

LEGAL DESCRIPTION

Outlot A, SUNRISE RIVERBANK, Chicago County, Minnesota (PROPOSED)

DEVELOPMENT DATA

TOTAL BOUNDARY AREA = 1,263,939 S.F. (29.02 ACRES)
PROPOSED LOTS = 17 = 1,109,244 S.F. (25.47 ACRES)
ROAD RIGHT OF WAY = 154,695 S.F. (3.55 ACRES)

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

DANIEL S. HANSON

Date: 3-15-2021 License No. 52140



E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

DRAWN BY:	DSH	JOB NO:	20.1335	DATE:	03/15/2021
CHECK BY:	JER	FIELD CREW:	BH		
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CITY OF WYOMING
Planning Commission

TO: City Council
FROM: Thomas Ramler-Olson, City Planner
Mark Erichson, City Engineer
MEETING DATE: April 13, 2021
REQUESTS: Final Plat Approval of Hunter Hill
APPLICANT: Perry Aadland
OWNER: PPP Aadland LLC
PROPERTY: Aadland West, Outlot A
FILE NOS.: D-21-003

Specific Request

Perry Aadland (the “Applicant”) on behalf of PPP Aadland LLC (the “Owner”) has requested final plat review of the proposed subdivision, Hunter Hill (the “Subdivision”). This request would establish 14 lots from the remaining Outlot A of Aadland West, a subdivision approved in June 2020. In addition to Outlot A, Aadland West contains a single residential lot identified as Lot 9 of Block 2 on the preliminary plat of Aadland West, which was approved in January of 2020. This latest final plat request would complete the subdivision approved in that preliminary plat.

This final plat would create the lots as single-family home sites, most of them with an area of 2.00 acres with some sized as large as 2.22 acres. All would have the requisite minimum lot width of 200 feet, or 215 feet on corner lots. An extension of Hunter Avenue is proposed as access for the development extending north from Pioneer Road. The public right-of-way would end at the shared property line with the landlocked parcel directly to the east (PID 21.10384.00).

Staff Recommendation

FINAL PLAT APPROVAL

Staff recommends approval of the Final Plat with the following conditions:

1. A Development Agreement, the terms and provisions of which must be approved by the City Attorney, between the property owner, the developer, and the city, must be executed prior to construction beginning on the improvements in the development.
2. Developer signs the City standard Stormwater Management Facility Maintenance Agreement.
3. The City Engineers approval of the street, utility, grading, and drainage plans.
4. That all required local, state and/or federal permitting must be obtained and proof of such permits submitted prior to the pre-construction conference with staff.
5. All by laws, Property Owner's Association Articles of Incorporation, and Protective Covenants must be approved by the City Attorney.
6. A surety in the form of a cash deposit or letter of credit to complete the work in substantial compliance with the approved street, utility, grading, and drainage plans. The surety must remain in place until the site work is complete and approved by the city. The City Engineer must approve the surety amount.
7. The Applicant address all outstanding comments from review of the Preliminary Plat and revise the Preliminary Plat accordingly.
8. That the City Attorney shall state fee simple title to the platted property is in the names of the subdividers.

General Staff Review

Comprehensive Plan

The subject property, located approximately at 7852 Pioneer Road, is currently undeveloped with approximately 19 acres of open farmland with the balance consisting of wooded and wetland areas. The subdivision will create 14 lots out of the 15 that were approved with the preliminary plat for Aadland West.

The following table shows how are surrounding areas are guided the City's Comprehensive Plan:

Direction	Planned Land Use
North	Lower-Density Suburban Neighborhoods
West	Lower-Density Suburban Neighborhoods
South	Lower-Density Suburban Neighborhoods / Shoreland Management Overlay
East	Lower-Density Suburban Neighborhoods

The subject property is currently within the Lower-Density Suburban Neighborhoods comprehensive plan designation, which is described as follows:

“The Lower Density Suburban Neighborhoods Areas category provides locations that can be subdivided and economically served with either public or private shared wastewater treatment systems. Parcels for single-family housing in the Lower Density Suburban Neighborhoods should be in the range of 9,000 to 18,000 square feet. The neighborhoods may also include types of housing that have more than one dwelling per building and have an outdoor entrance for each dwelling, such as townhouses.”

And “Prior to the Lower Density Suburban Neighborhood areas being served with municipal or private community wastewater lines, they should be zoned to allow an average of 1 house per 20 acres (not 20-acre lots) on unsewered sites and farming activities on sites of 20 acres or larger. Higher average unsewered housing densities may be allowed if the applicant receives approval from the City for a plan showing how the property could realistically be resubdivided in the future and developed with smaller lots (less than one-half acre) with public or shared private wastewater service.”

The subdivision will not be serviced with municipal wastewater lines, therefore the proposed 1 house per 2.36-acre density would conflict with the Comprehensive Plan's guidance with regard to the future land use category provisions. However, at the February 26, 2019 Planning Commission meeting reviewing the sketch plan for the original subdivision, the Planning Commission discussed the low likelihood of this area of the City being serviced by municipal wastewater in a timely manner.

The proposed parcels comply.

Zoning

The proposed development currently has a single zoning designation of R2 – Rural Residential II and is partially encompassed within the Shoreland Management Overlay. The water bodies that the Shoreland Management Overlays are established from consist of an un-named lake (13-52; a Natural Environment Lake) to the northeast of the site and Comfort Lake (a General Development Lake) to the southwest. The sketch plan reviewed in February 2019 identified the Shoreland Overlay partially encompassing Lots 1 and 6 of Block 1, and a corner of Lot 8 of Block 2. As reviewed below, the new

lots would comply with the minimum lot area, lot width, and depth requirements as well as the Shoreland Management Overlay dimensional standards:

1. Two (2) acre lot area. *The proposed parcels comply.*
2. All lots must have one (1) acre buildable area. *The septic borings have been submitted and have been field verified on the proposed lots; the parcels do have a minimum of one acre of buildable land.*
3. 200 feet of public road frontage. *The proposed parcels comply.*
4. 200-foot lot depth. *The proposed parcels comply.*
5. 200-foot lot width. *The proposed parcels comply.*
6. <4:1 lot depth to width ratio. *The proposed parcels comply.*

Utilities

As proposed, the development will be serviced by private well and septic systems. As outlined in Division 2 Sec. 32-40, for plats which will not connect to municipal or community sewer and water services, soil tests must be provided on a minimum of twenty (20) percent of the proposed lots on those plats which will have over five (5) lots. Soil boring logs submitted as part of the preliminary plat review showed that each lot has 10,000 square feet set aside and suitable for a primary and secondary septic system and that each lot has a minimum of one-acre of buildable area. The septic systems will be mound systems.

The proposed parcels comply.

Roads and Traffic

The final plat shows the proposed lots with frontage along a northerly extension of Hunter Avenue as a public street from Pioneer Road. Civil plans submitted by the Applicant provide additional detail about how Pioneer transitions into Hunter. The public right-of-way extends north from Pioneer Rd and ends at the shared property line with the landlocked parcel directly to the east. Although dead-end streets are generally prohibited by the Subdivision Ordinance, their usage may be permitted provided they are temporary to enable future street extensions into adjoining property, as is proposed in this development. The Applicant has provided a temporary turn-around at the roadway termini at a location near the property line in the absence of a connection beyond the property limits.

The Subdivision Ordinance states that, where possible, street linkages should be provided to other developable properties in all four cardinal directions. The plat provides a linkage to the property to the east. However, property to the west is not likely developable due to presence of wetland areas and existing residential development. The staff report examining the preliminary plat acknowledged that portions of the property directly north (PID 21.10349.00) may have development potential although wetland areas are also present. Future development within this lot would likely involve the extension of a roadway southward from CSAH 22 with lots on one side of the roadway due to the natural features on the property. The Comprehensive Plan does not directly address the need for a street linkage from Pioneer Rd to CSAH 22.

The proposed parcels conform to all engineering standards.

Drainage/Natural Resources/Wetlands

The site falls within Comfort Lake Forest Lake Watershed District (CLFLWD) and a CLFLWD permit is required to be submitted to the City. When previously reviewed, the subject property was meeting City and NPDES permit stormwater rate and water quality requirements through multiple onsite stormwater ponds. The Applicant should confirm the most recent stormwater report (dated May 14, 2020) is still up to date for the Hunter Hill development or submit an updated drainage report for

review.

The property is heavily wooded, and as proposed the Applicant plans to remove 58 trees to accommodate development. These trees will be replaced on a 1:1 ratio with category A trees in accordance with the city tree replacement schedule shown in Section 40-556 (5).

The proposed subdivision complies.

Park Dedication

The Applicant

Preliminary Plat Conditions of Approval

The preliminary plat was approved with 21 conditions. Of these conditions numbers 2 – 8, and 11 – 17 are concerning engineering plan review comments of the development construction documents. The construction documents were approved by the city engineer on June 4, 2020. *These conditions have been met.*

Conditions 9, 10, and 18 pertain to the applicant obtaining outside agencies' permits prior to construction. *These conditions will need to be met prior to construction.*

Conditions 20 and 21 address the development agreement and construction surety. *These conditions are applicable at this time and the development is currently reviewing and finalizing the development agreement and surety requirements.*

The two remaining conditions are:

1. The applicant shall provide documentation of the location any unused well(s) on the property and that the well(s) have been properly sealed. *All wells on the property have been sealed. Copies of the well sealing logs have been submitted to the city. This condition has been met.*
19. If By-laws, Property Owner's Association Articles of Incorporation, and/or Protective Covenants are to be established for the lots, said instruments must first be approved by the City Attorney. *The applicant is proposing a Property Owners Association to address maintenance of the stormwater facilities.*

Additional Subdivision Ordinance Requirements – Final Plat

The following are from the Subdivision Ordinance, Article III, Division 3, “The Final Plat”, which are to be completed prior to plat approval:

1. Taxes are to be paid in full for 2021. *Chisago County has not posted the 2021 property taxes yet; they will be paid at the time of final plat recording.*
2. The City Engineer is to review the final plat for conformity with engineering standards. *The City Engineer has stated that there are no engineering issues with regards to the plat.*
3. The City Attorney shall state whether fee simple title to the platted property is in the names of the subdividers. *Due to circumstances beyond the applicant's control the Certificate of Title has not submitted. The City Attorney is comfortable with allowing the application to move forward with the condition that the Certificate is provided, reviewed, and approved before the final plat is recorded.*

4. The Zoning Administrator shall confirm that the final plat substantially conforms to the preliminary plat as modified and approved by the City Council. *All applicable provisions of the approval of the preliminary plat have been complied with.*
5. The predetermined park fee has been paid. *The Applicant has paid the park fee for the proposed lots.*
6. All known legal, engineering, and any other costs associated with the plat shall be paid prior to final plat approval. *All billed services have been paid up to date.*
7. Soil tests on each lot must be submitted to prove that each lot has a buildable site, a septic site, and an alternate septic site. *These tests have been submitted and they are in compliance. The new lots has 10,000 square feet reserved for the septic system.*
8. If improvements are not complete, a Developer's Agreement must be signed. *A developer's agreement has been fully prepared and will need to be signed prior to construction.*



City Of Wyoming
26885 Forest Blvd., PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947 Fax (651) 462-3938

FINAL PLAT
SUBDIVISION APPLICATION

Applicant(s): Name(s) Perry Aadland
Address 12982 Mulligan Court
City Lindstrom State MN Zip 55045
Work and home phone numbers 612-812-3643 Email PerryAadland@gmail.com

Owner(s): (if other than Applicant(s))
Name(s) PPP Aadland LLC Perry Aadland, Member/manager, Peter S. Aadland, Paul F. Aadland
Address 12982 Mulligan Ct
City Lindstrom, MN State MN Zip 55045
Work and home phone numbers _____ Email _____
Signature of owner(s) Perry W Aadland Date 3/11/2021

Legal description of property: Aadland West, Outlot A
Property Identification Number R.21.10387.30

Present use of property: agriculture

Proposed use of property: residential development

Present zoning of property: R2

Surveyor: Name E.G. Rud & Sons Phone 651-361-8200
Engineer: Name Plowe Engineering Phone 651-361-8200
Real Estate Agent: Name Jim Boo Phone 651-231-3111

This application and the following attachments must be submitted to be considered a complete application:

Total size of property: 33 Total acreage in wetlands or floodplain: _____
Number of proposed lots: 14 Current zoning and use of property: R2

☒ 11 full size copies of the final plat drawings
☐ Improvements complete & accepted
☐ Performance guarantee for the improvements
☒ Soil perc tests and borings
☒ Park Dedication Submitted
☐ Other
☒ The application fee and escrow must be paid at the time of application.

OR

☒ 2 reduced copies (no larger than 11 x 17)
☒ Developers Agreement
☐ Certificate of Title & Opinion
☐ Receipt proving that the taxes have been paid Not set.
☒ Legal & Engineering Fees Paid + o date

Signature of Applicant(s) Perry W Aadland Date 3/11/21
As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

The meeting can be scheduled only after a complete application is received

Application # D-21-003 OFFICE USE ONLY Date Application Received 3 / 11 / 21

Date Complete Application Received ____ / ____ / ____ 120 Days ____ / ____ / ____ By: [Signature]

Fee \$200.00 + Escrow \$200.00

Date Paid 3 / 11 / 12 Check # 5002

KNOW ALL PERSONS BY THESE PRESENTS: That PPP Aadland, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot A, AADLAND WEST, Chisago County, Minnesota.

Have caused the same to be surveyed and platted as HUNTER HILL and do hereby donate and dedicate to the public for public use forever the public ways and also easements as shown on this plat for drainage and utility purposes.

In witness whereof said PPP Aadland, LLC, a Minnesota limited liability company, has caused these presents to be signed by its member manager this ____ day of _____, 20____.

PPP AADLAND, LLC.

Perry W. Aadland, Member Manager

STATE OF MINNESOTA
COUNTY OF _____

This foregoing Instrument by Perry W. Aadland, member manager of PPP Aadland, LLC, a Minnesota limited liability company, on behalf of the company was acknowledged before me this ____ day of _____, 20____.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I Daniel W. Obermiller do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Daniel W. Obermiller, Licensed Land Surveyor
Minnesota License No. 25341

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Daniel W. Obermiller.

Notary Public, _____ County, Minnesota
My Commission Expires _____

Approved by the City Council of the City of Wyoming, Minnesota, this ____ day of _____, 20____, and is in compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

Signed _____ Mayor

Signed _____ Clerk

This plat was approved as to form and execution this ____ day of _____, 20____.

City of Wyoming Attorney

Pursuant to Chisago County Subdivision Ordinance Number 99-2, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this ____ day of _____, 20____.

Chisago County Surveyor

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CHISAGO COUNTY COORDINATE SYSTEM NAD83_1996 ADJUSTMENT

- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY RLS NO. 25341 UNLESS OTHERWISE NOTED
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 25341, THAT WILL BE SET WITHIN ONE YEAR AFTER RECORDING OR SOONER AS SPECIFIED BY THE APPROVING LOCAL GOVERNMENT UNIT
- ⊕ DENOTES CHISAGO COUNTY MONUMENT

⬮ DENOTES WETLAND AS DELINEATED BY JACOBSON ENVIRONMENTAL IN 2019

No delinquent taxes and transfer entered this ____ day of _____, 20____.

Chisago County Auditor

I hereby certify that the taxes for the year ____ on the property described herein are paid this ____ day of _____, 20____.

Chisago County Treasurer

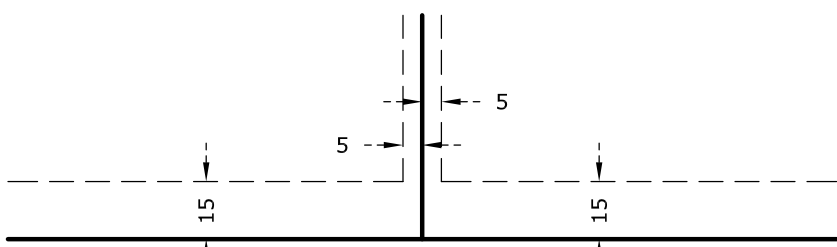
Document No. _____

I hereby certify that this instrument was filed in the office of the County Recorder for record on this ____ day of _____, 20____ at o'clock ____ M. and was duly recorded in Chisago County Records.

Chisago County Recorder

EASEMENT DETAIL

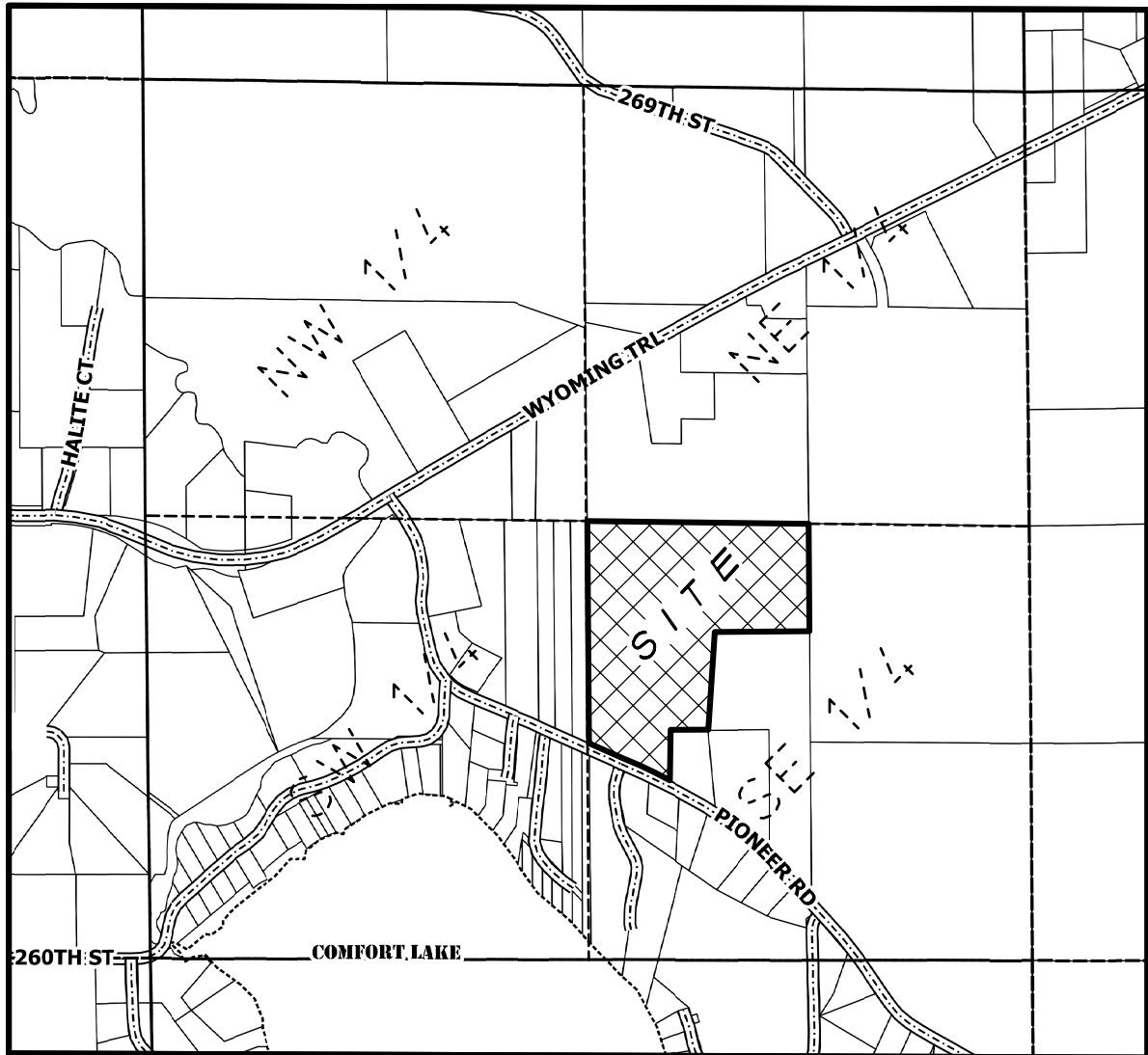
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



BEING 5 FEET IN WIDTH ADJOINING LOT LINES AND 15 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES UNLESS OTHERWISE SHOWN.

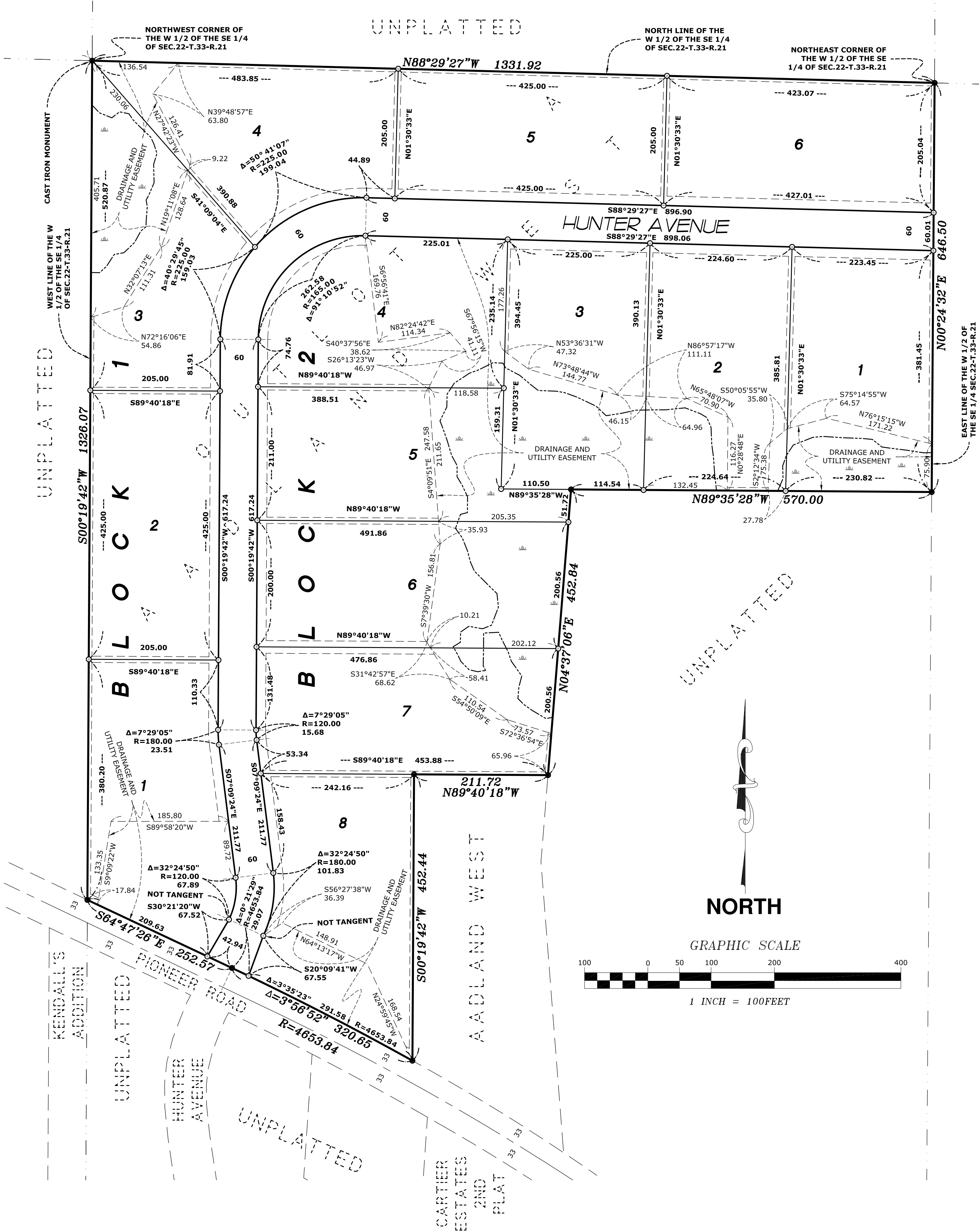
VICINITY MAP

SEC. 22, TWP. 33, RNG. 21



CHISAGO COUNTY, MINNESOTA
(NO SCALE)

HUNTER HILL



NORTH

GRAPHIC SCALE



1 INCH = 100 FEET



Comprehensive Plan

City Council and Town Board Members, 2021

Lisa Iverson, Mayor

Claire Luger, Linda Nanko/Yeager, Dennis Schilling, Brett Ohnstad

Planning Commission, 2021

Mark Lobermeier

Bryan Murdock

Katie West

Roger Carr

Kevin Teel

City Staff

Robb Linwood, City Administrator

Fred Weck, Zoning Administrator

Consultants

WSB & Associates – Planning & Engineering

City of Wyoming

26885 Forest Boulevard

Wyoming, Minnesota 55092-0188

651-462-0575

admin@wyoming.org

<https://www.wyomingmn.org/>

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1. INTRODUCTION

What is a Comprehensive Plan?¹

A comprehensive plan is an extension of the community's vision for future growth and development. It is also a strategic map to reach that vision. Comprehensive planning is an important tool to guide future development of land to ensure a safe, pleasant and economically viable environment for residential, commercial, industrial and public activities.

The Comprehensive Planning process helps to:

- Prepare important resources, agricultural and other open lands.
- Create the opportunity for residents to participate in guiding a community's future.
- Identify issues, stay ahead of trends and accommodate change.
- Ensure that growth makes communities better, not just bigger.
- Foster sustainable economic development.
- Provide an opportunity to consider future implications of today's decisions.
- Protect property rights and values.
- Enable other public and private agencies to plan their activities in harmony with City plans.

As a result, the comprehensive plan lays out a vision for future development and land use, dictating where growth should occur, the type of growth that is allowed in various areas of the City, and the density of such growth. The plan should also establish the following:

- Public or community facilities plan.
- Thoroughfare or transportation plan.
- Parks and open space plan.
- Capital Improvement Plan.

Once adopted, the plan guides local officials in making their day-to-day decisions and becomes a factor in their decision process. Comprehensive plans assist the City in articulating the basis for zoning decisions, affording legal protections to ensure that zoning ordinances are reasonable and have a rational basis.

Implementing the Plan²

Once a comprehensive Plan is adopted, the planning commission is tasked to study and propose to the City Council a reasonable and practicable means for putting the plan or sections of the plan into effect. Reasonable and practicable means for putting the plan into action include:

- Zoning regulations.
- Subdivision regulations.
- A program for coordination of the normal public improvements and services of the City.
- A program for development and redevelopment.
- A capital improvement program.
- An official map.

The Official Map²

The official map is not the zoning map required for adoption of a zoning ordinance. It is also not the map adopted as part of the comprehensive planning process. Instead, the official map is a unique map designed to help carry out the policies of the major Thorofare plan and community facilities plan. The official map can cover parts of the city or the entire City. The purpose of the official map is to identify land for future public uses such as streets and other public facilities. The official map allows property owners to adjust their building plans equitably and conveniently before investments are made that will make adjustments difficult to accomplish.

2. THE PLANNING PROCESS

The Plan is meant to be a living document, grounded in real challenges and opportunities. It is meant to be revisited often and revised as conditions change. The Plan looks out to a horizon of twenty years but is meant to be revisited every five years. The City will use the continuous input of the public, whether through formal or informal means, to make sure that the vision, goals and policies are still relevant. This plan was prepared with the guidance of representatives from the City of Wyoming. Working with staff and a consultant, members of Planning Commission reviewed conditions and prepared a draft plan.

Wyoming's Initial Comprehensive Plan

In the Fall of 2007, the City and the Township formed a Comprehensive Plan Task Force to combine the Township's 2004 Comprehensive Plan and the City's 2001 Comprehensive Plan into a single cohesive document to guide the future of the community which would later merge in August of 2008. Some of the initial guiding principles for the inaugural meeting of the task force included:

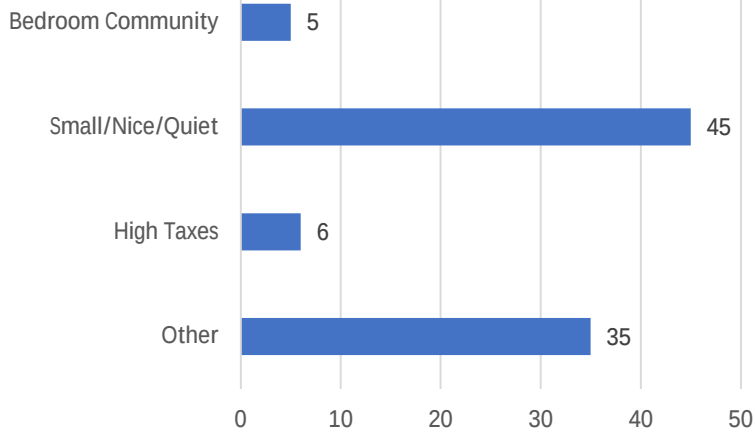
- § Rural Character – Small town feel
- § Balance
- § Property Rights
- § Orderly extension of sewer and water
- § Compatibility of adjoining uses
- § Natural Resources
- § Agriculture.

Ultimately the Taskforce met the objective of a combined comprehensive plan, which was officially adopted on January 21, 2009. However, the 2009 Comprehensive Plan was for the most part a Land Use Map, lacking reality regarding what could develop and lacking reality for how it could develop. In 2015 the Planning Commission kicked off an effort to update the plan. The effort proceeded in fits and starts, retaining much of the 2009 document. In the fall of 2019, an effort was undertaken to seek public input. Progress slowed in 2000 in part due to the Covid-19 pandemic. 2019 Resident Survey

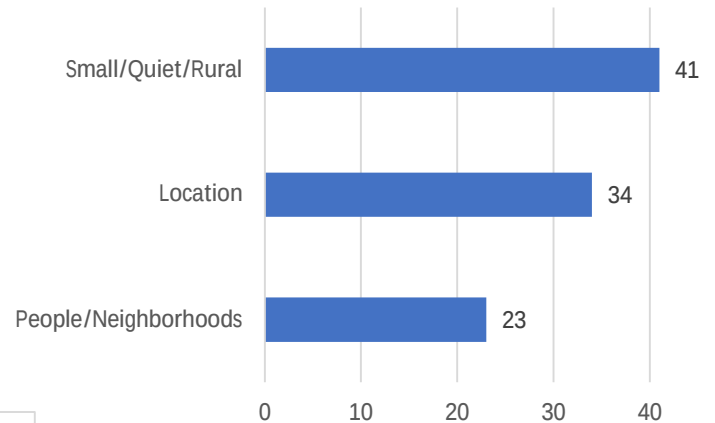
A resident survey was made available online during the month of October 2019. The questions engaged respondents on a variety of subjects, from how they commute within the City, to what business they would like to see, to how they feel about the parks and trails system. Nearly a plurality of respondents preferred the description of Wyoming that emphasized its small-town feel and that it was a nice and quiet community. The community's small-town qualities were highlighted in responses to other questions, for which most respondents thought that that particular quality was what made Wyoming a great city to live in and they also preferred preserving the small town feel over other options.

Out of 89 responses, most felt that planning and growth should be priorities for the next 20 years.

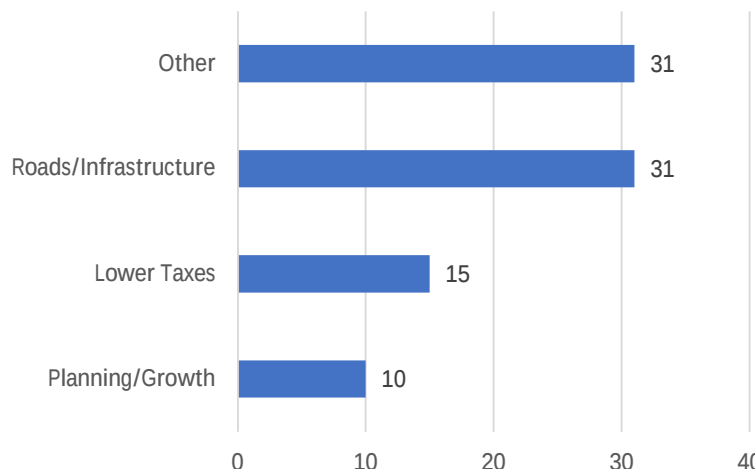
How do Residents Describe Wyoming?



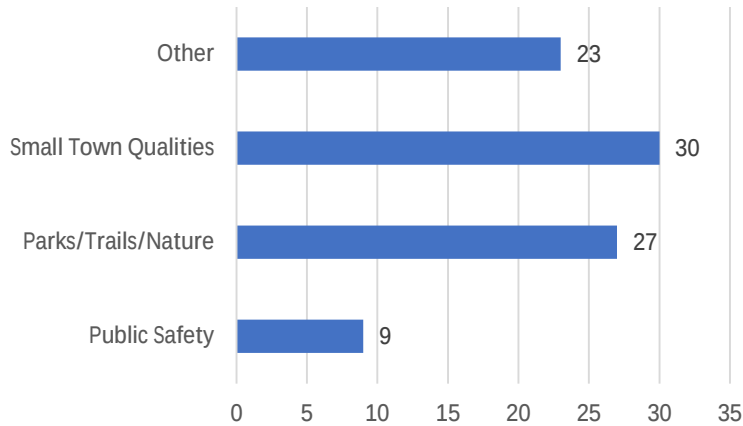
What makes Wyoming a great place to live?



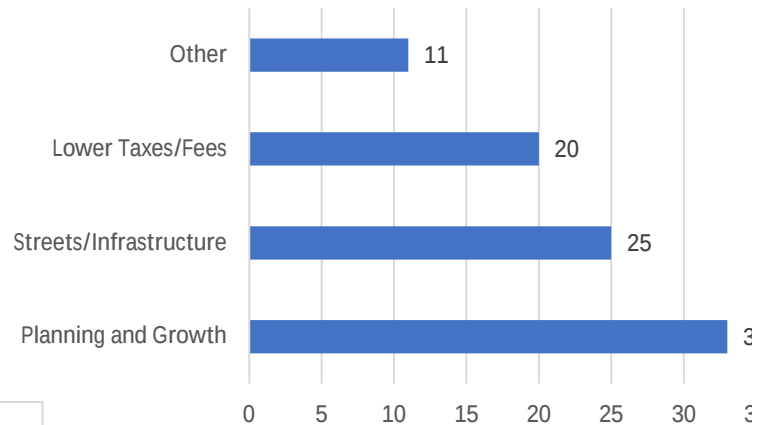
In What Areas can Wyoming improve?



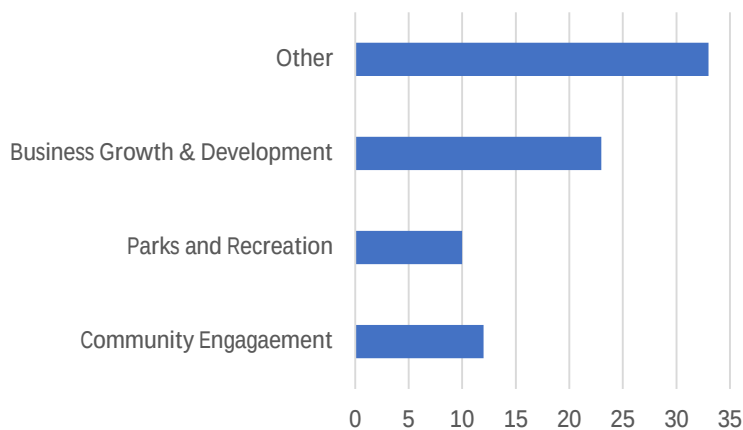
What things about Wyoming should be preserved?



What should Wyoming Focus on over the next 20 years?



Where are the greatest improvement opportunities?



Public Engagement

Open House

A public open house was held on November 20, 2019 at City Hall. Staff arranged three stations which were organized around specific themes and prompted attendees to respond to questions addressing those themes.

The theme for Station One was “*Community Identity and Culture.*” Questions related to this theme included:

1. How do you describe “Small Town Feeling?”
2. How do you define “rural”?

Responses addressed the low intensity nature of a “small town feeling” and the rural nature of Wyoming. Others focused on the neighborliness of residents and trust between each other.

The theme for Station Two was “*Wyoming: Open for Business.*” Questions for this theme included:

1. What businesses should we be attracting?
2. Should we have a future business District Downtown?

Most of the responses focused on the first question. They ranged from identifying specific establishments – most of them restaurants – to specific actions that respondents believe would encourage job growth, such as “further development of Fairview Campus.”

Station Three’s theme as “*Developing Wyoming.*” This station prompted reactions with more specific statements, such as the following:

1. Availability of services to undeveloped properties
2. Development in your Neighborhood: Balancing Future Development.

Some responses focused on where development should and should not be. Others recommended specific types of development, such as remote worker office space or a strip mall with specific types of tenants.

Prior Plans and Studies

This plan builds on a considerable amount of previous planning done by the City. A complete list of references is included in the appendix: Critical resources relied on for the completion of this plan include the following:\

- § City of Wyoming Comprehensive Plan, 2009
- § City of Wyoming Zoning Ordinance and Map
- § City of Wyoming Strategic Plan, 2017
- § City of Wyoming Urban Service Area
- § Chisago County Housing Study, 2018
- § Comprehensive Water Plan, 2010
- § Comprehensive Sewer Plan, 2020

3.

4. COMMUNITY PROFILE

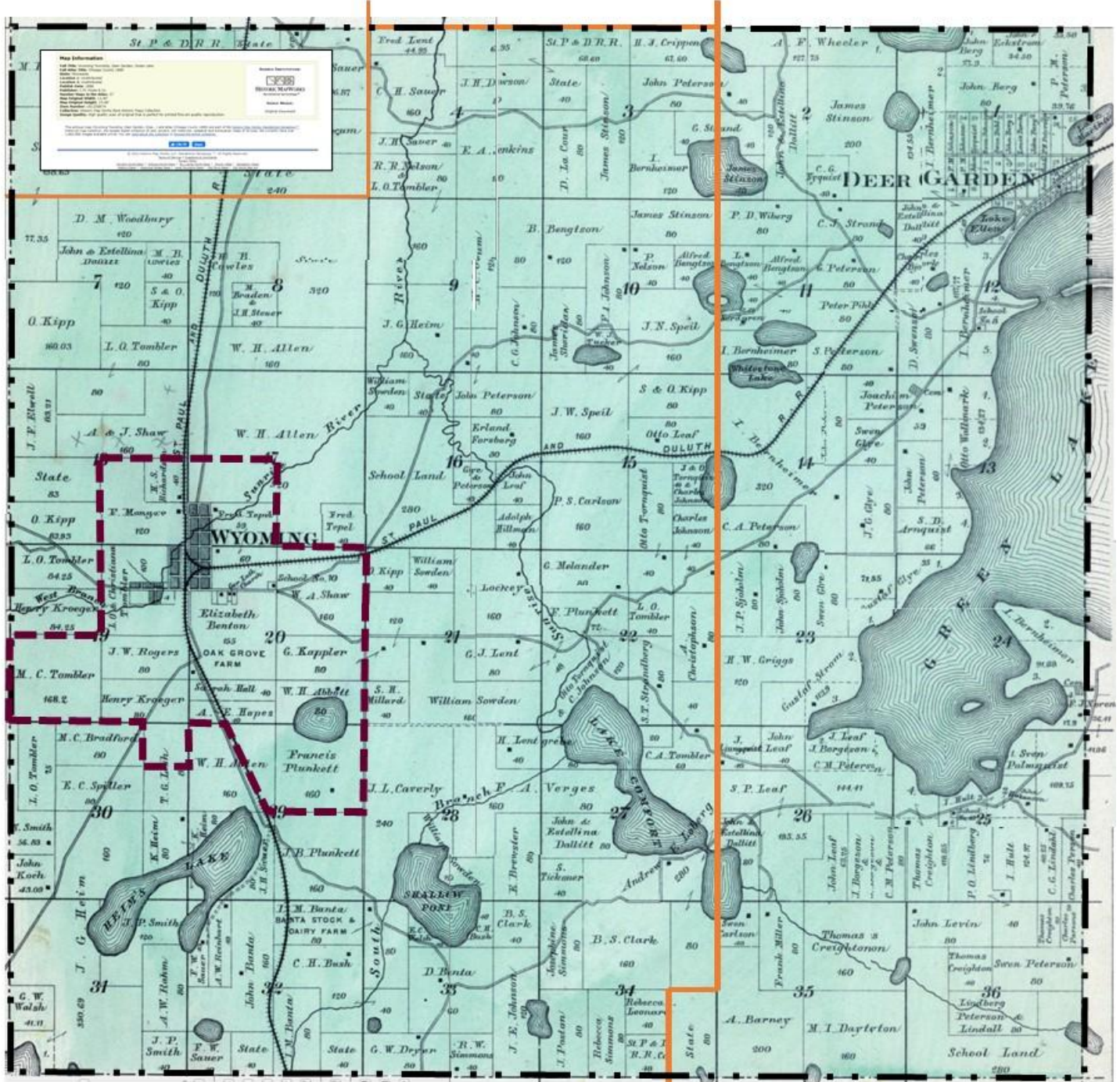
History

To help understand the future of the City it is important to acknowledge the rich history of the community. The City of Wyoming began as the Township of Wyoming. The initial survey of the Township dates back to 1847.

The first settlers arrived in Wyoming in 1855. They were six German and Dutch families from Pennsylvania, shortly joined by families from Chicago and St. Paul. Wyoming Township was organized in 1858. They named the site “Wyoming” because it reminded them of the Wyoming Valley in Pennsylvania. “Wyoming” is an Algonquin word for “large plains” or “extensive meadows”. Many descendants of the original settlers still thrive in the area. The spot where the first structure was built is marked by a memorial stone. It’s in a small park on the southeast corner of 270th Street and Felton Avenue. In those days, it would have overlooked the Sunrise River, just to the North. When Wyoming was founded, there were only 225 houses in St. Paul.² The original City was platted in 1869, taking its name from the Township.



Wyoming’s growth was closely linked to transportation. Wyoming was the first stop on the stagecoach route from Rice Street in St. Paul to Duluth. The house where travelers stayed overnight still exists. After the era of the stagecoach, the same travelers’ house served as a train crew house when the St. Paul & Duluth Railroad Company laid tracks down the old stage road. In the 1960’s the freeway was built, and the population increased considerably.



1888 map of Wyoming Township. Gold line illustrates current City Boundary. The Red line depicts the City boundary prior to the merger with the Town.

Table - Wyoming Population Growth

Census Year	Wyoming Township		City of Wyoming	
	Population*	Percent change	Population*	Percent change
1860	240	117.5%		
1870	522	-13.8%		
1880	450	28.9%		
1890	580	29.7%		
1900	752	-19.5%		
1910	605	17.4%	207	22.2%
1920	710	-10.1%	253	-15.4%
1930	638	-5.2%	214	18.2%
1940	605	-6.4%	253	28.5%
1950	566	12.9%	325	33.8%
1960	639	97.5%	435	59.8%
1970	1262	83.2%	695	124.3%
1980	2312	28.3%	1559	37.4%
1990	2967	47.6%	2142	42.3%
2000	4379	117.5%	3048	22.2%

*U.S. Decennial Census – Wikipedia

Up until the 1980s, the Township was primarily an agricultural community. Slowly the transformation from rural to small town and towards metropolitan suburb began. The City of Wyoming had also grown steadily and it had developed infrastructure to support additional development, included its own water and wastewater systems.

Township and City Merger **

In 1994 merger discussion began with the Township and the City. In 1996, the Township and Chisago City began planning a 200-acre business park at County Road 36 and County Road 22. Discussions were on-going for the next several years. In 2003, the City and the Township adopted a joint resolution for the orderly annexation of 611 acres for the site of Polaris Industries in the north east part of the Township. However, the annexation created an island that did not abut and was not contiguous with the City. At the same time, the City extended sewer and water service to the site.

The City had all but 200- 250 acres of land remaining to develop. Without annexation of the Township, the City's ability to accommodate growth would be significantly limited. Annexation would allow for further commercial, residential and industrial growth. At the time, the Township was the fastest growing township in Chisago County, but the growth was almost entirely on one-, two- and five-acre lots with individual wells and individual sewage treatment systems (ISTs).

On August 15, 2008, the Township was merged with the City, and to a lesser extent with the City of Stacy and Chisago City.

Regional Setting & Population Trends

Wyoming is located in the very southwest corner of Chisago County. It borders Washington County and the City of Forest Lake to the south and Anoka County and the City of Columbus and Linwood Township to the west. Wyoming is not included in the Seven County Metropolitan Planning Area which falls under the control of the Metropolitan Council of the Twin Cities. The majority of the community works outside of the City with an average commute of 28 minutes (Data USA).

Over 41 percent of the City is open space, including the Carlos Avery Wildlife Area, numerous wetlands and other natural areas. From the rural origins of Wyoming Township, the City continues to transition to becoming more suburban. The core of the City – the pre-merger City area is served with water and sewer. The lots are small and the area has more of a suburban feel. The areas outside of the suburban core are a mix of rural, semi-rural and medium to higher density residential with smaller amounts of commercial/industrial uses, especially along the Highway 8 corridor. Agricultural uses still dot the landscape contributing to the small town feel of the community.

Table ____ summarizes the population trends for Wyoming:

Year	Population	Number of households
2008	7300	2500
2009		
2010	7791	2738
2011		
2012		
2013		
2014		
2015	7877	2794
2016		
2017	7793	
2018	7839	

Source: 2017 City Strategic Plan, Wikipedia, 2010 Census, Data USA

Table ____ illustrates the makeup of community:

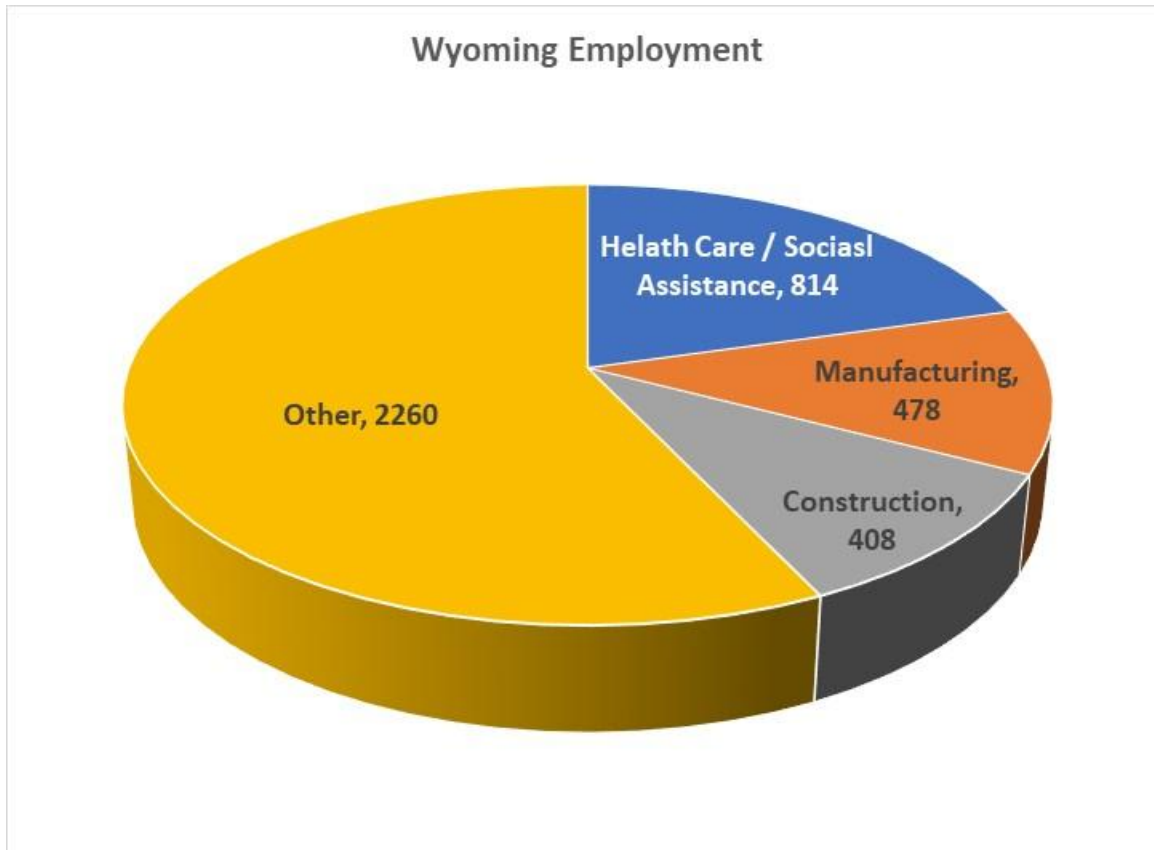
Race	2010	2018
White	95.5%	96.7%
Hispanic	1.5%	0.2%
Two or more races	1.3%	1.4%
Asian	0.8%	
African American	0.3%	
Native American	0.3%	0.1%
Other races	0.3%	1.6%

Source: Wikipedia, 2010 Census, Data USA

In 2018, Chisago prepared a housing study. The study indicated that the Wyoming/Stacy sub area had the population highest growth in the County with the 2017 – 2030 population expected to increase by almost 30% and the number of households to grow by more than 33% (Maxfield).

Economic Conditions/Leading Employers

The Wyoming Economic Development Authority (EDA) reports that there are over 100 businesses in Wyoming (2017 Strategic Plan). The diversity of small businesses is illustrated in the following chart:



The major employers in the community include:

- M Health Fairview Lakes Medical Center
- Polaris Industries
- Rosenbauer Motors
- Hallberg Marine

The City has the basic services, but the larger grocery, home improvement big box stores and chain restaurants are located in Forest Lake. There are now hotels in the community.



Housing

The 2018 Chisago County Housing Study (Maxfield) indicated that 92% of Wyoming workers leave the City every day for work, in part due to the lack of housing for people that work in the City but don't live in the community. Wyoming has the highest incomes in the County and the least amount of multi-family housing. Table ____ illustrates the City's recent history relative to building permits, the majority of which relate to single family units:

Table ____ City of Wyoming Building Permits

Year	No. of Permits Issued	Value of Permits	Revenue
2006	215	\$31.3	\$230.0
2007	309	\$10.7	\$135.0
2008	629	\$9.9	\$93.0
2009	417	\$9.2	\$215.0
2010	347	\$3.5	\$47.0
2011	361	\$4.8	\$90.0
2012	338	\$13.3	\$169.0
2013	383	\$19.6	\$261.0
2014	412	\$9.8	\$241.0
2015	568	\$16.9	\$204.0
2016	294	\$9.2	\$154.0
2017	294	\$12.1	\$222.0
2018	313	\$13.5	\$233.0
2019	320	\$21.6	\$308.0

In 2020, the City gave its support to a proposed multi-family housing project on property located on 273rd Street and west of Forest Boulevard / CSAH 30. The multi-story facility could provide 50 units of badly needed mulita-family housing.

5. EXISTING CONDITIONS

Before we can effectively plan our future, we need to clarify our current or existing conditions. This section outlines describes the environmental setting, summarizes the current land uses, highways and transportation, community services and facilities, and current trends.

Environmental Setting

Existing Land Use (summary and maps)

Today the City of Wyoming boasts acres of land designated for parks and open spaces, miles of scenic views and a multitude of breathtaking lakes and nature areas. The Minnesota State Demographer released data in August of 2020 that the 2015 population for Wyoming is up from the same estimate in 2015 of 7,877 residents and 2,794 households.

The City has farmer markets, annual festivals, and the Hallberg Center for the Arts that the whole community enjoys participating in. The City of Wyoming is located in close proximity to the Minneapolis – St. Paul Metro Area and provides a perfect balance of small town feel and nearby big city amenities

Highways and Transportation (summary, stats, maps)

The City continues to benefit from a strong transportation system, much like it did when stage coach trails railroads defined the community. Interstate 35 is the major transportation corridor for Wyoming. The north-south artery connects the Twin Cities to the south and the City of Duluth to the north. The I-35 / Viking Boulevard interchange serves local businesses and connects businesses and residents alike to the local road system described in the following chapter.

US Highway 8 traverses the south eastern corner of the City, providing a key transportation connection between I-35 and multiple communities from Wyoming to Taylors Falls and on further into north central Wisconsin. US Highway 8 is a busy roadway with a long history of safety issues. The corridor has been studied extensively to develop solutions for controlled access (signalized) intersections as well as proposed access control improvements, eliminating numerous low volume roadway access point and residential and business entrances.

US Highway 61, once stretched from La Crescent just west of La Crosse to Grand Portage. The majority of the route was paved by 1926. Construction of the interstate ultimately took much of the traffic from the highway. but US 61 continues to serve as a major corridor. The Minnesota Department of Transportation has proposed to turnback the remaining section of highway 61 between Wyoming and St. Paul. Former Highway 61 north of Viking Boulevard was recently turn backed to Chisago County and is now maintained as County State Aid Highway 30 ((CSAH 30). US 61 continues to serve as a major corridor for residents and businesses including service to the M Health Fairview campus and Wyoming Elementary. Highway 61 is expected to undergo reconstruction in 2021 including intersection improvements and additional turn lanes.

Community Services and Facilities (summary and maps)

Current Trends

Wyoming continues to transition from its rural/agricultural past to a suburban/urbanizing future. That transition can be summarized by a list of recent developments – some of have not come to fruition – that would re-make the City in a significant way.

2009	Greenwood Mixed Use Master Planned Community	220 acre, mixed use/suburban community 400 new housing units – 300 residential, 100 multi-family, 50 acres.
2019	Praxmar.....	
	YMCA	Ultimately located in Forest Lake
2015	Heims Lake Villas	33 units of 55+ detached townhomes
2019	Katies Glen PUD	51 units off of Goodview Avenue
2020	Summerfield	Kettle River Boulevard and
2021	Heims Lake Villas – North Addition	34 units of 55+ detached townhomes
2021	Bingham Property Multi-family Housing	

The focus for the future involves a balanced built out of the ultimate urban service area (described in the Land Use Chapter) while preserving the character of the community and keeping taxes competitive with area communities. The build out is expected to include a redevelopment of part of the City's downtown core to increase services and improve walkability and accessibility.

Planning Factors Affecting Development (challenges and opportunities)

The three most significant challenges the City faces in terms of achieving full development are its natural resources and the limitation of municipal utilities, primarily sewer, as well as potable water., and the lack of diverse housing options.

Natural Resources

Wyoming is valued for its extensive conservation open space areas including the Carlos Avery Wildlife Area across the northern third of the City and the extensive and diverse wetland resources distributed across the entire City. These natural resources contribute to the small town feel and rural setting that attracted many of the area's residents. However, for a City that encompasses over _____ square miles or _____ acres, only about _____% of the property is "dry land" that is available to be developed.

Municipal Utilities

Historically, the City of Wyoming developed a collection and treatment system for wastewater. Ultimately, the City joined the Chisago Lakes Joint Sanitary Treatment Commission (CLJSTC) that serves Wyoming and several surrounding City's with a regional wastewater treatment plant as well as regional conveyance systems (interceptors and lift stations). See "Utilities Plan". Extension of future sanitary sewer to the unsewered and undeveloped parts of the City is limited by the cost to construct gravity sewers, lift stations, forcemains (pressure sewer), and the overall capacity of the regional CLJSTC treatment plant (See "Utilities Plan"). For that reason, the City has established Urban Service Areas based on the ability to prioritize those parts of the City most easy severed with municipal sewer during the next 20 years and beyond. As part of that analysis, it is fully understood that a significant part of the City will likely not ever be fully served.

Housing

In 2018, Maxfield Research and Consulting LLC completed a housing study for Chisago County. Maxfield presented initial findings to the City All Boards Meeting on January 30, 2018. Maxfield forecasted that Wyoming would see a 27% increase in population by 2030, to over 10,000 residents. Maxfield also predicted the potential housing demand for the City would amount to 4760 new housing units through the year 2030. Maxfield observed that the lack of housing options could dampen

economic development as employees for future business expansion will not find place to live in the community. In particular, multi-family and rental housing stock for the City is very low.

Kettle River / Viking Boulevard Future Congestion

Praxmar Development proposed a significant development in the northwest quadrant of I-35 and Viking Boulevard. The project is in the area of the old Greenwood Golf Course. Development of the area was first explored in 2009. As part of the proposed project, one of the major issues related to traffic. The project would have included approximately 200 acres of mixed-use development including a range of lot sizes to be current demands. The increase in traffic to the Viking Boulevard / Kettle River Intersection, which is already congested (Chisago County Transportation Plan), and complicated by the I-35 on and off ramps and several business entrances, became one of several road blocks to the project moving forward. Developing a transportation solution for the area will be important for future development proposals.

Inconsistent Stormwater permitting within and outside of the CLFLWD

The Comfort Lake Forest Lake Watershed District (CLFLWD) has regulatory control over the southern third of Wyoming. The CLFLWD has taxing and permitting authority relating to land use and stormwater management. The area lying north of the watershed boundary falls under City jurisdiction meaning there are two sets of permitting rules and responsibilities which can create enforcement inconsistencies and confusing for developers.

CLFLWD administrative boundaries extend beyond watershed boundary

The CLFLWD has what is now a watershed boundary and an administrative boundary. Ideally, these two lines are the same, resulting from those properties taxed by the watershed district actually being located in the watershed – the area that drains to Comfort Lake. Differences in the boundaries is somewhat common place but should be rectified if it has not already been addressed by the District.

6. VISION, GOALS & OBJECTIVES

What should Wyoming be like in the year 2030 or 2040? What is the strategy to get there? What planning and zoning changes will be required? What land use standards and expansion of infrastructure will be needed?

The Comprehensive Plan is based upon a shared vision of the citizenry and stakeholders of what Wyoming should and will become. The Comprehensive Plan establishes goals and objectives that will help to shape and direct growth and development for the next ten years and beyond.

Goals and objectives developed for this plan will guide the community as it grows, matures, transitions and ultimately attains its anticipated build-out configuration. The Comprehensive Plan goals and objectives were formulated from input received from the public, City staff, elected and appointed officials, and other interested individuals. In general:

- § **Goals** are statements concerning an aspect of the City's desired ultimate physical, social and/or economic environment. Goals set the tone for development decisions in terms of the citizens' desired quality of life.
- § Objectives express the kinds of action that are necessary to achieve the stated goals without assigning responsibility to any specific action.

Policies will clarify the specific position of the City regarding a specific objective, and will encourage specific courses of action for the community to undertake to achieve the applicable stated objective. In order to implement many of the goals, objectives and policies in this Plan, ordinances or capital improvement funds will be necessary.

Vision and Objectives

The City of Wyoming seeks to become an attractive, well-balanced place to live and work, with an appropriate combination so amenities and services. Wyoming will succeed with public private partnerships focused on opportunities to live, work and play – for a reasonable investment. When the Council adopted the 2009 Comprehensive Plan for the City, the first for the combined City/Township, and advisory group was formed to develop a set of plan objectives to give direction to the plan. In the process of developing this plan, The Planning Commission further developed the objectives, informed by the 2019 Community Engagement process and survey. The themes that emerged were:

1. Maintain Small Town Values and Atmosphere;
2. Growth, with Respect for Residents;
3. Build Civic Involvement and Opportunities for Community gatherings;
4. Recognize the Potential for a Central “downtown”;
5. Utilize the school and major business as focal points for community and neighborhood interaction.

Based on the Commission's work the following Vision and Objective were developed to Guide the planning effort:

Vision; Become an Inviting Community: Use land use, diversification of housing alternatives, zoning regulations and public infrastructure to create a thriving economy and an inviting city for residents and businesses alike.



Specific objectives and corresponding policies are included as part of corresponding Comprehensive Plan Chapters that follow.

7. PLAN OVERVIEW

Based on the priorities voiced in through public input, as well as demographic, physical, social, and economic changes affecting the City, the Plan is divided into **the following chapters:**

Land Use Plan

Utilize *land efficiently: Plan for more intensive use of land for housing, shops or industries to allow more of that resource to be available for other uses, such as farming or urban development. All a transition from agriculture and large lot housing to greater densities. Encourage development in balance with natural resource protections.*

The Land Use Plan guides the future use of land in Wyoming to promote the orderly development, create an attractive and efficient urban environment and protect key natural resources. The Land Use Plan is the central element of the *Wyoming Comprehensive Plan*, and many people will think of this chapter as “the comprehensive plan.” Although there are other plan chapters, the key provisions of other chapters of the *Comprehensive Plan* critical to the physical development of Wyoming are integrated into the Land Use policies.

The Land Use Plan translates the community vision for growth and conservation into a recommended physical pattern of neighborhoods, commercial and employment areas, road and parks. Land use policies seek to influence the location, types, amount and timing of future growth through private real estate development, public investment in infrastructure and community facilities and conservation of natural areas.

The Land Use Plan will be used by the City in making decisions about private development proposals, and the location, size and timing of public improvements. The objectives and policies of this chapter are expected to be implemented through the City’s zoning and subdivision ordinances, which may be amended after the adoption of this plan, and through the administration of that ordinance by City staff, the Plan Commission and the City Council.

Road System Plan

Integrate *Transportation Systems: Interconnect neighborhoods with multiple modes of transportation and safe transportation systems. Reduce reliance on auto driving. Ensure that residents can travel throughout the community as pedestrians, while bicycling, and in motor vehicles. Ensure that these traveling opportunities are accessible to residents of all capabilities through constructing and improving infrastructure to Americans with Disabilities Act (ADA) standards.*

The pattern of existing and planned major roads, road design standards and intergovernmental coordination for road improvements are addressed in the Road Systems Plan Chapter.

Utilities

Expand municipal utilities: Increase the use of public potable water and wastewater. Extend wastewater lines in staged and efficient manner in response to market demand and according to City capability. Equitably finance for public infrastructure related to development and redevelopment. Consider shared private wastewater disposal systems until public wastewater is available or when public wastewater is infeasible.

The Utilities Chapter is intended to serve as a guide to completing the future water and sanitary sewer system to serve future development as outlined in the Land Use component.

Parks, Open Space, and Trails

Enhance Recreation Opportunities: Develop, maintain and improve public parks that provide diverse opportunities for active sports and passive recreation. Identify, establish and develop trail corridors that connect the neighborhoods to the park system and to regional trail corridors. Plan for changes in recreational activities that accommodate changing demands. Integrate park and trail systems with significant natural resources. The City of Wyoming Parks, Open Space and Trails System chapter guides acquisition of land or fees in lieu of for municipal parks, promoting the protection of public and private open space and reservation of corridors for multiple-use paths.

Housing

Diversify Housing Options: Increase the range of housing options for people in all stages of life so as to retain and attract residents. Emphasize housing options like starter homes for young families and senior housing in locations that provide additional uses within walking distance.

Environmental Resources

Protect the Natural Environment: Protect and enhance the quality of our lakes, rivers and wetlands. Manage and treat stormwater in an effective manner to protect our water resources. Consider different strategies for equitable stormwater treatment suitable for different levels of land use intensities including on-site treatment, regional treatment and fees-in lieu of best management practices. Protect significant woodlands. Enforce the regulatory protections for the shoreland of designated lakes and streams. Link woodlands, wetlands and other undisturbed natural areas into “greenways” will be established through the development process.

Economic Development

Pursue a Thriving Local Economy: Plan for and allow for the creation of additional stores, offices and industries consistent with this comprehensive plan and regulated by zoning ordinance amendments including, but not limited to, encouraging mixed use opportunities. Diversify the range of local employment opportunities. Attract well-paying jobs plus goods and services that are needed locally. Realize Increasing property tax revenues for city, school district, county and state governments.

Strengthen the City Center: Encourage a stronger “Downtown Wyoming” that includes shops, offices, high-density housing and public facilities. Consider City Ordinance amendments that allow for Downtown to develop with greater intensity than other portions of Wyoming while maintaining the same values.

The Economic Development chapter details the priorities and goals to build upon the economic strength of the community.

Implementation

The Plan is meant to be a living document, grounded in real challenges and opportunities. It is meant to be revisited often and revised as conditions change. The Plan looks out to a horizon of twenty years but is meant to be revisited in ten years for further refinement. The City will use the continuous input of the public, whether through formal or informal means, to make sure that the vision, goals and policies are still relevant.

8. LAND USE PLAN

Utilize land efficiently: Plan for more intensive use of land for housing, shops or industries to allow more of that resource to be available for other uses, such as farming or urban development. All a transition from agriculture and large lot housing to greater densities. Encourage development in balance with natural resource protections.

The City of Wyoming Land Use Plan guides public and private actions regarding the pattern of land use and development and to express ideas from other plan chapters as they relate to land use. Its purpose is to encourage the orderly development of Wyoming, create an attractive and efficient urban environment and protect key natural resources.

The Land Use Plan is the central element of the *Wyoming Comprehensive Plan*, and many people will think of this chapter as “the comprehensive plan.” Although there are other plan chapters, they are each related to the land use plan as they each have a geographic component. Consequently, there is some overlap, and other elements provide more detail on certain subjects mentioned in this chapter. The key provisions of other chapters of the *Comprehensive Plan* critical to the physical development of Wyoming are integrated into the Land Use policies.

The Land Use Plan translates the community vision for growth and conservation into a recommended physical pattern of neighborhoods, commercial and employment areas, road and parks. Land use policies seek to influence the location, types, amount and timing of future growth through private real estate development, public investment in infrastructure and community facilities and conservation of natural areas. In addition, the policies are intended to ensure that the environment and other long-term public interests are given adequate consideration and protection.

The Land Use Plan will be used by the City in making decisions about private development proposals, and the location, size and timing of public improvements. The chapter may also be the basis for preparing more specific sub-area or sketch plans for smaller subsections of the community such as the central business district or a residential neighborhood.

The objectives and policies of this chapter are expected to be implemented through the City's zoning and subdivision ordinances, which may be amended after the adoption of this plan, and through the administration of that ordinance by City staff, the Plan Commission and the City Council.

However, the Land Use Plan should not be construed as a final blueprint for specific site development nor a prospective zoning map. The identification of preferred land uses does not imply that rezoning a specific area is immediately appropriate. While the zoning and subdivision ordinances must be consistent with this plan, the rezoning process is separate from the planning process and must consider the timing of zoning decision, availability of similar land and the impact of the rezoning decision on other City objectives and policies.

The Land Use Plan may be amended occasionally as circumstances warrant. However, the City hopes that the policy direction of this plan will be relatively consistent over time. Guidelines for reviewing and updating the plan are included in the Plan Implementation chapter of this comprehensive plan.

Land Use Types and Descriptions

The following sections describe the types of land uses depicted on the Land Use Plan Map. Implementing the Land Use Plan is the responsibility of the Zoning and Subdivision Regulations. The Implementation section contains strategies to implement the policies of the Land Use Plan. Included in that section is a table showing the relationship of Land Use Plan categories to the current Zoning Districts.

The City of Wyoming Land Use Plan map is a guide to zoning land for future use or conservation. It is not a zoning map and does not have the force of law that a zoning ordinance and zoning map do. Consequently, the zoning districts may not correspond perfectly with this land use plan map. The zoning ordinance and zoning map should be revisited after the adoption of this comprehensive plan.

Residential

Semi-Rural Housing

The Semi-Rural Housing Areas are locations that are presently subdivided into parcels of approximately one to ten acres, which may include the present Agricultural, Rural Residential I and Rural Residential II zoning districts. Many of those locations cannot easily be subdivided further into smaller parcels that could economically accommodate public or shared private wastewater systems. The majority of the Semi-Rural Housing Area will continue to be served with individual on-site wastewater treatment systems. (However, any location is eligible to receive municipal sewer and water services if desired.) Lot sizes would continue to be in the range of one to ten acres.

Lower Density Suburban Neighborhoods

The Lower Density Suburban Neighborhoods Areas are locations that can be subdivided and economically served with either public or private shared wastewater treatment systems. Parcels for single-family housing in the Lower Density Suburban Neighborhoods should be in the range of 9,000 to 18,000 square feet. These neighborhoods may also include types of housing that have more than one dwelling per building and have an outdoor entrance for each dwelling, such as townhouses. Neighborhoods with a combination of detached and attached housing types may be approved through a public review process that ensures:

- § That nearby housing and roads are adequately protected

That the neighborhood provides more natural open space and/or public park than would result if it contained only detached housing

- § That the overall average density of the neighborhood is not more than 20 percent greater than what would be possible only using detached (single-family) housing.
- § Not more than half percent of the dwelling units are of the attached variety.

Prior to the Lower Density Suburban Neighborhood areas being served with municipal or private community wastewater lines, they should be zoned to allow an average of 1 house per 20 acres (not 20-acre lots) on unsewered sites and farming activities on sites of 20 acres or larger.¹ Higher average unsewered housing densities may be allowed if the applicant receives approval from the City for a plan showing how the property could realistically be re-subdivided in the future and developed with smaller lots (less than one-half acre) with public or shared private wastewater service.

¹ Any parcel that was officially divided and recorded before this plan is officially adopted may be allowed to have one house (or more than one house if municipal sewer or a shared private wastewater treatment system is used.)

Medium and Higher Density Suburban Neighborhoods

The Medium and Higher Density Suburban Neighborhoods allow townhouses and similar forms of housing that have an individual exterior entrance for each dwelling unit. These neighborhoods may also include detached (single-family) houses on small lots (approximately 5,000 to 9,000 square feet).

Apartment buildings should be:

- § Built in combination with other types of attached housing (e.g., townhouses, four-unit buildings, duplexes, etc.)
- § Permitted only by a “conditional use permit” under the zoning regulations,
- § Limited through the zoning regulations to not more than 20 dwelling units per net acre (not counting streets, wetlands, parks, etc.)
- § Required to have at least one garage space for every dwelling unit, either under the main building or in a separate building.

Any application for unsewered development in this plan category must demonstrate to the City the feasibility of future sewer development at a density greater than four housing units per gross acre.

Non-Residential

Commercial

The Commercial Areas will allow a wide range of businesses that serve the individual consumer, whether for goods or services. These designations are located along the major traffic arteries and can be expected to generate large amounts of traffic. Trash handling, service docks, signs and lighting must be softened through site planning and landscaping. Protecting nearby housing will be an important consideration during the review of site plan applications. Apply zoning regulations to control landscaping, parking, lighting, signs and access. All parcel access must be via City streets.

Two areas are planned for commercial development outside of "City Center":

- § West of the interchange of I-35 and County Road 22, and
- § Along US Highway 8.

Mixed Use

Development in a location planned Mixed Use must include two or more types of land use, which may include retail businesses or service businesses, office buildings, single-family housing and multiple-family housing. Developers will be required to negotiate with the City a unified and comprehensively design plan of high quality. Any development in this category should be required to obtain a conditional use permit or go through the planned-unit development process.

If a proposed development in a location planned Mixed Use abuts an area either planned or developed as housing, the design for the Mixed-Use site must be compatible with the nearby residential site.

Four areas are planned as "Mixed Use" which can include retail and service Businesses.

- § The southwest quadrant of Highway 61 and 250th Street
- § East of and adjacent to County Road 30 and directly south of the Wyoming – Stacy border.
- § Between Kettle River Boulevard and I-35 across from the hospital, and;
- § North of and adjacent to US Highway 8 bounded by Heath Avenue to the east and West Comfort Drive to the north.

Office and Health Care Business

The Office and Health Care Business category allows corporate or professional office buildings, hospital and health clinic buildings, hotels, nursing homes, housing for the elderly. Intensive site coverage should be sought in order to maximize the number of jobs. This district is intended to be an attractive employment area; approximately 15 percent of each site should be devoted to generously landscaped green space. A high level of site planning, landscaping and façade treatment will be required through zoning and site plan review. Coordinated, campus-style developments are encouraged. Retail or service business will be allowed if they are a secondary component of an office or health care building. No manufacturing or outdoor storage will be allowed.

Industrial and General Business Area

This area provides for the development of a range of industrial and general business uses including research and development, light manufacturing, offices, sales, and research and development. It may also selectively allow retail or service business by conditional use permit, particularly in the industrial area south of downtown. Locations for industries designated by this plan include portions of the Highway 61 corridor and the site of the former landfill operation along Railroad Avenue. Zoning regulations will be used to control site planning, landscaping, lighting, parking, truck handling, outdoor storage, signs and access. All parcel access must be via City streets. Private redevelopment of properties that have aging buildings and outdoor storage will be encouraged, especially adjacent to the Highway 61 and Sunrise River Trail right of way between Fairview Boulevard and Viking Boulevard.

The Industrial and General Business Area will allow a variety of light manufacturing, office-showroom and office buildings. Outdoor storage of good and materials should only be allowed under a “conditional use permit” that specifies visual screening with buildings, walls, fences, berms and/or landscaping.

Public and Semi-Public Facilities

This planning district includes public schools, the City Hall, the Public Safety (former Township Hall site), the Chisago County Library and other properties owned by the City, the County, or the State of Minnesota, now or in the future, that are not included under “Conservation and Open Space”. Also included is Wyoming Elementary and places of worship.

Parks and Open Space

Parks

Parks include lands owned by the City for active and passive recreation. This use not include any parks that may be privately owned. The exact locations of future neighborhood parks will be determined during the land development process..

Conservation and Open Space

This land use plan category includes all wetlands, which will continue to be protected under the regulations of Chisago County and the Comfort Lake–Forest Lake Watershed District. It also includes the Carlos Avery State Wildlife Management Area, which covers a large portion of the city..

Shoreland and Floodplain Areas

The City of Wyoming will continue to administer its recently adopted Shoreland regulations for consistency with development and natural resources related protection.. The Zoning Map shows the approximate location of the Shoreland Management Overlay Areas within 1,000 feet of state-designated lakes and 300 feet of state-designated streams. The Floodplain areas are encompassed within the Shoreland Management Overlay, however, the Overlay includes lands outside the Floodplain zones. Specific Flood plain mapping can be found.....

Table 1: Acreage by Land Use Plan Category

Land Use Plan Category	2018 Draft (WSB)		2009 Adopted	
	Acreage	Percent	Acreage	Percent
Semi-Rural Housing	2,547	18.3%	1927	13.7%
Lower-Density Suburban Neighborhoods	4,909	35.3%	3204	22.8%
Medium and Higher Density Suburban Neighborhood	664	4.8%	440	3.1%
City Center	92	0.7%	71	0.5%
Commercial	470	3.4%	325	2.3%
Mixed Use	598	4.3%	258	1.8%
Office and Health Care Business	201	1.4%	155	1.1%
Industrial and General Business Area	1397	10.0%	925	6.6%
Parks	168	1.2%	134	1.0%
Public Facilities	54	0.4%	52	0.4%
Conservation and Open Space	2,128	15.3%	5719	40.7%
Right-of-Way	686	4.9%	838	6.0%
Totals	13,914	100.0%	14,048	100.0%

Urban Service Area

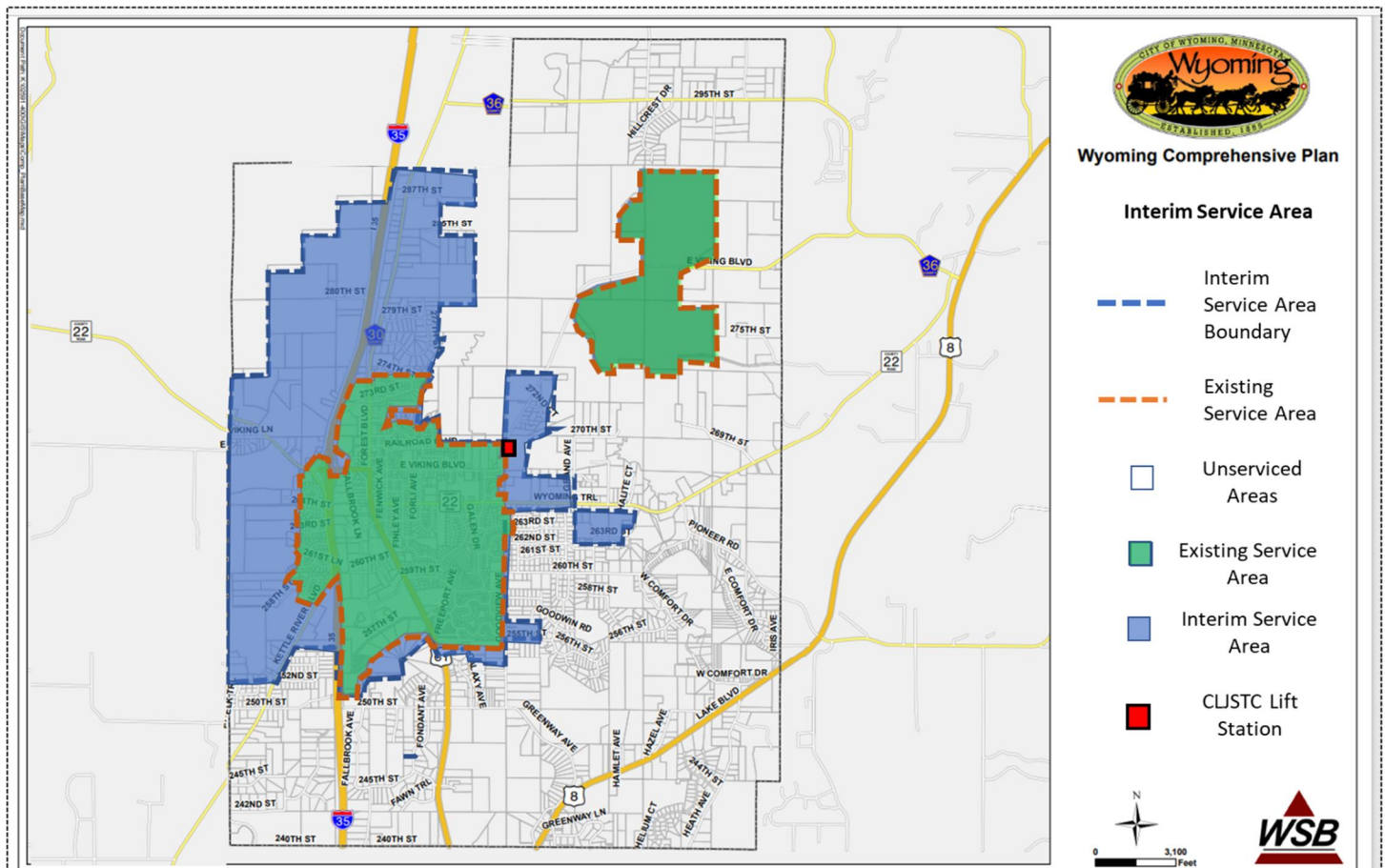
Future development that occurs must reflect the ultimate buildout potential and future urban service goals for the City. With respect to the extension of urban services in Wyoming, there are four different area classifications that each come with a different set of goals and land development objectives. The three different area classifications are as follows:

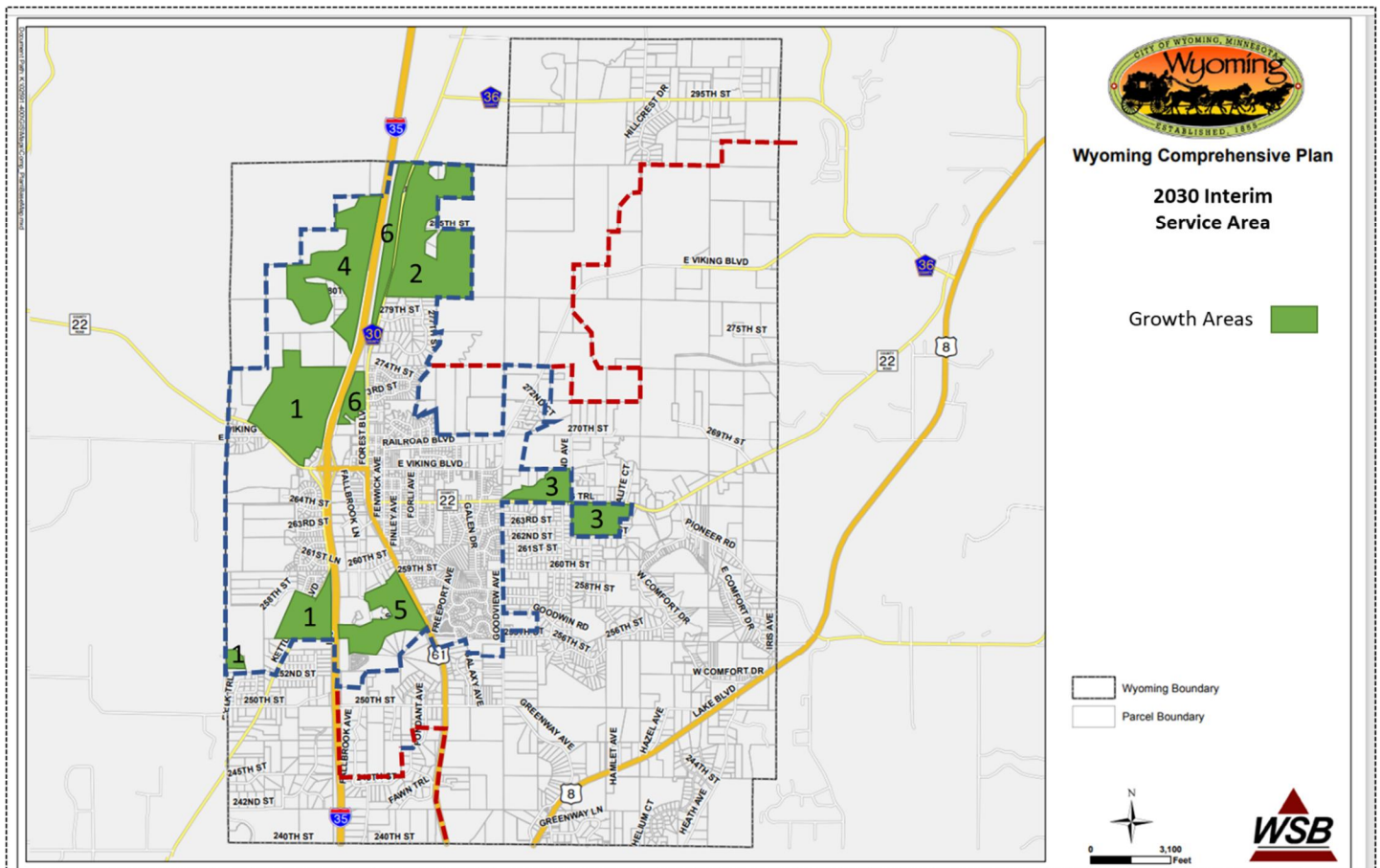
1. Interim2020 Urban Service Area
2. Ultimate Urban Service Area
3. Permanently Unserved Area

Development that occurs today, depending on where it is located, must be mindful of the ultimate buildout potential and future urban service goals for that portion of the city and should be sized and designed appropriately.

Interim Urban Service Area

This is the portion of the city where urban services are either currently offered or the opportunity to supply urban services has been evaluated and determined to be feasible (given current infrastructure) within the time 20-year horizon of this Plan. The City will revisit this boundary of this area as development occurs and improvements are brought online and during the update of this plan ten years after adoption. The urban services goal for the Interim Urban Service Area is to extend urban services concurrent with the timing of new development. Figure ## illustrates the Interim urban service area.





Ultimate Urban Service Area

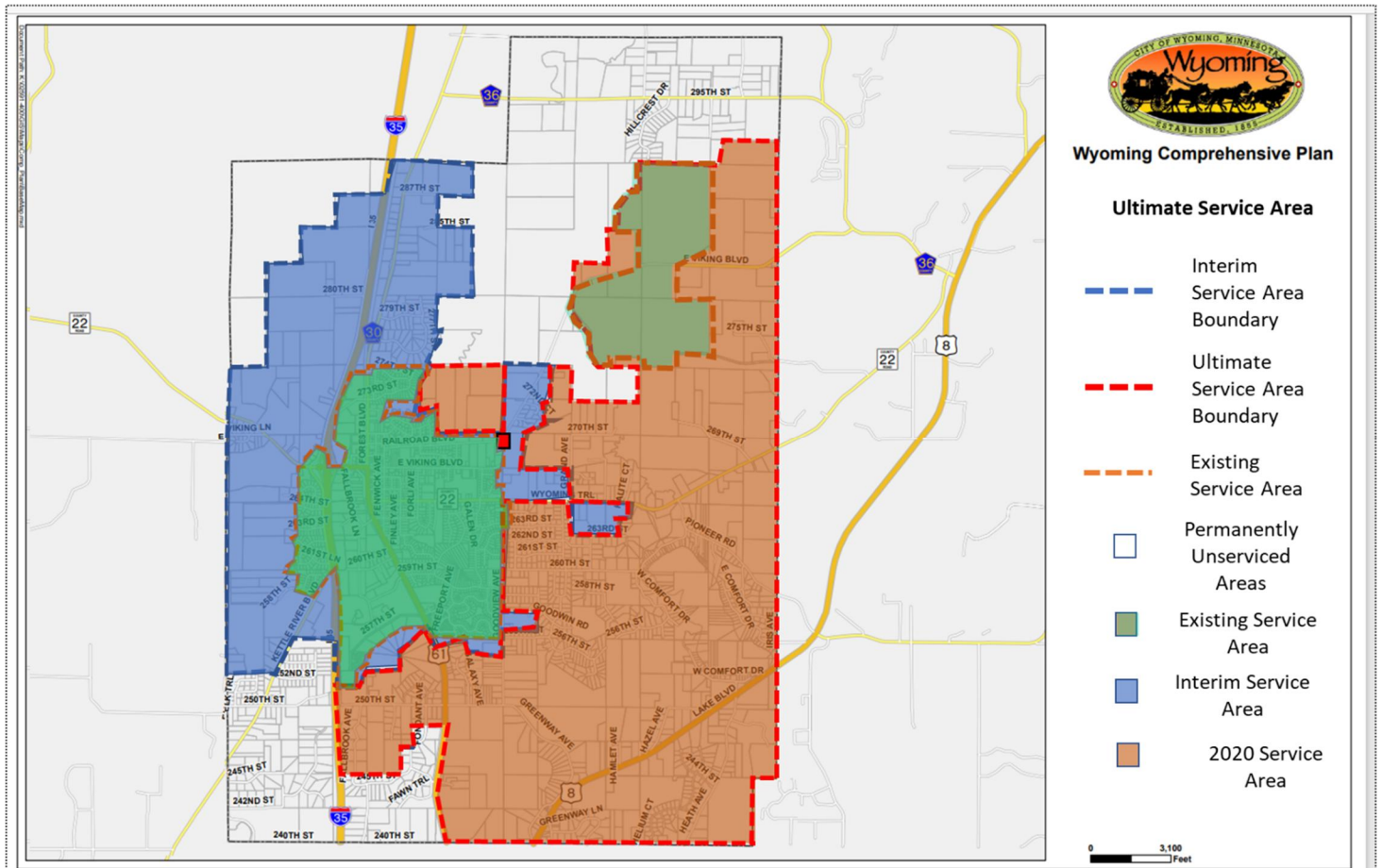
This area of Wyoming lies outside of the current urban service area but includes the portions of the city that may someday, beyond the 20-year time horizon of this Plan, become eligible for urban service connection. Current development in this area will not be serviced at this time, but should be developed mindfully to anticipate the potential for ultimate urban service density and connectivity.

The development goal for the Ultimate Future Urban Service area is to utilize one of the two following methods in unserved residential subdivision development:

1. Develop at densities no greater than allowed by the Agriculture or Rural Residential zoning district so that future resubdivision is feasible when utilities are extended.
2. Plan for a community septic system to support the subdivision development.

Regardless of which method of development occurs, the City may require a “ghost plat” a subdivision to show how future subdivision lots could allow for eventual urban density.

For commercial development in the Potential Future Urban Service area, all new development should undergo a site a plan review to evaluate the capacity of the site to support septic and ensure sufficient water supply for operation and fire suppression.

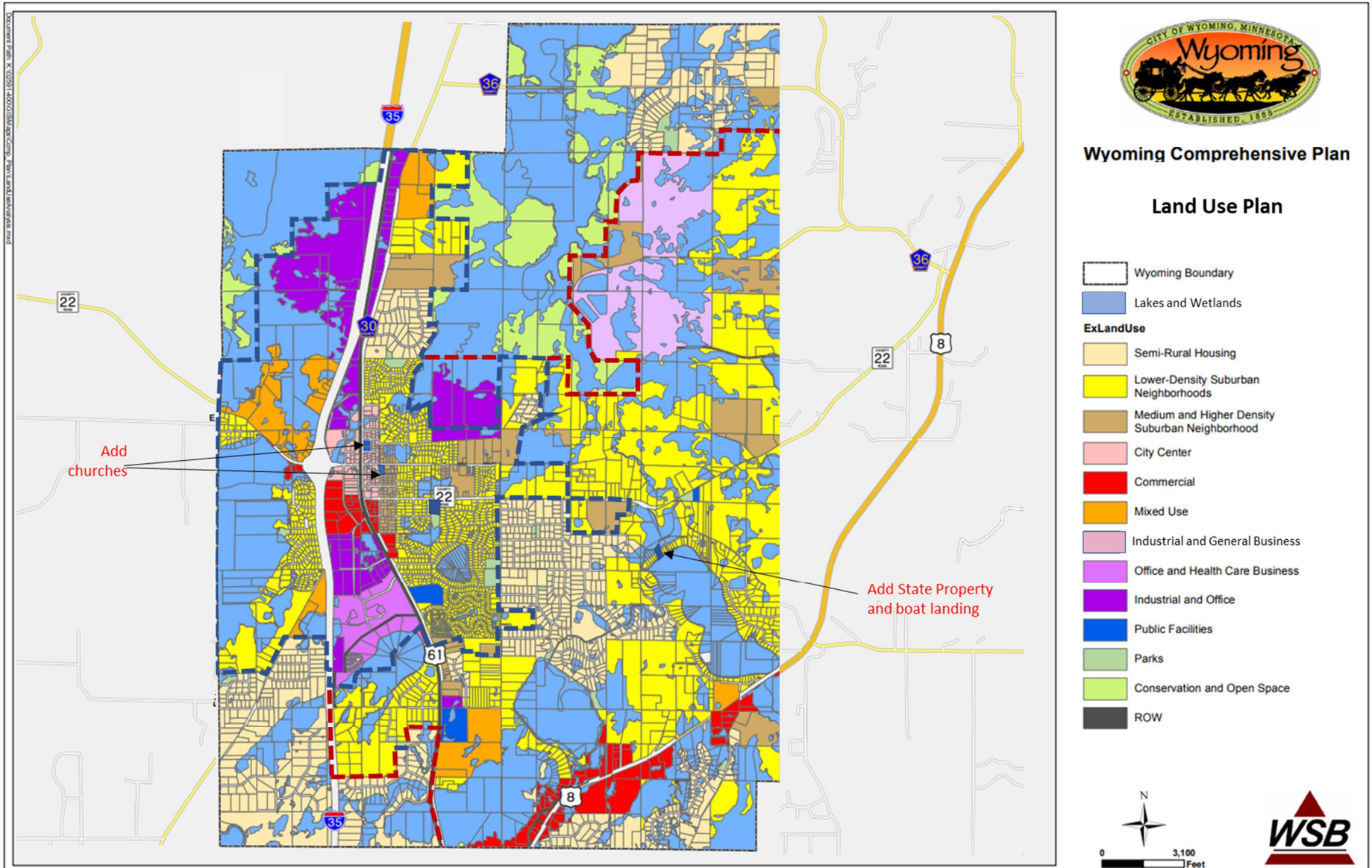


Permanently Un-Serviced Area

This segment of Wyoming is never anticipated to be supplied with urban services. The natural features, existing lot sizes, lack of connectivity, and rural nature of this area make it poorly suited for development at urban densities. In this portion of the city, the development goal is to conform to the regulations of the governing zoning district with respect to minimum lot size and developable land requirements.

(Ultimate Map) Land Use Plan

The City of Wyoming Land Use Plan map is a guide to zoning land for future use or conservation. It is not a zoning map and does not have the force of law that a zoning ordinance and zoning map do. Consequently, the zoning districts may not correspond perfectly with this land use plan map. The zoning ordinance and zoning map should be revisited after the adoption of this comprehensive plan.



Specific Land Use Planning Areas

City Center

The City Center is the location presently known as “downtown” Wyoming and is located east of I-35. City Center is intended to be a developed relatively densely with retail and service businesses, the City Hall, County library and, potentially, high-density housing (apartments).

In the area between Highway 61 and Fenwick Avenue, access should be limited to Highway 61 and/or the east-west streets (as opposed to Fenwick Avenue) and the houses two blocks east along the east of Fenwick Avenue should be protected through careful building placement, parking design, landscaping, lighting, trash handling, signage and other site planning. To the extent that the market will allow, buildings in this area should follow the traditional pattern of being located adjacent to the public sidewalk, particularly if adjacent to one of the historic buildings that were constructed in that manner.

Urban design guidelines may be included in the zoning ordinance that is written to implement this plan category.

A high level of site landscaping, building façade materials and signage should be required through zoning and site plan review in this highly visible part of the community.

Greenwood Development Area

A small area plan and potential land assembly may be advantageous for the area north of Viking Boulevard and west of Highway 61. Currently there is a diverse and sometimes inconsistent mix of land use including single family residential, commercial, bulk fuel storage, tax forfeit, park and shoreland/floodplain. Future transportation issues at the intersection of Kettle River Boulevard and Viking Boulevard should be studied for solutions prior to development occurring.

See Dec. 21 2020 document – Page LU 26 – “Community Design Policies – should they go here?”

9. ROAD SYSTEM PLAN

Integrate *Transportation Systems: Interconnect neighborhoods with multiple modes of transportation and safe transportation systems. Reduce reliance on auto driving. Ensure that residents can travel throughout the community as pedestrians, while bicycling, and in motor vehicles. Ensure that these traveling opportunities are accessible to residents of all capabilities through constructing and improving infrastructure to Americans with Disabilities Act (ADA) standards.*

The City of Wyoming Road System Plan describes the pattern of existing and planned major roads, establishes road design standards and addresses intergovernmental coordination for road improvements.

Functional Classification

Functional classification is a method of categorizing streets by the type of transportation service provided and the roadway's relationship to surrounding land uses. The purpose of a functional classification system is to create a hierarchy of roads that collects and distributes traffic from neighborhoods to the metropolitan highway system in an efficient manner given the topography and other physical constraints of the area.

The major road system classifications include:

- § Principal Arterial
- § Major Arterial
- § Minor Arterial
- § Collector
- § Local

The classifications provide for freeway, urban and rural standards. Figure ____ shows the planned pattern of road functional classification, and Table R-1 lists roads by functional class, number of lanes, jurisdictional class and sub-class.

The purpose of this system is to create an orderly pattern of roads with appropriate spacing, access controls, traffic capacity and speeds so as to accommodate planned land use densities and provide for safe and efficient movement. Refer to Table ____ for a description of the various road functional classes and their characteristics.

Wyoming will work with the adjacent jurisdictions, the Chisago County and the Minnesota Department of Transportation to implement the proposed functional classification plan shown in Figure ____.

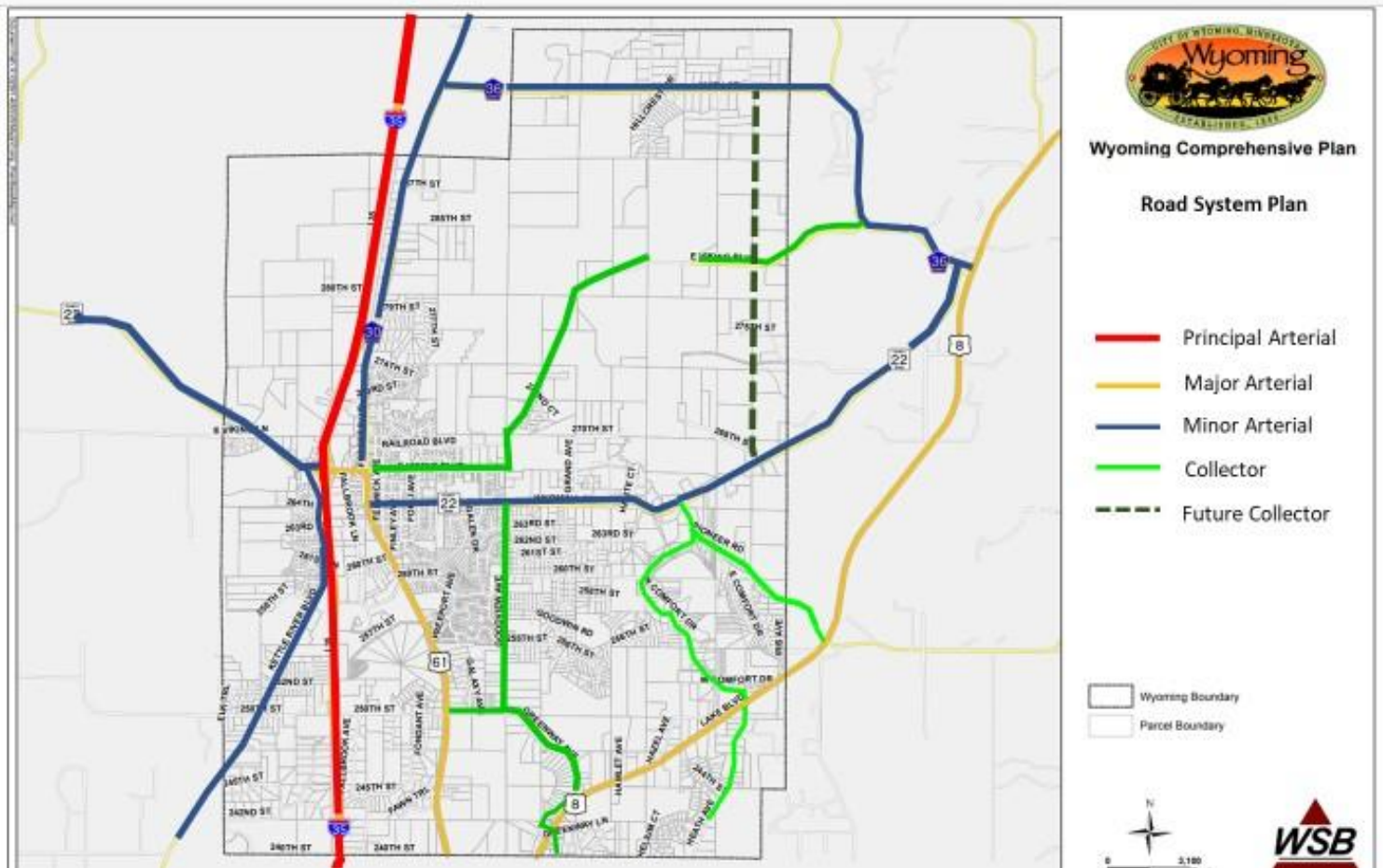


Table Functional Classification and Jurisdiction by Street

Classification	Jurisdiction	Lanes
Principal Arterials		
I-35	State	4
Major Arterials		
US 61	State	2
US 8	State	2 or 4
Minor Arterials		
County Road 22	Chisago County	2
County Road 36	Chisago County	2
County Road 30	Chisago County	2
Kettle River Boulevard		
Collectors		
Viking Boulevard (partial)	City of Wyoming	2
Goodview Avenue	City of Wyoming	2
Pioneer Road	City of Wyoming	2
250 th Street (partial)	City of Wyoming	
West Comfort Lake Drive	City of Wyoming	2
Innsbrook Avenue (future road)	City of Wyoming	2

Principal Arterials

Principal arterials are the highest roadway classification and are intended to connect metropolitan centers with one another and connect major business concentrations. These roads are typically limited-access freeways. The Principal Arterial road in Wyoming is Interstate Highway 35.

Major Arterials

Major Arterials are the second-highest classification and serve a similar function as the Principal Arterials but have a higher degree of access. The Major Arterials in Wyoming are US 61 and US 8.

Minor Arterials

Minor Arterials are intended to provide continuous movement across the county and to connect important locations within the City with access points on the metropolitan highway system. These arterials are also intended to carry short to medium trips that would otherwise use the regional system.

The Minor Arterials in Wyoming are the Chisago County Roads: 22, 36, and 62

If public movement continues to be unavailable along Viking Boulevard at the Polaris property, then a segment Viking Boulevard should be reclassified as a Collector Road as shown by Figure _____. Movement in that alignment along the Polaris property is presently allowed only for emergency medical, fire and police vehicles and City or County public works vehicles.

A new road connection between Viking Boulevard and Wyoming Trail at Goodview Avenue should be constructed by Chisago County to provide continuity of the Viking Boulevard 84 Minor Arterial.

Collector Roadways

Collector Roadways are designed to serve shorter trips that occur entirely within the City, and to collect and distribute traffic from neighborhoods and commercial industrial areas to the arterial system.

Future Innsbrook Avenue should be built in the corridor suggested by Figure _____ but may be aligned differently to avoid natural or man-made features.

Local streets

Local Streets connect blocks and land parcels; their function is primarily to provide access to adjacent properties. Local streets can also serve as important components of bicycle and pedestrian circulation systems. In most cases, local streets will connect to other local streets and collectors, although in some cases they may connect to minor arterials. All other streets within the City are classified as local streets except the Arterials and Collectors.

Local and collector streets may be designed to either urban standards (curbing) or rural standards (shoulders and swales or ditches).

Jurisdictional Classification Plan

Jurisdiction over the City's roadway system is shared among three levels of government: the State of Minnesota; Chisago County and the City. The Minnesota Department of Transportation (Mn/DOT) maintains the Interstate and State trunk highway systems. Chisago County maintains the County State Aid Highway (CSAH) and County Road systems. The City maintains the remaining streets. As with all cities in Minnesota with a population greater than 5000, the City of Wyoming is able apply for funding for part of its road system designated as to participate in the State's Municipal State Aid (MSA) The City is required to designate which local roads are included in the MSA system, and is eligible to receive funding for construction projects. The program is administered by the Minnesota Department of Transportation (MnDOT). City is part of MnDOT's Metro region.

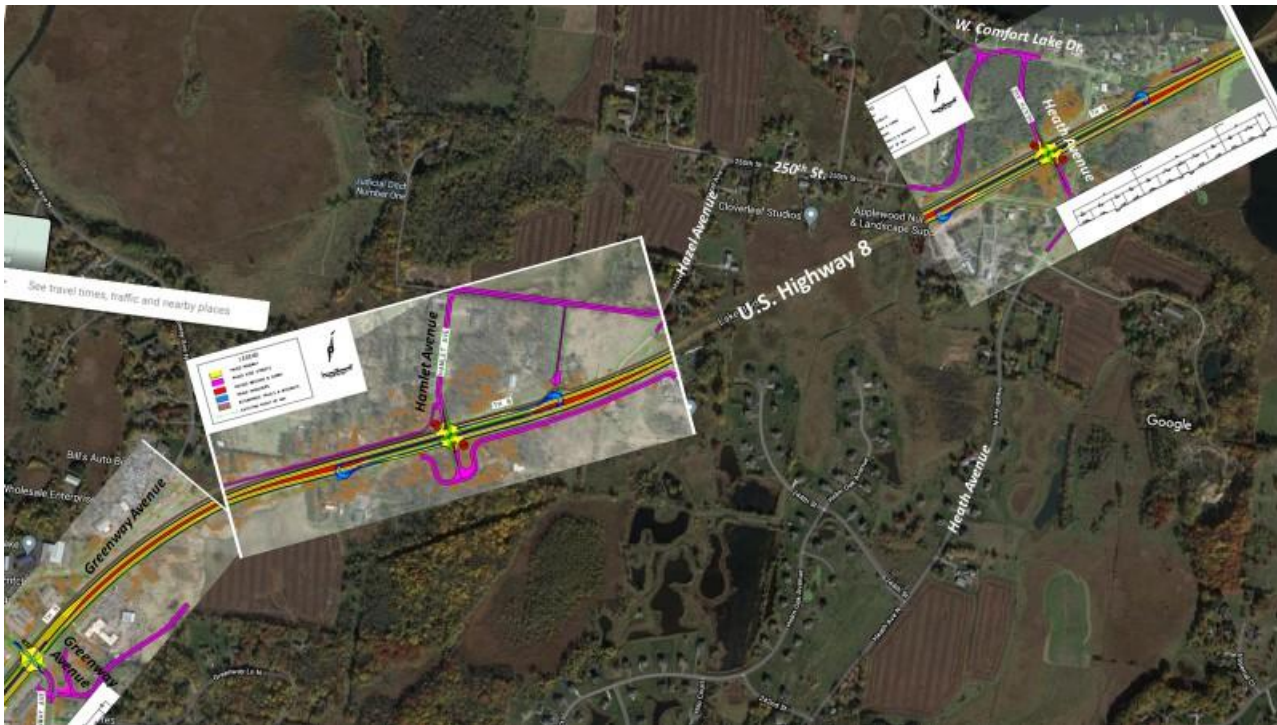
The City will work with Chisago County to promote a new County Road link between Viking Boulevard and Wyoming Trail at approximately the Goodview Avenue alignment. Additionally, the City will seek to ensure that the mileage of County Roads in Wyoming is not decreased.

Intergovernmental Coordination

Minnesota Department of Transportation

Highway 8 Capacity and Safety Improvements The City of Wyoming participated in the Highway 8 Corridor Study process conducted by the Minnesota Department of Transportation. The Hwy 8 Corridor Study began in 2008 and is now complete. The study considered a range of roadway alternatives to address Hwy 8 capacity, access and safety issues between Greenway Avenue North and Karmel Avenue in the cities of Wyoming and Chisago. The study identified a future configuration for Hwy 8 that includes a four-lane, divided roadway concept with a grassy median that extends for a distance of approximately seven miles between Greenway Avenue North and Karmel Avenue.

Figure ____ illustrates the current concept for highway 8 improvements and access control enhancements.



Rush Line Corridor

The Rush Line Corridor is a transportation corridor extending 80 miles from Hinckley to the north, to Union Depot in downtown St. Paul to the south, roughly following Interstates 35 and 35E and Trunk Highway (TH) 61. This corridor has been identified by the Metropolitan Council/Metro Transit, the Minnesota Department of Transportation (MnDOT), the Rush Line Corridor Task Force, and the corridor counties for transportation improvements based on current and future population, employment and travel demand.

The Minnesota Department of transportation initially studied the feasibility of commuter rail service on the former rail corridor that runs along Highway 61 through Wyoming and other communities known as the Rush Line. Ultimately, bus rapid transit was selected in 2017 as a result of a Pre-Project Development Study. Wyoming will monitor the development process and participate in decision-making; particularly as it relates to providing access for residents and employees to facilities in the corridor.

Ride-share Services

Wyoming currently has ride share services available to residents. Both the Heartland Express and Arrowhead Transit serve the community.

[Chisago County](#)

Viking Boulevard

The City of Wyoming will continue work with Chisago County to find workable solutions to the loss of public access across the portion of Viking Boulevard along the Polaris property. If that road remains closed to the general public, the City will

request that the County study the feasibility of and construct a County Road link between Viking Boulevard and CR 22 in the Goodview Avenue alignment.

Transportation Corridor Overlay District

Wyoming is committed to managed and orderly development. One tool in this effort is the creation of a Transportation Corridor Overlay, much like the Shoreland Management Overlay and the Solar Energy Systems Overlay. The creation of the Overlay District is based on the following beliefs:

1. Transportation improvements will create a catalyst for development.
2. The City should preserve future opportunities for economic development within these highly visible corridors.
3. The corridors are highly visible and any proposed development should adhere to design guidelines specific to the corridor.

The proposed overlay could be applied to Highway 8 and to a lesser extent, Highway 61 and County Road 30.

10. UTILITIES

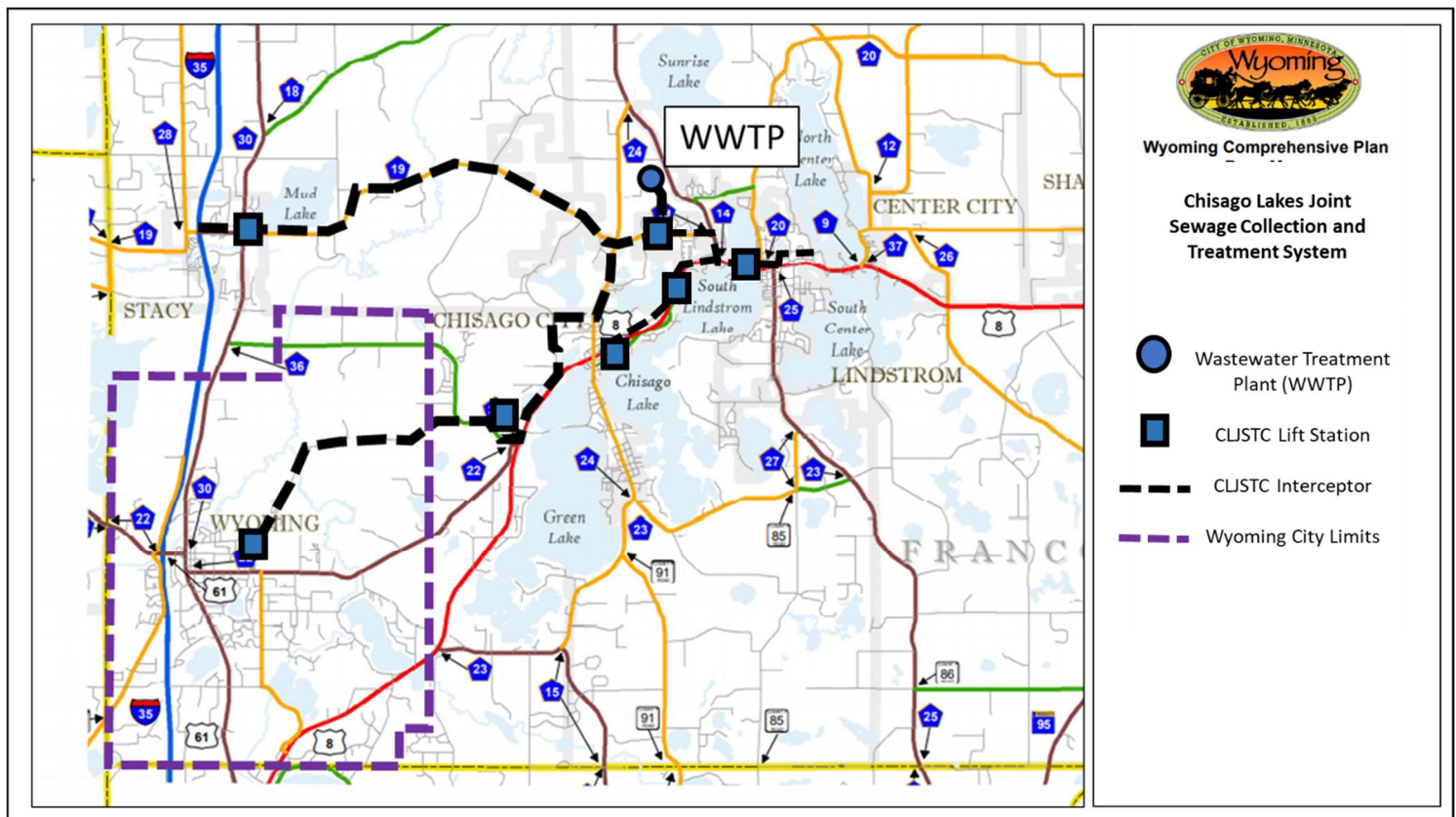
Urban Service Area

The urban service areas described in the land use chapter of the Comprehensive Plan define where the City anticipates the future extension of water and sewer. To a great extent, the availability of sewer capacity defines the urban service areas, along with the cost of extending trunk water and sewer through undeveloped areas to meet disconnected development.

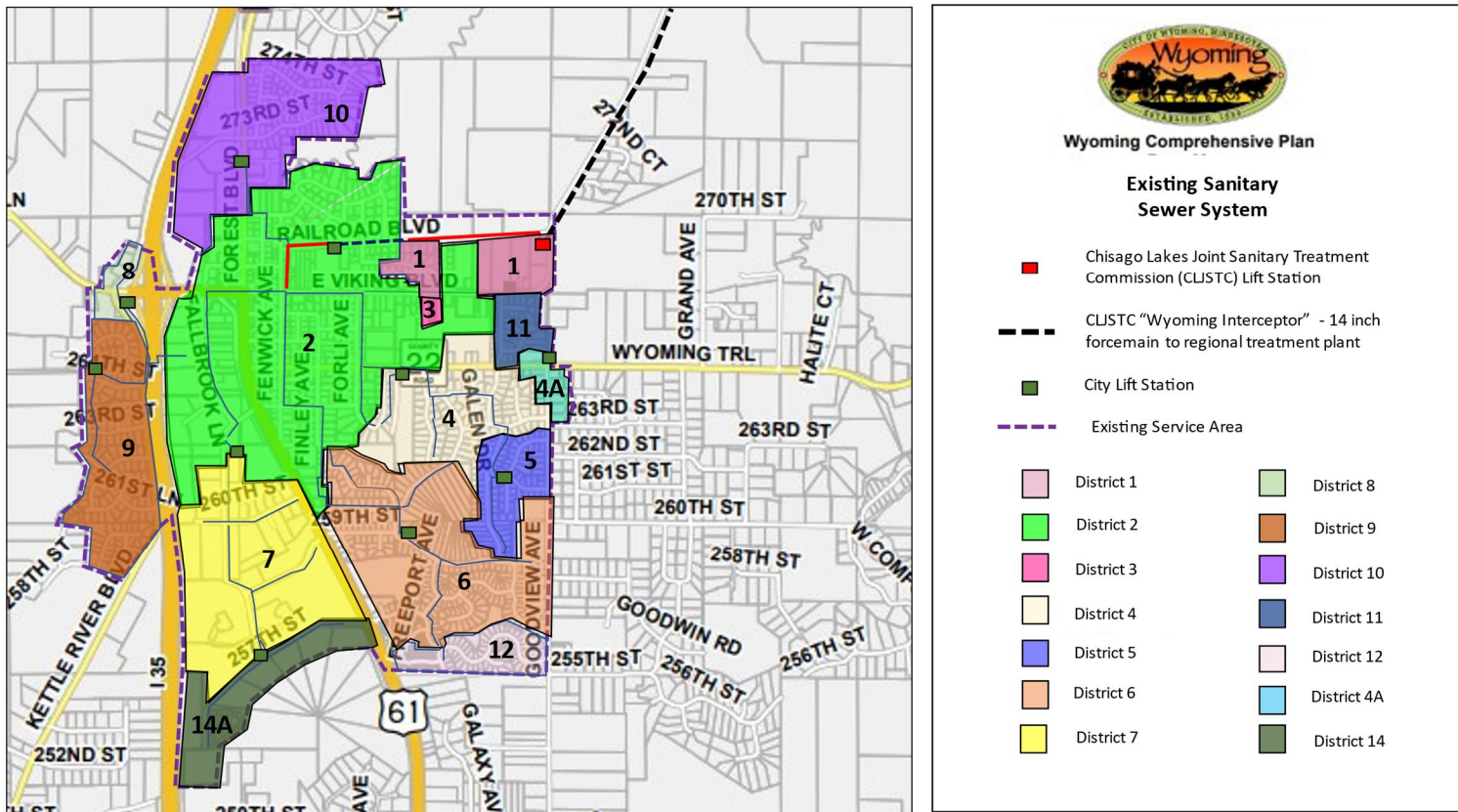
The portion of the City where urban services are either currently offered or the opportunity to supply public facilities has been evaluated and determined to be feasible (given current infrastructure) within the time 20-year horizon of this Plan. The City will revisit this boundary of this area as development occurs and improvements are brought online and during the update of this plan ten years after adoption. Public facilities goal for the Comprehensive Plan is to extend urban services concurrent with the timing of new development.

Sanitary Sewer System Plan

The City of Wyoming sanitary sewer system serves approximately 1400 acres. The existing service area generally serves the original pre-merger City. Wastewater from the City is conveyed by the Wyoming Interceptor. The City built and owned the interceptor which carried sanitary sewage to the City's wastewater ponds on the south side of Viking Boulevard. Ultimately a regional sanitary district was formed to serve Wyoming and several surrounding communities. The Chisago Lakes Joint Sanitary Treatment Commission was organized to develop a regional wastewater treatment facility as well as a regional conveyance system to serve member cities. The CLJSTC purchased the Wyoming Interceptor and related lift stations as part of the regional conveyance system. In addition to the central service are, the Polaris Industries property on Viking Boulevard is also served by the regional system. Figure ___ illustrates the existing service area and the regional conveyance system



The City's existing wastewater system has an average daily flow of 274,000 gallons per day (GPD) and a peak hourly flow of 1.013 million gallons per day (MGD). The City has 14 sewer districts and a total of 11 lift stations. At present, the City has adequate capacity in its collection system, interceptors, lift stations and in its allocation of treatment capacity at the CLJSTC regional treatment facility (Comprehensive Sewer Plan, 2010) Figure ____ illustrates the existing system.

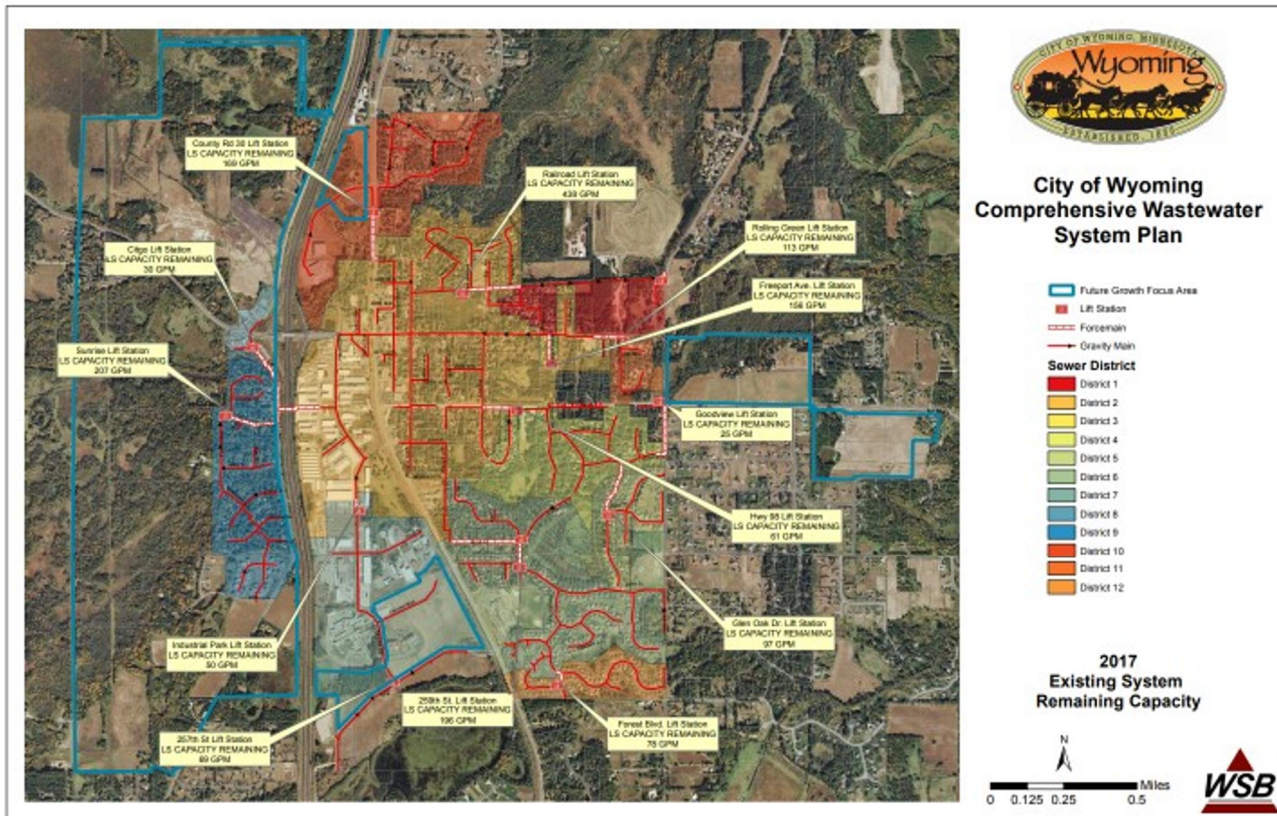


Wyoming currently has a treatment capacity of 478,000 gallons per day (gpd) average flow at the CLJSTC treatment plant. CLJSTC has indicated they will add treatment capacity as demand increases as necessary. If treatment capacity is not added quickly enough to serve Wyoming's growth, Wyoming will be able to purchase treatment capacity from other member Cities. When Wyoming has reached its interceptor capacity, CLJSTC will be responsible for adding capacity to serve the remaining future developable acres within Wyoming. Wyoming will be assessed the increased capacity cost by CLJSTC to serve the remaining future development.

A SewerCAD model was used to evaluate the capacity of the existing system. Analysis indicated existing trunk sewer mains have adequate capacity to serve the existing City service area once the area that currently has been extended sewer becomes fully developed, including the Wyoming interceptor.

Interim Wastewater System

The interim wastewater system includes full development within the existing service area, based on the remaining capacity. Figure _6_ shows the remaining capacity of the existing sewer system.



Under the interim condition, wastewater flows are expected to increase to 471,000 gpd and 1.649 MGD peak hour. The City will have reached 98% of its treatment capacity at the CLJSTC regional treatment plant. To accommodate the interim flows, the City will need to increase the capacity of the Railroad Avenue lift station to 1200 gpm. The CLJSTC will need to increase the capacity of the Viking Boulevard Lift Station to 1850 gpm, as well as the capacity of the Wyoming Interceptor (force main). The City will participate in the cost of the CLJSTC improvements. The cost of the improvements is expected to be in the range of \$1.3 million (2009 dollars).

Ultimate Wastewater System

Future wastewater flows will increase as population growth and development continues. In general, new development will occur where there is existing sewer capacity and where new sewer capacity is provided. The pattern of expansion of the sewer system will then dictate the pattern of future development.

The topography of the undeveloped unserved areas was studied to determine the general direction of surface water flow. The intention with designing the future system was to follow the existing ground topography as much as possible in order to minimize the number of trunk lift stations, keep the maximum depth of gravity sewers to less than 40 feet deep. Based on the analysis, the general direction of surface water flows was determined, and future sewer sheds (districts) and subdistricts were determined.

The sewer districts generally flow north to Carlos Avery. The preliminary route of future sanitary sewers through all sub-districts to collect wastewater generated in future developments. Based on the land use plan and estimated unit wastewater flow rates, future wastewater flow projections were developed. The ultimate service area includes 6537 acres of developable property, including 1800 acres of semi-rural housing.

Table ____ - Sanitary Sewer Service Areas

Service Area	Total Developed Area (Acres)	Remaining Undeveloped Area (Acres)	Total Remaining Developable Area (Acres)	Total Area (Acres)
Existing System	913	375	129	1417
Interim System	929	445	204	1578
Ultimate System	929	5,120	6,537	12,586

The ultimate peak hour future wastewater flow for the City is projected to be approximately 3.62 MGD average day – a 13-fold increase over existing - and 1.649 MGD peak hour. The City's treatment plant capacity will need to increase from 0.478 GPD to 3.62 MGD by purchasing capacity from other member communities (or a future expansion of the regional plant).

The layout of the future trunk sewer system with capacity to collect the projected ultimate wastewater flow is shown in Figure ____

The layout is general in nature and exact routing will be determined at the time of future development and final design. It is important that the general concept and sizing be adhered to for assurance of an economical and adequate ultimate system to collect the ultimate projected wastewater flow. In addition, additional sewer infrastructure will be required to serve individual developments as proposed by developers not accounted for in this plan because it is assumed it will be funded by developers.

Future expansion of the sanitary sewer system will be driven by development demand. Based on information provided by the City, a development phasing map was completed as shown in Figure _____. The map shows the order of likely development or property to which sewer service will be extended due to development demand. Development demand was one of many factors taken into account in developing the ultimate trunk sewer system.

Future trunk sewers were designed to flow around the existing City service area because reconstruction of trunk sewers within the City would be more expensive than if constructed with new development. Unfortunately, not all sewers could be routed around the existing service area and flows from the northwest would have to flow through the City because the route is confined by Carlos Avery to the east. Also, the property immediately west of I-35 is anticipated to develop in the near future. Due to its development timing and location relative to the interceptor, future flows were routed through the existing service area. The existing SewerCAD model was expanded to determine the adequacy of the existing system to serve future development where necessary and design the future trunk sewer system.

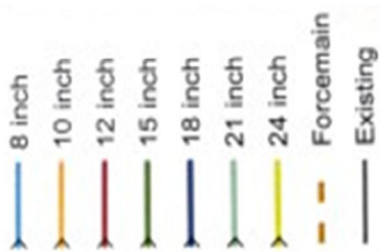
Wyoming Comprehensive
Plan

Ultimate Sanitary Sewer System

***** Subdistrict boundary

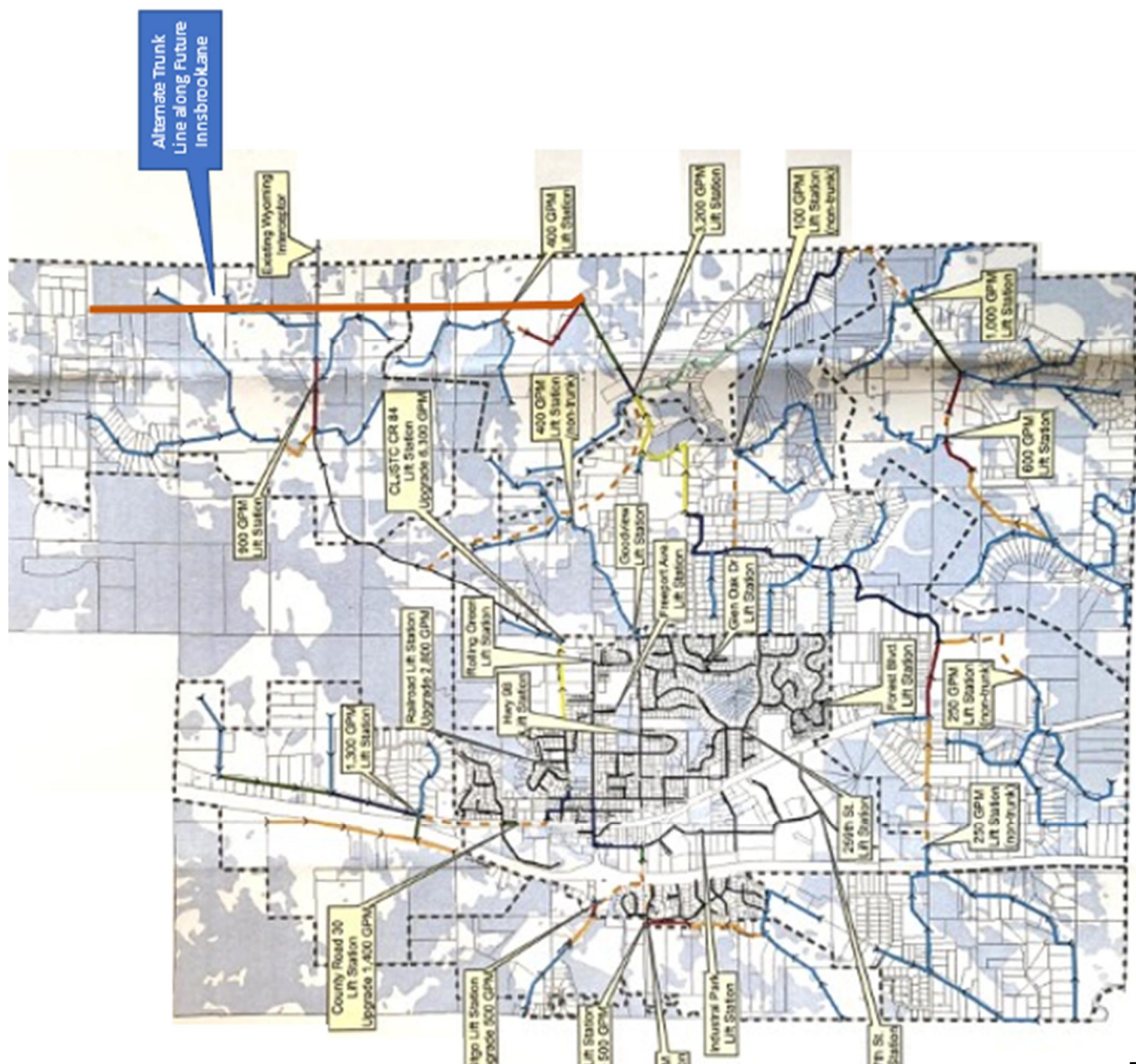
Innsbrook Trunk Line

Sanitary Sewer Legend



Source: Comprehensive Plan, January 2009, Comprehensive Sanitary Sewer Plan, Approved August 2010

IVE PLAN



| Page



Wyoming Comprehensive Plan

Sanitary Sewer System Expansion Areas

 Growth Areas

 Development
Phasing

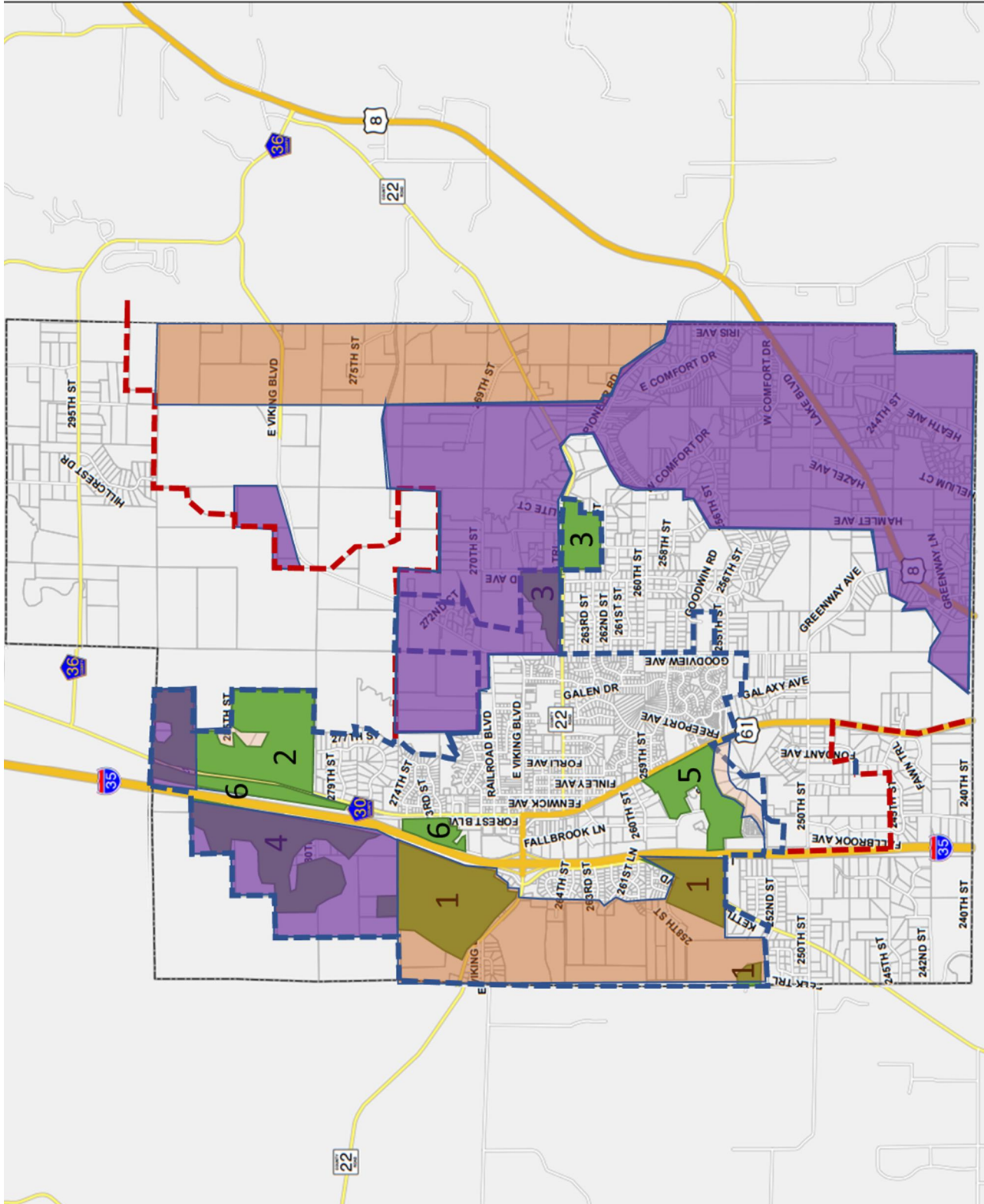
 Phase 1

 Phase 2

 Wyoming Boundary
 Parcel Boundary



0 3,100 Feet



The ultimate sanitary sewer system is estimated to cost more than \$29 million (2009 dollars). The ultimate system will include up to six new lift stations along with capacity upgrades to four additional lift stations. Costs will be shared between developers and future connection fees. Table _____ summarizes the major cost elements:

Table _____ -

Major Element	Estimated Cost
Treatment Capacity	\$14,300,000
Municipal Sewer	\$9,900,000
Interceptor and Lift Stations	\$3,800,000
Interim System Improvements	\$1,300,000
Total	\$29,300,000
<i>Source: Wyoming Comprehensive Wastewater System Plan, approved August 2010</i>	

As discussed previously, CLJSTC is responsible for collection and treatment of wastewater. The Wyoming interceptor collects wastewater from the City and conveys it to the existing CLJSTC treatment plant as shown in Figure U-2. The existing Wyoming interceptor consists of gravity sewers, lift stations, and force mains. Existing interceptor capacity, wastewater flow allocations, and Wyoming's projected ultimate peak wastewater flow has been listed in the Table U-1, below.

Table _____ - Wyoming Interceptor Capacity Allocation

Section	Capacity Allocation Agreement				Ultimate Capacity Remaining		
	Chisago City Capacity (gpm)	Stacy Capacity (gpm)	Wyoming Capacity (gpm)	Interceptor Design Flow (gpm)	Wyoming Ultimate Peak Flow (gpm)	Total Pipeline Flow (gpm)	Capacity Excess - Deficit (gpm)
CR 84 (force main)	0	0	1,545	1,545	6,286	6,286	-4,741
CR 36 (gravity)	357	0	8,820	8,820	6,286	6,643	134
Hwy. 8 & CR 80 (force main)	1,318	0	3,045	3,045	6,286	7,604	-5,086
Liberty Lane (gravity)	2,108	0	8,820	8,820	6,286	8,394	134
Hwy. 77 (gravity)	2,400	0	8,820	8,820	6,286	8,686	134
Hwy. 19 (gravity)	2,400	800	9,620	9,620	6,286	9,486	134

Source: Table 5-3 Comprehensive Wastewater System Plan, Approved August 2010

Private Individual or Community Wastewater Systems

Many properties within the City have parcel sizes too large to be feasibly served by public or shared private systems, particularly those planned as Semi-Rural Housing. Those locations will continue to use individual on-site wastewater systems, while many other individual wastewater systems are expected to be phased out over the years and replaced with municipal service. If indicated by the City's comprehensive wastewater plan, the City should require locations served by private community systems to be designed for eventual connection to the municipal collection system.

Some locations remain too far from the present municipal lines to be served in the desired time frame. A feasible option

for those locations to explore is shared private systems. Those systems typically include collection lines under the public streets that lead to a small private treatment plant that discharges either to a stream or onto land. They would also be regulated and monitored by the City in a manner consistent with its official, adopted design standards and the regulations of the Minnesota Pollution Control Agency.

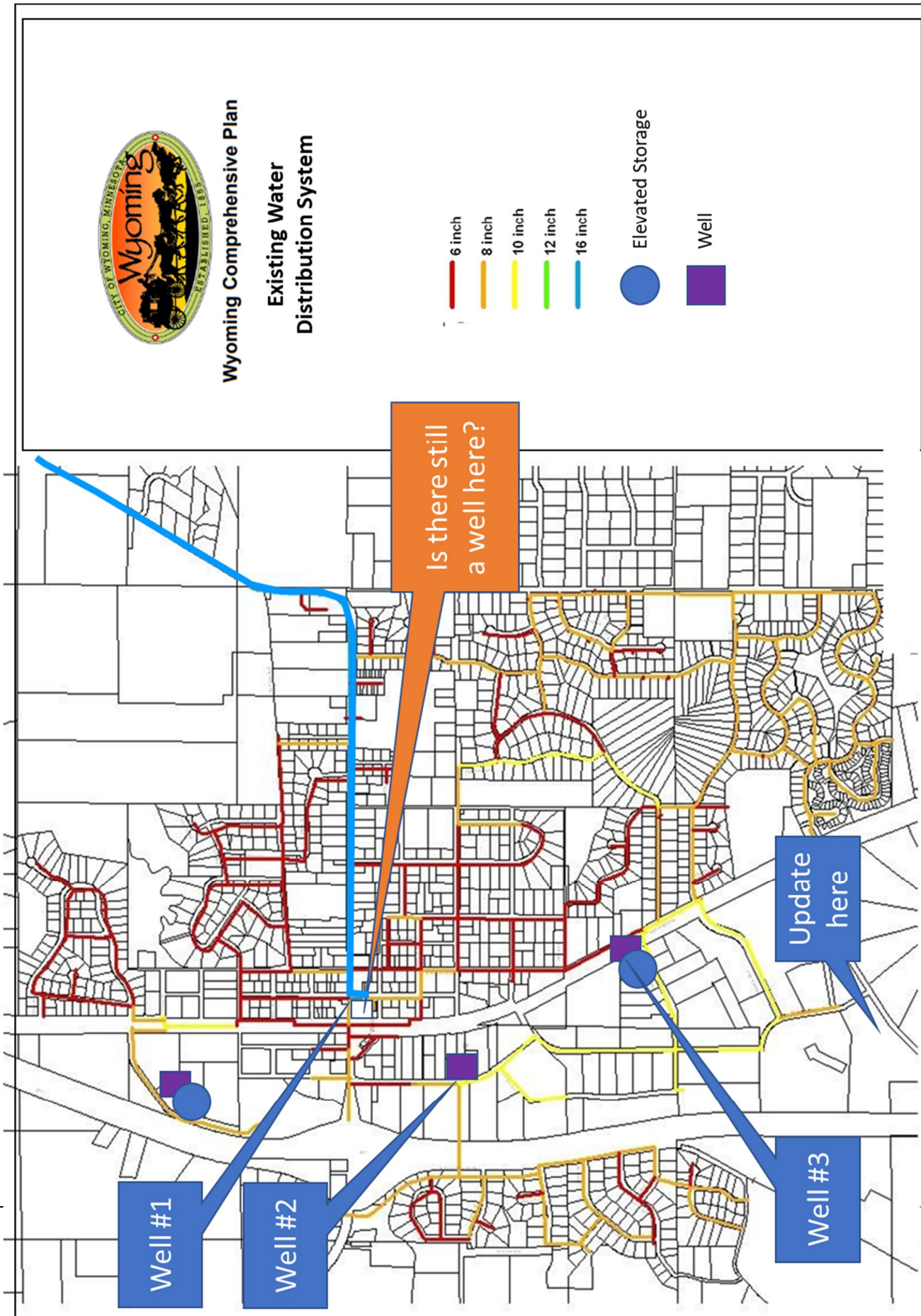
Water System

The Comprehensive Water System Plan is intended to serve as a guide to completing the future water system to serve future development as outlined in the City's Comprehensive Plan.

The existing municipal water system is shown in Figure _____ and consists of three wells, two elevated storage tanks, disinfection and fluoridation at each well site, and distribution mains ranging in size from 6 to 16 inches in diameter. The total supply capacity (rated well pumping capacity) of the three wells is 2,125 gpm, and the firm capacity (firm capacity assumes the largest well out of service in the system) of the system is 1,250 gpm. Each well pump discharges into the distribution system after chlorine, fluoride, and polyphosphate addition. System storage includes one 75,000 gallon tower and one XXXXXXXX gallon tower. The existing system also includes a 16-inch water main to serve the Polaris Industries property.

The 2017 average day water demand was approximately 317,425 gallons per day (gpd) and a maximum day demand of 714,000 gallons per day (mgd). An extended period simulation (EPS) computer model (WaterCAD v. 7.0) was used to evaluate the existing system's operating pressures and available fire flow. In addition, the existing system water quality was reviewed. Evaluation of the existing water system indicated:

- The system is capable of providing adequate supply and pressure during average day, maximum day, and peak hour demands while operating at supply firm capacity.
- System fire protection (available fire flow) is adequate with the exception of residential areas west of I-35 and north of 272nd Street, where mains provide less than 1,000 gpm capacity.
- Well No. 3 radium concentration exceeds MCL. The well runs at 50% capacity to keep the water supply within safe limits.



Two future planning scenarios were developed – the interim system and the ultimate system. The interim system addresses those areas that have access to water but have not yet developed or connected to the water system. The ultimate system provides water to the majority of the City at full build-out.

The water service areas discussed above are summarized in the following table:

Table ____ - Water Service Area

Service Area	Total Developed Area (Acres)	Remaining Undeveloped Area (Acres)	Total Remaining Developable Area (Acres)	Total Area (Acres)
Existing System	913	375	129	1417
Interim System	929	445	204	1578
Ultimate System	929	5,120	6,537	12,586

The quantity of future water demands was estimated based on the land use in the Comprehensive Plan. A maximum day to average day demand ratio of 3.0 was used for estimating ultimate system demands. In the past three years, maximum day to average day demand ratios have ranged from 2.7 to 3.5. This ratio is significant in that the maximum day demand and peak hour demand are used in sizing the water supply, treatment, storage, and distribution system for a community. The resulting projected average day and maximum day demands were approximately 4.11 and 12.32 MGD respectively.

Interim System

The interim system is capable of meeting demand needs estimated to be 577,000 gpd, 1.733 MGD max day. Storage capacity was estimated to be 243,000 too low. To meet the storage needs, the City developed a new 500,000-gallon water tower east of I-35 at 273rd Street. A future water main extension west and extending under I-35 would eventually address fire flow issues. The costs for the interim system were estimated to be just over \$2.016 million, with \$1.8 million related to the new water tower (Comprehensive Water System Plan, approved August 2010. 2009 dollars).

Ultimate System

The City's water system needs are met by first providing a water source capable of satisfying a maximum day water demand. When the source water is from groundwater, as is the case in Wyoming, the maximum day demand should be satisfied assuming the largest well is temporarily out service (firm capacity). It is anticipated that approximately 7,000 gpm of additional supply will be necessary to serve Wyoming's ultimate system demands. If each well produces approximately 800 gpm, as the City's geology indicates, 6-8 wells would be required. The ultimate water supply is estimated to be 3.730 MGD average day, 11.19 MGD max day.

Considering the typical water quality from the region, it is anticipated that future water supply wells to pump to treatment facilities prior to distribution. Well No. 3 currently exceeds the combined radium MCL, and secondary standards for iron and manganese will most likely be exceeded in future water sources. Therefore, it is assumed that the use of Well No. 3 would be minimized. A future centralized water treatment facility would be constructed for removal of radium, iron, and manganese with capacity to treat water from all new supply (6500 gpm or 9.36 MGD). the future plant would be constructed in several phases to meet demand.

American Water Works Association (AWWA) standards indicate that water storage should equal 70 to 100 percent of average day demand or the sum of required firefighting storage, equalization storage, and reserve storage, whichever is

greater. Since projected future average day demands are projected to be greater than future equalization, firefighting, and reserve storage, the average day demand of 4.0 MGD was used for future storage planning. 3 1.0-million-gallon towers are expected to meet the ultimate demand, in addition to the 500,000-gallon interim tower.

The water distribution system will need to be expanded as development requires service. The future trunk water main system presented in Figure _____ consists of a 24-inch trunk main loop and several 12-inch trunk main loops. The system would provide capacity to distribute water throughout the City from one point, as would be the case for a centralized treatment plant. If treatment is not required of future water sources, and the City decides not to provide treated water to residents, then wells can be distributed throughout the system. The trunk water main system designed in Figure _____ would be capable of providing adequate fire flow and pressure to residents regardless of how water is supplied.

Future expansion of the water system will be driven by development demand. Based on information provided by the City, a development phasing map was completed as shown in Figure U-4. The map shows the order of likely development or property to which water will be extended due to development demand. Development demand was one of many factors considered in developing the ultimate trunk sewer system.

The City should begin to plan for a potential future well field and develop a corresponding well head protection plan.

The total costs associated with the ultimate water system is summarized in Table _____.

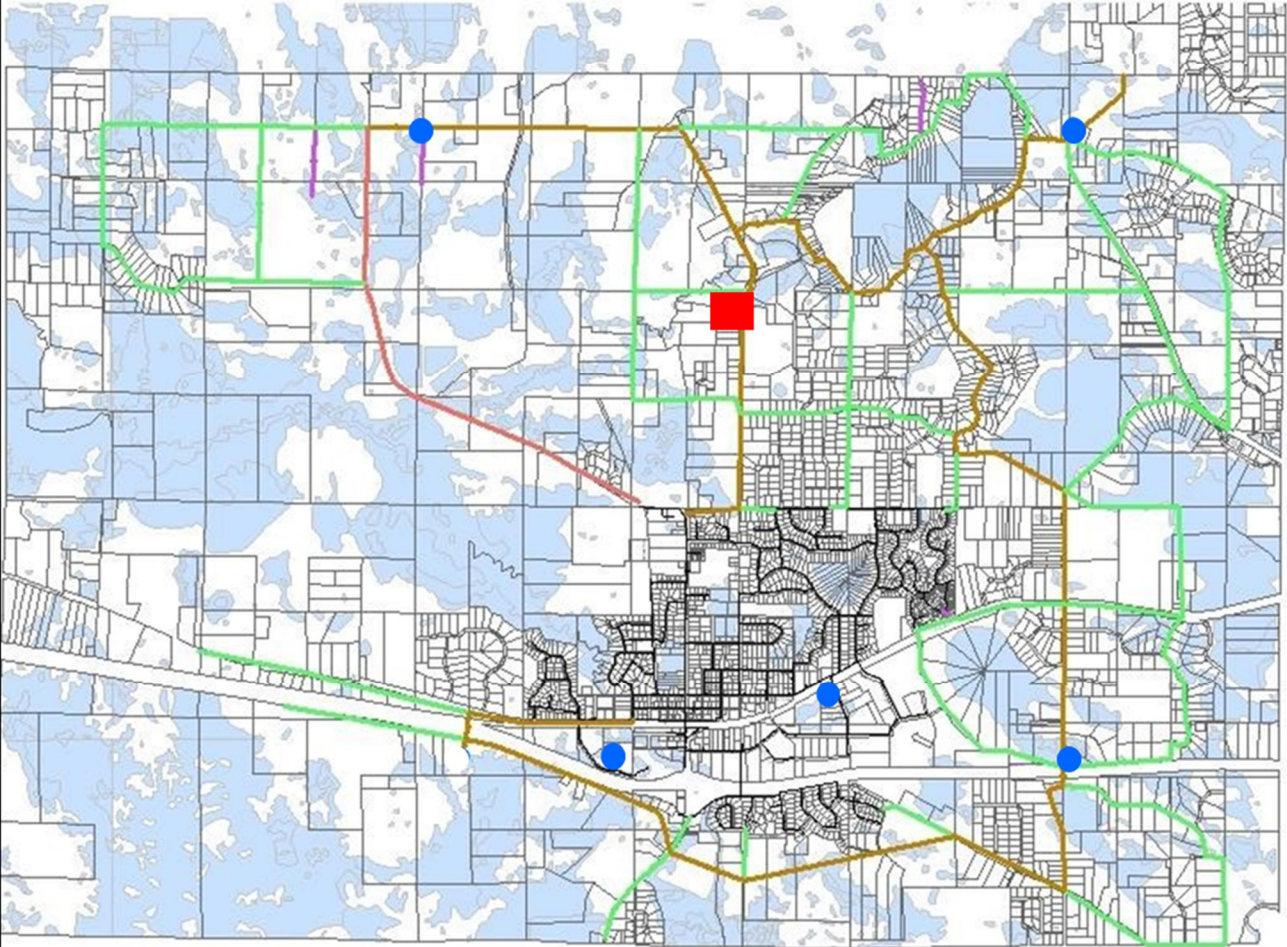
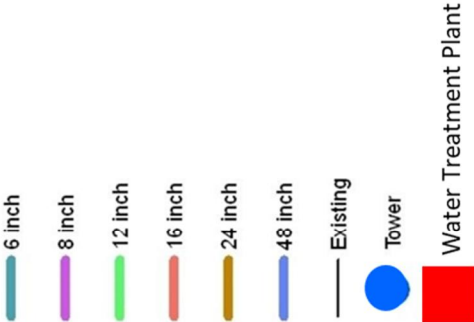
Table _____ -

Major Element	Estimated Cost
Treatment Capacity	\$10,010,000
Water Supply, Storage and Distribution	\$19,641,000
Interim System Supply, storage and Distribution	\$2,016,000
Total	\$31,667,000
Source: Wyoming Comprehensive Water System Plan, approved August 2010	



Wyoming Comprehensive Plan

**Future Water
Distribution System
with centralized
Treatment Plant**



11. HOUSING

Diversify *Housing Options: Increase the range of housing options for people in all stages of life so as to retain and attract residents. Emphasize housing options like starter homes for young families and senior housing in locations that provide additional uses within walking distance.*

Land use patterns play a significant part of defining community identity. The organization of residential, business, and public uses influences how people choose to live, work and play in the community. Land use relationships that help Wyoming achieve its vision will ultimately create a desirable community. Within the context of this Comprehensive Plan, the Land Use element promotes strong residential neighborhoods, a flourishing industrial base, a vibrant downtown core, focused commercial areas, and numerous recreational opportunities.

The Land Use Element looks at broad community patterns. How much growth should be anticipated and accommodated? Where should growth occur? How do land uses relate to the natural environment and to one another? The goal of the Comprehensive Plan is to guide the use of land in a manner that achieves the vision for the future of Wyoming.

In a perfect world, the market would operate within this framework and meet the development needs of the community. Unfortunately, certain community needs will not be met relying solely on land use regulations and market forces. One such area is housing. Housing is not just a land use, but a defining characteristic of Wyoming.

- § The quality of the housing stock is a basic community characteristic. The provision of safe and decent housing is an essential objective of the Comprehensive Plan.
- § Housing is not a single, one size fits all, commodity. Personal housing needs change as life passes from single adult to family to elderly. This concept of life cycle housing allows people to live in Wyoming for an entire lifetime, not just for pieces of it. Household income influences the housing choices for Wyoming residents.
- § Housing provides the foundation for economic growth. People living in Wyoming provide the demand for goods and services. Housing provides the customer base needed to support business retention and expansion. The amount of income required for housing expenses influences support of local businesses and demand for government services.

Current Housing Conditions

In 2018, Chisago County Completed a housing Study (Maxfield, 2018). The study found that Wyoming has the least amount of multi-family housing in the County, noting that 92% of Wyoming residents leave Wyoming for work, in part due to the lack of rental housing. In addition to limited rental housing, Wyoming also has a limited amount of senior housing. Like many communities, there are too few homes for sale in the City, and at the highest cost in Chisago County. There is very little to choose from with the majority of new homes having a median price of \$400,000. In 2018, the City's vacancy rate was estimate to be one percent.

The challenge before the City is to find a way to deliver affordable housing. The County's study projects housing demand in the range of 1130 units from 2018 to 2030, or about 94 units per year. The 1130 units could be expected to include 960 general occupancy units and 160 senior housing units. This projected growth rate is more than three times the rate assumed by City Planning Consultants and the Planning Commission who assumed a planning growth rate of 25 units per year (September 2016). From 2000 to 2017, Wyoming issues 262 single family and 32 multi-family unit permits, or approximately 17 units per year.

2020 is referred to as the senior housing need “Tsunami”. 2040 is expected to be the peak of the senior housing demand; senior housing will need to be convertible to other uses after 2040.

Zoning regulations need to be appropriate for multi-housing going forward.

Housing Plan

Housing Mix and Types

Providing a balanced mix of housing will satisfy the needs of both existing and future City residents. With the trend towards an older population within the next 20 years, providing lifestyle housing options, particularly multi-family housing, will be critical to attracting young professionals as well as retaining empty nesters and seniors. In response to the current housing supply and projected need of available land designated for residential housing in the community, the future land use plan has retained acres and densities associated with low, medium and high-density development from the 2004 Land Use Plan. This will continue to provide traditional single-family, twin homes, townhomes, condominiums, and apartments.

Based on current trends of downsizing and young and retired people moving back to urban areas to be closer to urban amenities with pedestrian versus vehicular options, Wyoming may likely see the desire for more flexibility in housing options such as small-lot single family homes or upscale multi-family development near small-scale commercial areas.

In addition to providing for traditional housing options, the future plan will also provide for higher density mixed use development which will enable residents to potentially live and work in the same dwelling, i.e., living space above a retail use. This type of use would occur only within the new Mixed-Use Category that includes

Community Design Policies

Residential Development

Prevent premature development

Wyoming may consider a premature subdivision ordinance to require that subdivisions have adequate transportation facilities planned or in place to support the land use. Additionally, the ordinance may require adequate provisions for sanitary sewer, water, and storm water facilities, as well as adequate park, trails and open spaces.

Compact Growth

Encourage new neighborhood development that is generally more compact and dense than recent past patterns. Where appropriate, design each new major neighborhood to include both detached and attached forms of housing.

Variety within Each New Neighborhood

Encourage in each major neighborhood a range of housing types, densities, and building configurations to encourage life-cycle housing. Give favorable consideration to applications that include two or more types of housing without overlooking other legitimate concerns.

Life-cycle housing is a common term used to describe the provision of housing types for all stages of life. Life-cycle housing is based on the premise that as people go through life, their housing needs change. A young person getting out of school and just starting out usually cannot afford to own a home so they often begin by renting. As a person grows older, they often establish a family and buy their first home, sometimes either a starter home or townhome. As a family's income

grows, they may move up to a larger home. Once the children leave and the family size decreases, parents often move back to a smaller home with fewer maintenance needs or to one of the growing numbers of either single-family or multi-family housing options that has an association that take care of home and property maintenance. Eventually, as a person ages, there is often a need for assisted living or an extended care facility.

Consider amending the zoning ordinance so as to align the number of attached units of each type (apartments, row houses, back-to-back townhouses, etc.) in each development project with the policies of this plan. Locate attached and multifamily housing in transitional spaces between commercial and single-family areas, and at high-amenity locations near streams, parks and greenways. When combining housing types, it is preferable for the transition between types to occur at the rear rather than the front (i.e., across a courtyard or parking area rather than across the street).

Links to Previously Established Neighborhoods

Link new neighborhoods visually and functionally to the established portions of Wyoming via street connections, bicycle paths or lanes and natural features.

Planning and Design

Prepare specific plans for a neighborhood or district in which a need for additional guidance beyond the *Wyoming Comprehensive Plan* is identified.

Sidewalks

Require that residential developers include a five-foot concrete sidewalk on at least one side of each new local and collector street in the Suburban Neighborhoods.

Street Trees

Trees regularly spaced along the street are a key ingredient for giving streets a residential character and making them feel more comfortable. Street trees add greenery, provide shade, give a street a lived-in feeling and contribute to neighborhood character.

Trees should be planted in the public right-of-way between the curb and the sidewalk, along every street, including commercially-oriented arterial roads and local residential streets. Landscaping along the streets should be a joint public and private effort that could take advantage of both the public right-of-way and the private setback space.

Table ____ Characteristics of Future Residential Streets
in the Suburban Neighborhoods

	Right-of- Way Width*	Road Width (to back of curb for Locals and Collectors)	Through Lanes	On-Street Parking	Side- walks	Planting Strip

Collector	66 to 76	36	2 to 4	Yes	2 @ 5'	8' with trees
Urban Local: Parking on both sides	60	32	Not striped	Both sides	1 @ 5'	6' with trees
Urban Local: Parking one side only or cul-de-sac	60	28	Not striped	One side	1 @ 5'	6' with trees
Rural Local: No parking	66	24 – 28 May be unpaved	Not striped	No parking	None	Rural ditch

Neighborhood Protection

Wyoming will continue to try to protect the best aspects of established areas from negative effects such as excessive auto traffic or incompatible, unbuffered land uses. The City will continue to administer and support the state environmental review program (environmental assessment worksheet (EAW), environmental impact study (EIS), a portion of which addresses traffic impacts.

Simultaneously, blighted, deteriorating or obsolete activities will be phased out and those sites improved according to an established plan. Guided by the planning and urban design principles of the *Wyoming Comprehensive Plan*, private and public investments will aim to enhance or strengthen a sense of neighborhood identity in all established areas.

12. PARKS, TRAILS AND RECREATION

Enhance *Recreation Opportunities: Develop, maintain and improve public parks that provide diverse opportunities for active sports and passive recreation. Identify, establish and develop trail corridors that connect the neighborhoods to the park system and to regional trail corridors. Plan for changes in recreational activities that accommodate changing demands. Integrate park and trail systems with significant natural resources.*

Wyoming is blessed with an extensive system of formal parks, local and regional trails, open space and conservation lands. Parks are a major and highly visible public investment that can have a significant positive effect on the appearance of a community and its quality of life. The City is committed to the implementation of a comprehensive park program and greenway system as visual assets that enhance the level of private investment in nearby housing and create lasting value in neighborhoods. At the same time, the City should strive to ensure that development that occurs next to parks is compatible with these open space areas.

The City of Wyoming Parks, Open Space and Trails System Plan will guide acquisition of land or fees in lieu of land for municipal parks, protection of public and private open space and reserving corridors for multiple-use paths.

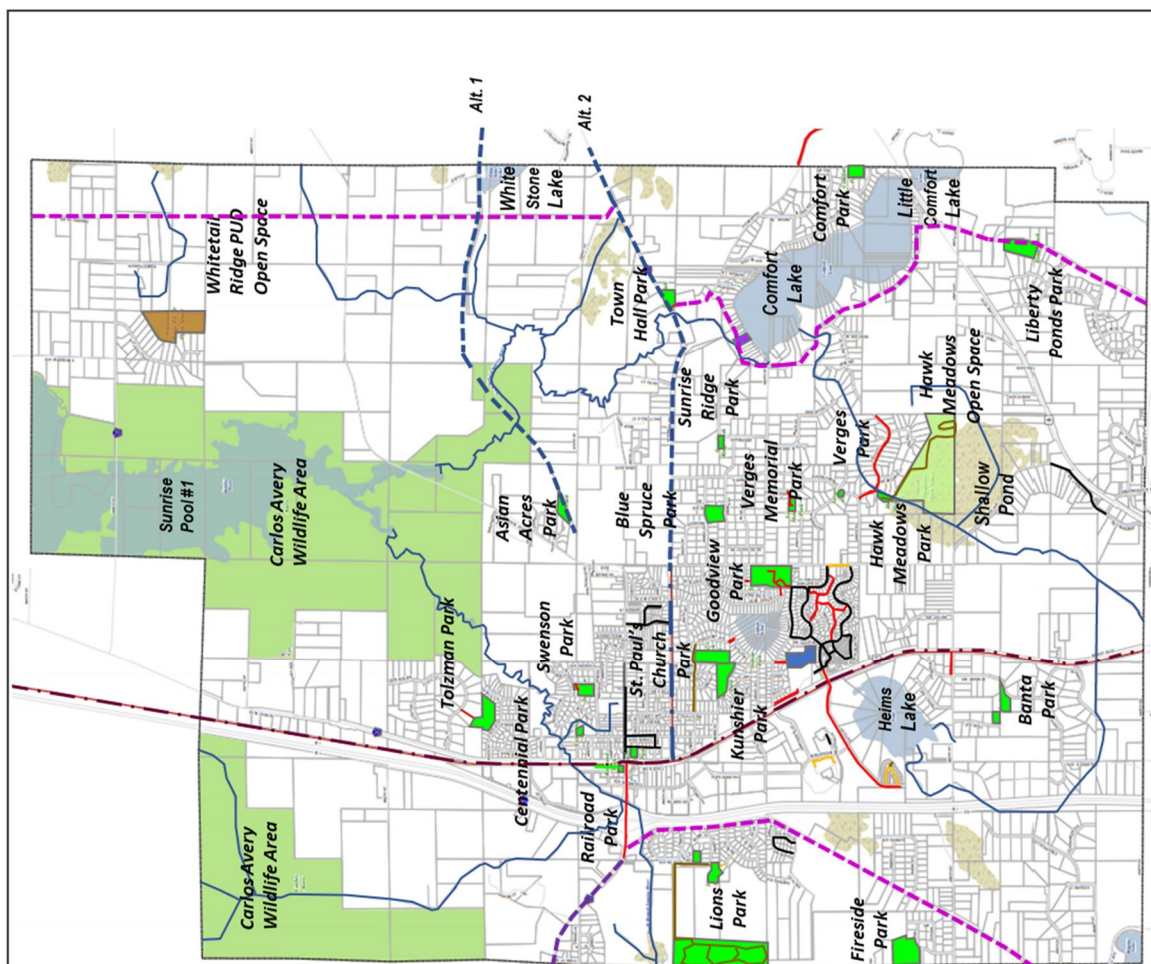
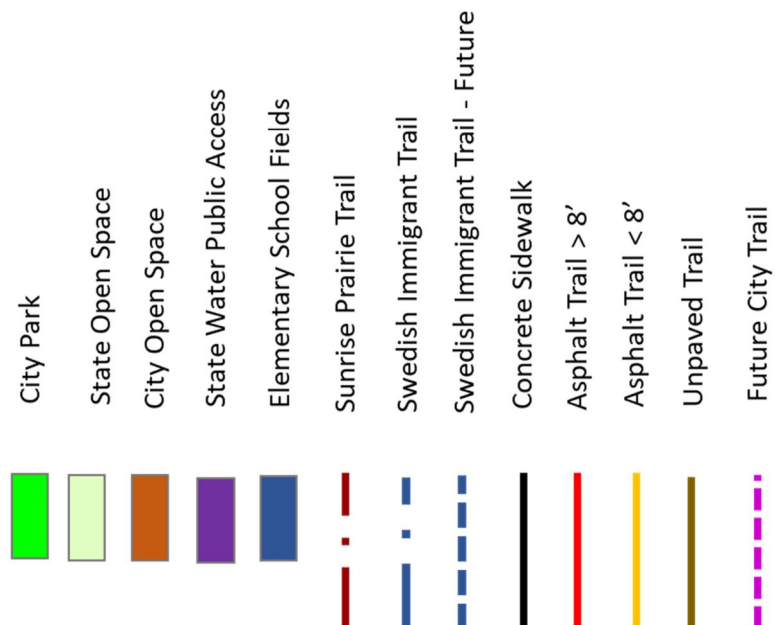
Table ____ identifies the existing City parks. Figure ____ illustrates parks, open space and trails in the community.

Table ____ Existing City Parks

Park Name	Park Location
Ashton Park	Corner of Galen, 261st Street, & Flint Trail
Banta Park	On Fondant Avenue, South of 250th Street
Blue Spruce Park	End of 262nd Street
Centennial Park	Corner of Fenwick Avenue & 270th Street
Comfort Lake Access	On 260th Street, Follow Lake Access
Comfort Park	25578 Iris Avenue
Fireside Park	On Elk Trail
Goodview Park	On Goodview Avenue, South of 262nd Street
Hawk Meadows Trail	Near 255th Street & Granada Avenue
Lion's Park	End of 263rd Street
Railroad Park	Corner of Viking Blvd & Highway 61
Sunrise Prairie Trail	Between Highway 35 and Highway 61
Sunrise Ridge Park	Corner of 263rd Street & Greene Avenue
Swenson Park	26929 Flintwood Avenue
Tolzmann Park	Corner of 274th & Finland Avenue
Town Hall Park	7665 Wyoming Trail
Verges Memorial Park & Playground	Corner of 258th Street & Goodwin Road



Parks, Trails and Open Space

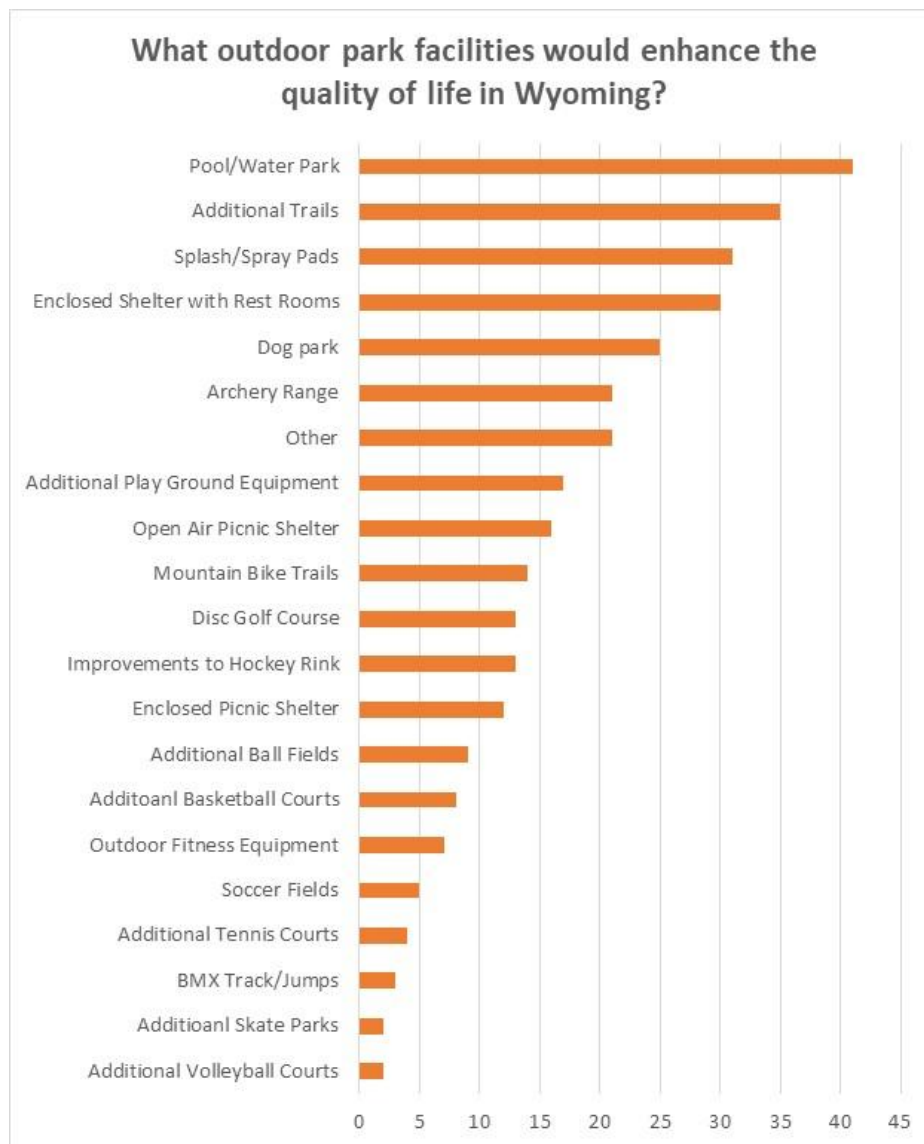


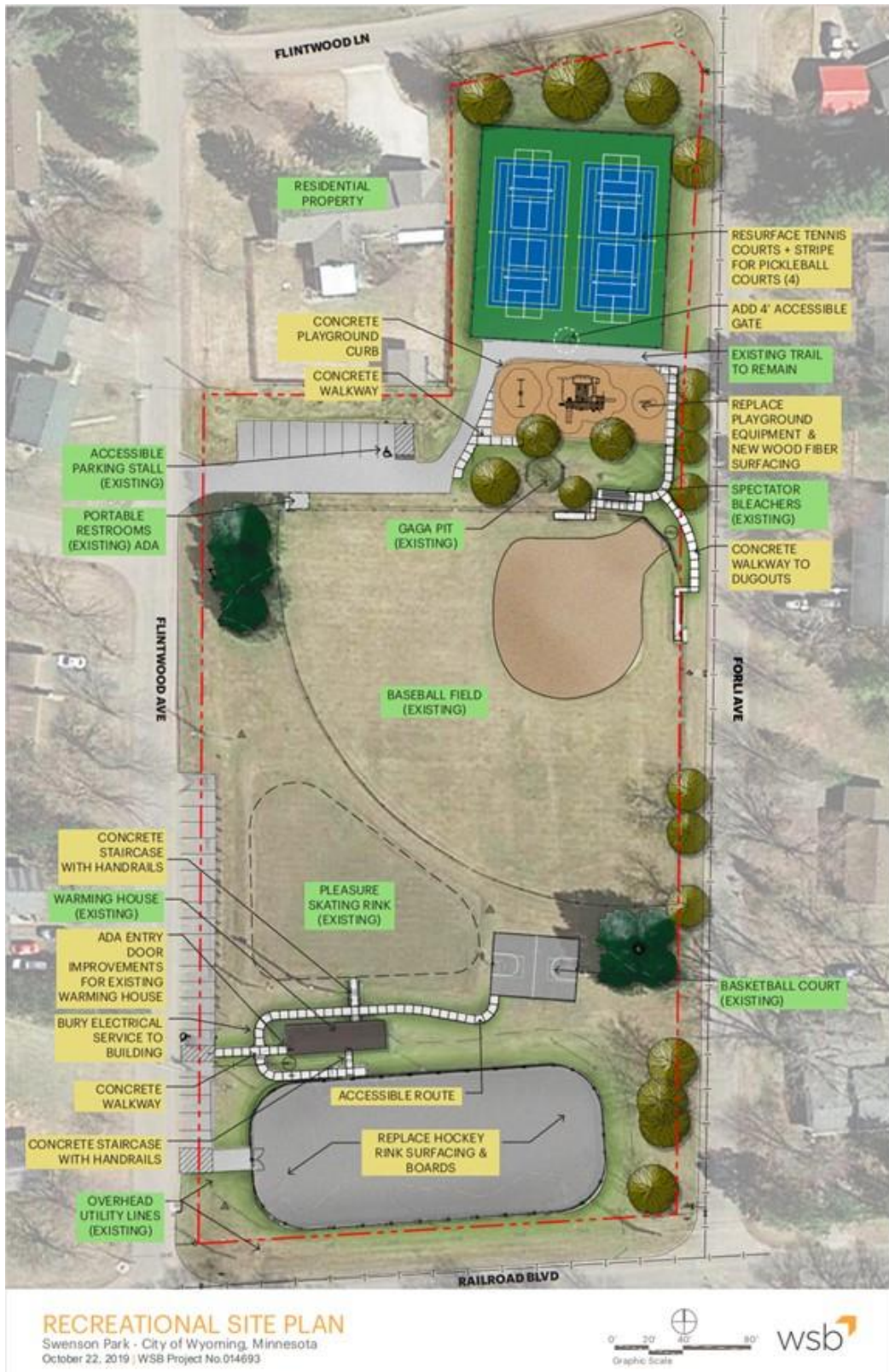
Comprehensive Park Plan

The City of Wyoming will prepare and maintain a Comprehensive Park and Recreation Plan that is more detailed than the preliminary guidance in this chapter of the comprehensive plan. The last update to the Comprehensive Park Plan was approved in 2017. The plan also identify specific recreation needs, consult with leaders of organized athletic leagues in the community, assess the quality and quantity of existing facilities, and include a capital improvements program for improving facilities to meet identified needs over time. The Plan will seek to recognize and accommodate the diverse recreational needs of the community when preparing the parks and recreation system plan.

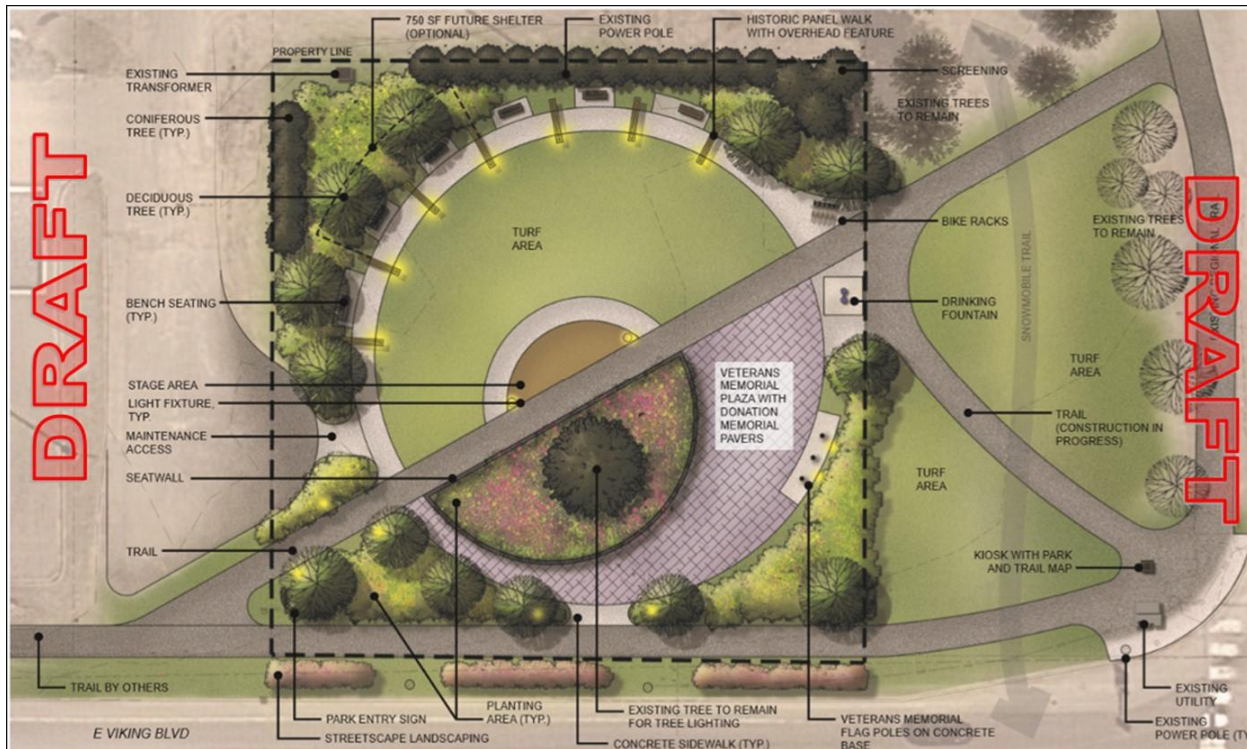
Community Feedback

During the preparation of the Comprehensive Plan, the City conducted a community survey (2019). Figure ____ summarizes feedback regarding the future park program.





Concept Plan for future enhancements to Swenson Park



Concept Plan for future enhancements to Railroad Park

Park Acquisition

The City of Wyoming, at its discretion, can acquire land by dedication during the platting process in order to assemble parks of sufficient size. Alternatively, cash may be required instead of (or in combination with) land to either buy park land in appropriate locations and/or to improve a park in that neighborhood. At present, the City is not seeking to develop any new park property.

Park Classification

- Neighborhood playground: Approximately five to ten acres in size and serving a ½- to ¾-mile radius. Facilities may include play apparatus, multi-purpose athletic field, outdoor hockey or skating rink, picnic shelter, and quiet or passive areas.
- Community athletic field: Ten to twenty-five acres in size and serving the entire community. Oriented toward organized athletics with lighted fields and off-street parking. This site would have to be acquired through purchase.
- Special area: Potentially oriented toward preserving and providing public access to a significant natural resource such as a major woods area.
- Open Space:
- **Public Water Access: Comfort Lake Boat Launch – Fishing, Swimming. Heims Lake?**

Park Design Guidelines

Each park should:

- Be open to the neighborhood on at least half of its perimeter
- Include generous landscaping to soften and direct views
- Provide both active spaces and quiet, natural areas
- Use civic buildings such as a gazebo or picnic shelter as a focal point
- In a school-park situation, be designed in coordination with the facilities provided by the school.
- Include off-street parking designed in careful relation to the topography, plantings and views so as to minimize its visual effect.
- Incorporate neighborhood detention ponds into parks for the sake of park aesthetics, water quality and land efficiency.
- Minimize the amount of park area devoted to mowed turf and introduce in its place plant species that require less maintenance, provide habitat for birds, small animals and insects, and that improve the quality of water runoff.
- Reduce or eliminate invasive, non-native plant species should be controlled.

Parks can and should provide benefits in addition to outdoor recreation such as protecting environmentally sensitive areas and connecting people to nature on a daily basis. The City will identify, preserve and enhance existing valuable natural areas such as wetlands, major wooded areas, hilltops, and native prairies (if any) and provide for appropriate public use. Identify such lands prior to the neighborhood development process.

Drainage swales and creeks are important for their ability to provide wildlife habitat and movement paths, cost-effectively manage stormwater, reduce flooding and serve as visual amenities. Drainageways in parks should be identified and maintained in a natural state. Mowing should be discouraged, and environmentally sensitive methods of bank protection should be used rather than engineering approaches.

Open Space

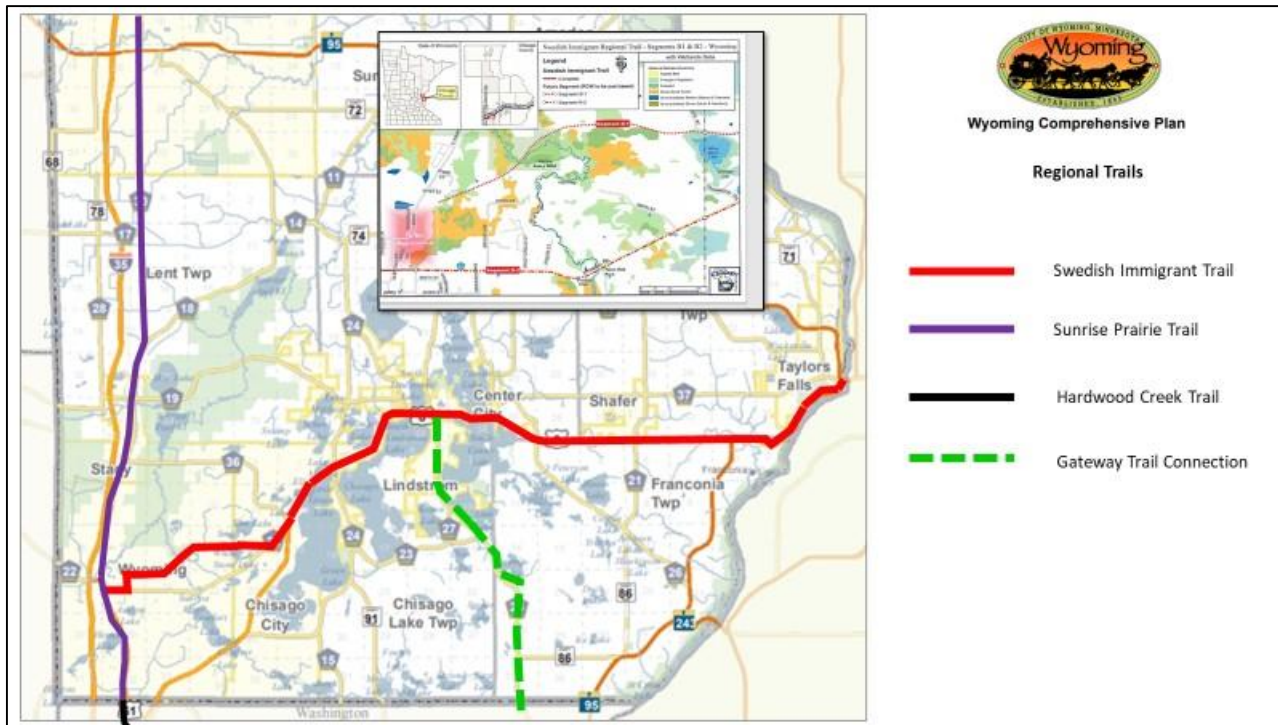
Major intact natural areas should be linked by corridors of native woods and grasses for the sake of wildlife habitat and movement, and urban aesthetics. Landscape elements that can be used for such links include streams and stream edges, fencerows and hedgerows, drainage swales, roadside ditches with natural vegetation, floodplains and wetlands. Keep a few wooded or other natural areas in the park system at a very low level of management in order to provide places for people to explore on their own and experience a rudimentary bit of wildness.

Land owned and managed for its natural features will be an important feature of the future City of Wyoming. It is anticipated that Wyoming will be at least 43 percent public open space when fully developed. There may be additional private property held in a natural condition to supplement the public lands in a conservation state.

Trails System

County Trails:

The City of Wyoming will cooperate with Chisago County to develop and maintain regional paths for bicycling, skating, walking and running.



Sunrise Prairie Trail – Chisago County

Sunrise Prairie Trail was built by Chisago County in coordination with Washington County and the Minnesota Department of Natural Resources. Sunrise Prairie Trail follows the former Burlington Northern Railroad right-of way between North Branch and Forest Lake. From Forest Lake south to Hugo, the trail is called the Hardwood Creek trail and is under the jurisdiction of Washington County. trail features a ten-foot-wide paved surface for hikers, bicyclists and inline skaters during spring, summer and fall. The parallel unpaved portion of the trail is open to non-studded snowmobiles when there is sufficient snow and to horseback riders at all other times. Snowmobiles and horses are not allowed on the paved portion of the trail at any time. Parking areas and information kiosks are located adjacent to the trail at Sunrise Prairie Park across from City Hall.

Swedish Immigrant Trail – Chisago County (Swedish Immigrant Trail Master Plan, 2015)

The Swedish Immigrant Regional Trail Corridor is 20 miles long trail system that, when complete, will extend from Wyoming to Taylors Falls. The trail will highlight the historical significance of the Swedish Immigration through Taylors Falls across southern Chisago County. The Taylors Falls and Superior Railroad was completed in 1880, connecting the river town with the main line railroad that ran north/south through the City of Wyoming (now the Sunrise Prairie Regional Trail). The railroad was abandoned in 1948 and the tracks were removed. Much of the existing and future trail will follow the former railroad right-of-way.

The Swedish Immigrant Regional Trail will provide an interconnection between several cities and parks. The trail will provide access to diverse natural and cultural communities while expanding multi-modal transportation and recreation access to vital recreation and employment sites in Chisago County.

Swedish Immigrant Trail will connect to the Sunrise Prairie at the intersection of County Road 22 (Wyoming Trail) and US Highway 61 (Forest Boulevard). The Swedish Immigrant will be open to bicyclists and pedestrians, and some portions may be open to horses and snowmobiles.

Two potential alignments of the Swedish Immigrant Trail have been identified in Wyoming (see Figure ____). Alternative 1 would follow former railroad right-of-way that served as the transportation spine of the Wyoming to Taylors Falls corridor. Many segments of that railroad corridor have been turned back to adjacent land owners; therefore, the County is attempting to negotiate easements across private properties that were formerly the route of the railroad in cities to the east. Alternative 2 would follow County Road 22, Wyoming Trail. Wyoming Trail west of Goodview Avenue was reconstructed in 2009 with a physically-separated asphalt bicycling path. There is sufficient right-of-way to continue that path to the east in the future.

Kettle River Boulevard – Chisago and Anoka Counties

Chisago and Anoka Counties may collaborate to build a bicycling route along Kettle River Boulevard. A feasibility study will have to be conducted to determine whether this facility will be a separate asphalt path or wide, paved road shoulders.

Comfort Lake Route – City of Wyoming

The Comfort Lake Trail was proposed in the City's 2009 Comprehensive Plan. The Comfort Lake Trail was planned as a municipal route for bicycling between the northern and southern sides of Wyoming with a link to the Swedish Immigrant Trail at County Road 22.

This route could consist of a combination of off-road paths, paved road shoulders and a signed-only route as conditions and funding allow. Along the extension of Innsbrook Avenue (the road planned between County Roads 36 and 22), it would be feasible to build either an off-road path or paved shoulders. Along Comfort Drive, lower traffic volumes may allow use of either a striped shoulder or signs. Along Heath Avenue, paved shoulders or an off-road path may be feasible.

Parks, Open Space and Trails Policies

1. No Additional Public Park Land: Maintain and enhance existing public parks that provide options for active sports and passive recreation. The park system may also be a component of an integrated effort to conserve significant natural resources.
2. Ecology and the Environment: Plan and design parks and greenways to protect environmentally sensitive features, reduce negative environmental effects and serve as models of land stewardship.
3. Bicycling and Walking: Work with Chisago County to build a system consisting of off-road paths, paved shoulders, striped on-street bicycling lanes street and municipal sidewalks.
4. Greenways: Create linear patterns of private and/or public open space that are interconnected, preserve upland and wetland habitat, aid wildlife movement and may include paved paths. Continue to preserve a system of green open spaces for recreation, community beauty and natural protection that are linked by linear parks (greenways), off-road paths and on-street bicycle lanes, and generously landscaped roads. The City will strive to reduce the loss of wooded uplands as residential neighborhoods are created. Woods may be protected by first retaining a professional forester to conduct a city-wide survey of the quality of the community's forests. Later, as neighborhood development sketch plans are brought forward, the City will apply the provisions of its subdivision regulations to encourage or require a design that limits the loss of the best forest and creates a linked network of woods, prairie, wetlands and lakes.
5. Role of Parks in Community Design: Locate and design parks and greenways to enhance the quality of residential neighborhoods and commercial districts, reflect Wyoming's cultural heritage and honor civic life.
6. Coordination with the School District: The City will seek to co-locate City parks with schools and to use existing school fields, gymnasiums or pools to meet City recreational program needs.
7. Open Space Network: Land owned and managed for its natural features will be an important feature of the future City of Wyoming. It is anticipated that Wyoming will be at least 43 percent public open space when fully developed. There may be additional private property held in a natural condition to supplement the public lands in a conservation state.
8. Wetlands and Floodplains: The City will continue to protect wetlands and floodplains through its own zoning regulations and through cooperation with Chisago County and the Comfort Lake–Forest Lake Watershed District.
9. Carlos Avery Wildlife Management Area: The City will adopt a land use plan and zoning regulations that respect the natural resource functions of the Carlos Avery Wildlife Management Area.
10. Paths and Sidewalks: The City will adopt subdivision regulations (or reference its public facility design manual) that requires a five-foot concrete sidewalk along at least one side of each future Local or Collector residential street in the areas planned as Suburban Neighborhoods. Those locations are expected to have streets with curb-and-gutter and public utilities. Sidewalks are an important element of any non-motorized circulation network. Off-road paths provide the highest level of comfort and safety for all levels of riders if the intersections at roads are properly designed. Retrofitting an off-road path into the right-of-way of a road that presently has rural ditches would usually involve either land acquisition or using storm sewer pipes for drainage. Striped on-road lanes (five-feet

wide) are usually considered the second level of accommodation and can sometimes be fit into existing streets without disrupting adjacent properties or losing on-street parking. Route signs provide the lowest level of user safety and route recognition but are sometimes acceptable on roads with low traffic volumes and speeds.

13. NATURAL ENVIRONMENT AND SUSTAINABILITY

Protect the Natural Environment: Protect and enhance the quality of our lakes, rivers and wetlands. Manage and treat stormwater in an effective manner to protect our water resources. Consider different strategies for equitable stormwater treatment suitable for different levels of land use intensities including on-site treatment, regional treatment and fees-in leu of best management practices. Protect significant woodlands. Enforce the regulatory protections for the shoreland of designated lakes and streams. Link woodlands, wetlands and other undisturbed natural areas into “greenways” will be established through the development process.

Wetlands Regulation

Continue to protect wetlands through the regulations of the Chisago County Department of Environmental Services and the Comfort Lake - Forest Lake Watershed District (CLFLWD). The Watershed District has jurisdiction roughly over the southern third of Wyoming (see Figure ____). The City has jurisdiction over the balance of the City. In its *Watershed Management Plan*, the District established goals for water management, lakes, streams, wetlands, natural resources, biotic diversity, and interagency and public communication. That plan also contains standards and rules for review of land alteration permits that will be imposed across the District, including approximately the southern half of Wyoming. In 2011, the City adopted its own Comprehensive Surface Water Management Plan (see page ____).

Prior to any site grading or drainage, a professional wetland survey is required to delineate and stake the edges of any wetland that may be defined by state or federal regulations. Site grading and drainage will be regulated through the City’s subdivision and zoning application review process, which require that any applicant also receive the approval and conditions of the Watershed District or the City outside of the CLFL watershed.

Shoreland Management

The City updated its shoreland ordinance in 201X.

The Shoreland zoning regulations supplement any other zoning regulations in place within 1,000 feet of certain state-designated lakes and 300 feet of state-designated streams. Those regulations address percent impervious cover, screening, maximum building height, land use, lot sizes, lot widths, building setbacks from the ordinary high-water levels, docks, shoreland alterations, grading and filling, roads, agriculture, forest management, mining, surface water drainage, wastewater treatment and substandard lots.

Where municipal sewer service is available in a Shoreland area, state law allows a City to adopt local Shoreland regulations that permit smaller lots and shorter setbacks from the ordinary high-water mark. The regulations differ between Natural and Recreational Lakes, between Transition and Tributary Rivers, and between riparian and non-riparian lots. *Natural Environment Lakes:* Higgins, Sam, Swamp, Sunrise Pools

Recreational Development Lakes: White Stone and Heims.

General Development Lakes: Comfort and Little Comfort.

Transition River: Sunrise River from Comfort Lake to the Sunrise Pools located in the Carlos Avery State Wildlife Management Area.

Tributary Rivers:

Sunrise River from Comfort Lake south to School Lake and south from School Lake to Birch Lake.

Sunrise River from Comfort Lake south to the Washington County line.

Floodplain Management

Land use and development in the officially mapped floodplains will continue to be regulated by the City through a floodplain zoning district based on the mapping of the Federal Emergency Management Administration.

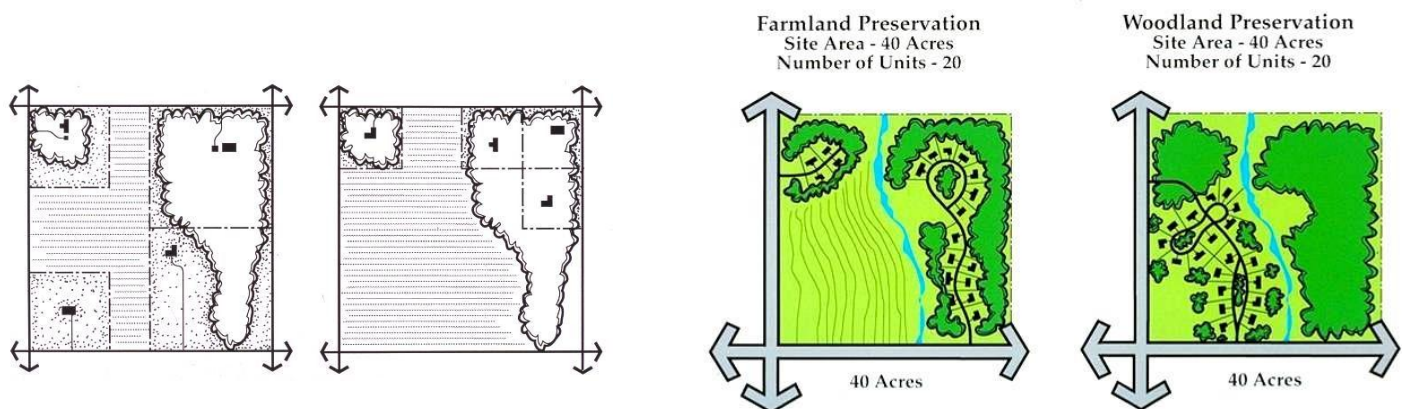
Significant Woodlands Protection

When reviewing an application for a Grading Permit, Preliminary Plat or Site Plan, City staff will meet with the applicant to determine the most feasible and practical placement of buildings, parking, driveways, streets and other physical features in order that the fewest significant trees and least amount of forest be lost or damaged. The Woodland Preservation Regulations contained in the City Code will be enforced.

Clustering

On every development site, especially residential properties, use municipal zoning and subdivision regulation powers to attempt to conserve the best of the natural resources in a pattern that works in concert with natural resources and open spaces on adjacent properties. Zoning regulations to be written to implement this land use plan should allow housing to be clustered into a smaller part of a site than would normally be the case in exchange for deliberately conserving significant natural resources.

House clustering may also be used to develop part of a site prior to the arrival of municipal utilities while preserving options for full development at higher densities.



Natural Drainage

Use natural drainage techniques such as swales and ditches rather than pipes whenever feasible in order to cleanse surface water runoff and increase infiltration back to the aquifer. Include small ponds and rainwater “gardens,” especially those sites with large parking lots or rooftops, to reduce downstream surges or flooding and improve water quality.

The City will implement a comprehensive surface water management plan (see page) that meets state and federal guidelines. That plan will address wetlands, lakes, streams, floodplains, erosion control, drainage of all types and “best management practices.”

Sustainability

The *Wyoming Comprehensive Plan* will help improve environmental, social and fiscal sustainability through the following features.

Reduced Auto Driving

Auto driving can be reduced by building housing at reasonably efficient densities, creating areas for shopping and employment, and interconnecting local streets. Denser housing growth will reduce the need to drive past large lots and semi-rural sites to reach home. A greater concentration of population would also improve the feasibility of future commuter transit lines along I-35 and US Highway 8. Less driving will reduce harmful pollutants, particularly greenhouse gases such as carbon dioxide, and reduce the use of fuels, all of which have negative effects. Automobile air emissions are harmful to breathing, plant photosynthesis and water quality.

More Efficient Use of Land

More intensive use of land for housing, shops or industries will allow more of that resource to be available for other uses, such as farming or urban development. As land is used more efficiently, property tax revenues for city, school district, county and state governments will rise, which will make it more feasible to pay for the many facilities and services needed to support quality of life in the community.

Protection of Water and other Natural Resources

The plan provides for the protection of wetlands, floodplains and significant woodlands. It will enforce the State's regulatory protections for the shoreland of designated lakes and streams. Linking woodlands, wetlands and other undisturbed natural areas into “greenways” will be sought through the development process. Finally, the plan calls for building setbacks from the Carlos Avery State Wildlife Management Area and for carefully managing the runoff of surface water to that area.

Housing Options

The *Wyoming Comprehensive Plan* will allow builders to create a variety of housing types, which should provide alternatives for people at all stages of life. This will help people remain in this community while they are young, middle-aged or elderly, which will help create a stronger sense of community.

Green Step City

In October 2017 The City Council voted to join the GreenStep Cities initiative. Minnesota GreenStep Cities is a voluntary challenge, assistance and recognition program to help cities achieve their sustainability and quality-of-life goals. This free continuous improvement program, managed by a public-private partnership, is based upon a menu of 29 optional best practices. The 29 GreenStep practices can be broken into five categories, all designed to help cities ask whether their practices make sense from a sustainability standpoint. The categories include:

- Buildings and lighting;

- Land use;
- Transportation;
- Environmental management, and;
- Economic development.

Each best practice can be implemented, as decided by city elected officials, staff and community members, by completing one or more actions at a 1, 2 or 3-star level, from a list of four to eight actions. These voluntary actions are tailored to all Minnesota cities, focus on cost savings and energy use reduction, and encourage civic innovation.

GreenStep Cities is a partnership between the Minnesota Pollution Control Agency and various other entities including the League of Minnesota Cities. Currently there are approximately 160 communities that have joined the GreenStep movement.

As cities try to attract residents, businesses and economic development, they need to be able to demonstrate accountability. One of the first tasks is to develop an inventory to take credit for practices already in place and to identify practices that could be improved from a sustainability perspective.

14. ECONOMIC DEVELOPMENT

Pursue a Thriving Local Economy: Plan for and allow for the creation of additional stores, offices and industries consistent with this comprehensive plan and regulated by zoning ordinance amendments including, but not limited to, encouraging mixed use opportunities. Diversify the range of local employment opportunities. Attract well-paying jobs plus goods and services that are needed locally. Realize Increasing property tax revenues for city, school district, county and state governments.

Strengthen the City Center: Encourage a stronger “Downtown Wyoming” that includes shops, offices, high-density housing and public facilities. Consider City Ordinance amendments that allow for Downtown to develop with greater intensity than other portions of Wyoming while maintaining the same values.

The Wyoming Economic Development Authority, with the assistance of the City Council, completed a process in early 2017 to develop a strategic plan to help guide the community as it reinvigorates the activities for continued development. The Economic vision statement in the plan is:

“Regionally located Business friendly and family-oriented community”

Through a series of meetings, the City has developed a list of economic development goals for the City. The plan includes five goals that reflect the Economic Development Authority’s vision for the community.

1. Enhance Sense of Destination, Identity and Community
2. Enhance Wyoming Partnerships and Communications
3. Develop Financial Support and Plans for Development Needs
4. Develop Population and Workforce Development Plan
5. Strategic Allocation and Innovative Marketing of Land

See the Strategic Plan for more information on these goals and their related action steps.

Economic Development Goals

1. Enhance Sense of Destination, Identity, and Community:
 - Develop and implement zoning districts to foster a centralized business district.
 - Develop a comprehensive plan that supports the development of a centralized business district.
 - Identify and promote the development of business areas that complement the existing businesses and currently occurring development patterns.
 - Develop a plan to create an identity of a business-friendly community.
2. Enhance Wyoming Partnerships & Communications:
 - Develop a clear and comprehensive communication plan with other advisory groups in the community (i.e., Planning Commission, Wyoming Business Association, etc.).
 - Scheduling of regular meetings between groups to discuss the issues and plans for future development in the community. Many communities encourage this by placing signs on properties that are currently being considered for development or a land use change. Look to other organizations to develop partnerships (County EDA, Initiative Foundations, etc.) to assist with the promotion and development of the community.
 - Refine processes to develop new projects in the community.
 - Develop or enhance relationships while working with other organizations to provide for long-term infrastructure improvement projects.
3. Develop Financial Support & Plans for Development Needs:
 - Develop a strategy and policy to assist new development projects.
 - Review and update development costs to align with area development costs.
 - Identify the process and areas that city infrastructure will be extended to promote development.
 - Develop and implement a plan for the control of funding for proposed infrastructure improvements.
 - Develop a process for how proposed projects are handled that is inviting and inclusive for developers. Develop complete list of tasks to be completed to facilitate permitting and approvals.
4. Develop Population & Workforce Development Plan:
 - Complete a housing study to determine the types of homes that may be currently lacking in the community.
 - Work with local businesses to understand and determine their long-term workforce needs.
 - Collaborate with the local school district to improve outcomes for students and enhance employment opportunities in the community.
5. Strategic Allocation & Innovative Marketing of Land:
 - Identify partners to help assist the community in marketing possible new industrial park land.
 - Identify available properties that meet the development strategies for the City both residential and commercial/industrial.
 - Identify the barriers to the successful marketing of the City and work to remove those barriers.
 - Maintain an effective and responsive website to allow for developers and residents to get accurate and up to date information about the community.

Comprehensive Planning and Economic Development

The Comprehensive Plan serves as a blueprint for future commercial and residential land uses, housing, public, conservation and amenities. An important component of the plan is identifying new infrastructure and growth demands needed to support economic development. An economic plan adopted into the Comprehensive Plan creates a supportive and complementary strategy to meet the community overall goals to become a place where families want to live, where companies will want to do business and where people can thrive.

Neither the Comprehensive Plan nor the Economic Development Plan can succeed without the other. There is a clear symbiotic relationship. Together, the City can plan for land use change while considering the financial impacts of implementation. One example tool is the “cost of community services” study of COCS. COCSs help to understand the financial contribution of various land use types leading to future land use development strategies that are physically and financially implementable. COCS studies can help communities make informed decisions about their futures within the constraints of available budgets and other private and public funding scenarios.

For communities to respond to development trends and proposed economic development, the Comprehensive Plan considers where to extend public utilities (sewer, water, roads, etc.). Ultimately there is a cost to implement a comprehensive plan, and often there is a cost to respond to a proposed development that can ultimately become a road block to success. By understanding the upfront costs, cities can develop financial plans that will respond to and not stand in the way of future economic and community development. (Botich and Schuch)

Small Area Plans

A small area plan is any plan that addresses the issues of a portion of the city. Small area plans can cover three different geographic scales -- neighborhood, corridor, and district regardless of the size of the area. Small area plans cover a specific geography that often has a cohesive set of characteristics. A small area plan is any plan that addresses the issues of a portion of the city. Small area plans can cover three different geographic scales -- neighborhood, corridor, and district regardless of the size of the area. Small area plans cover a specific geography that often has a cohesive set of characteristics.

Small Area Plans are an effective tool for addressing areas where significant change is occurring or anticipated, public facilities and/or physical improvements need to be addressed, opportunities for substantial infill or redevelopment are present, and opportunities arise to influence site selection, development or major expansion of a single large activity generator.

Two areas that would benefit from Small Area Plans and associated analysis are the City Center area on the Land Use Plan and the Mixed-use area west of I-35 and north of Viking Boulevard. Small Area Plans can define in detail the types of development, architectural standards, pedestrian facilities, shared parking, lighting etc.

Land Assembly

Land assembly is a process of forming a single site from a number of properties, typically for economic development purposes. In some communities an individual site may not be conducive to the type of development or redevelopment desired by the community. Working with property owners and other stakeholders to combine contiguous properties can create larger parcels of land more favorable for development projects. From a developer’s perspective, development projects are all about time to market. Assembling properties one piece at a time is typically a very lengthy process; especially when the subject properties have environmental or legal challenges associated with prior use. This is a very costly process for a developer to undertake on their own and, as a result, they are typically attracted to larger tracts of undeveloped land

on the fringes of developed areas. Through strategic land assembly, communities can position properties in their urban core to appeal to the development community and be able to attract a wide range of development.

Kettle River and Viking Boulevard Transportation Plan

Over the past 10 years, significant mixed-use development proposals have been brought before the City for the former Greenwood Golf Course site in the northwest quadrant of I-35 and Viking Boulevard. In 2019, an Environmental Assessment Worksheet was prepared for the Greenwood at Carlos Avery project. One of the issues related to the environmental review was the expected complexity, congestion, costs and cost sharing for developing an intersection that could serve the development and address the existing traffic from Viking Boulevard, Kettle River Boulevard, I-35 exit and entrance ramps and multiple business access points. Economic development in this area will depend on a public private partnership to plan for, development and pay for the improvements. Entities would include MnDOT, Chisago County, the City, adjacent properties and developers (future development agreements).

16. PLAN IMPLEMENTATION PROGRAM

Implementation of the recommendations proposed in the *Wyoming Comprehensive Plan* can be accomplished using a variety of tools. The City can regulate land, offer incentives for its development and undertake its own improvement projects. These powers fall into two categories:

- § The City's official controls;
- § The City's capital improvements program.

The *Wyoming Comprehensive Plan* must respond to the continuous stream of changes that occur in the community. This chapter of the *Comprehensive Plan* lists the major actions that the City expects to take to carry out the objectives and policies of the plan. This chapter also describes how the plan's usefulness will be monitored and how it may be amended.

Official Controls

Update the Zoning Ordinance

Update the City's zoning ordinance to conform with the newly adopted comprehensive plan. Incorporate the best and most appropriate features of the current zoning ordinances of the City and the Township. Write new districts and features as needed. Involve the public in the review and refinement of the draft ordinance.

Update the Zoning Map

Update the zoning districts map, adjusting the classification of properties according to the guidelines on the next page. Involve the public in the review and refinement of the map. Conduct a public hearing and officially adopt the map.

Revise the City's Subdivision Ordinance

Revise the subdivision ordinance as needed to reflect the adopted Comprehensive Plan as the new ordinance for the City.

Adopt an Official Map of Public Facilities

Adopt an Official Map(s) consistent with Minnesota Statute 462.359 that reserve property for future, planned arterial roads,

Guidelines for Adjusting the Zoning Map

These guidelines should be considered when considering changes to the zoning map:

1. **Maintain Current Zoning:**
Maintain the intent, if not the exact wording, of the current zoning classifications and regulations unless they are in direct conflict with the comprehensive land use plan.
2. **Changes from Existing Zoning Districts:**
Properties may retain their zoning classification until either:
 - A. The landowner requests a change;
 - B. The property is subdivided;
 - C. The property is sold or transferred to another owner;
 - D. The property is vacant and zoning does not match the Land Use Plan
3. **Roads and Utility Extensions:**
When an engineering feasibility study is ordered and reviewed by the City Council, the Council should consult with potentially affected landowners to determine how those properties should be zoned.
4. **Transition to Smaller Lots:**
Large parcels zoned Residential or Agriculture may be subdivided into smaller residential lots if a plan is submitted and approved for future re-subdivision into smaller lots which may be served by City sewer and water in the future.

water storage tanks or other public facilities where the future location has been adequately identified.

Annual Report

The Wyoming City Planning and Zoning staff will prepare a brief report to the Planning Commission summarizing:

- How the Comprehensive Plan was used to direct regulatory, spending, and construction decisions
- How development and redevelopment did (or did not) coincide with the guidance of the plan
- How the City has changed in ways that may call for amendments to the plan.

The report should be transmitted to the the subdivision City Council, and made available to the public. A brief verbal presentation at a workshop meeting should be conducted to call attention to the major findings of the annual report.

Formal Reviews

At least once every five years, the Wyoming City Planning and Zoning staff and the City Planning Commission will complete a formal review of the entire plan, changing those features and sections that are judged to be out of date and/or not serving their purpose. At least once every ten years, the process for the formal review should involve an *ad hoc* advisory group that assists the City Planning Commission as well as a public engagement process. Thus, it would be similar to the process used to draft the *current Comprehensive Plan*.

Periodic Amendments

It is appropriate that some parts of the plan are rarely amended while others are highly subject to examination. The features that should be most long-lasting are those that are most fundamental such as the Objectives of each Element (e.g., Land Use). The Policies of each Element should be more open to revision. Changes to the plan maps would, of course, depend on the magnitude of the revision, their relationship to the Objectives, and the nature of the changing circumstances that lead to the desire for amendments.

The Wyoming City Planning and Zoning staff and the City Planning Commission will propose amendments to the Comprehensive Plan as part of the annual identification of goals, initiatives and priorities, and from time to time as circumstances warrant. The public, including nearby Cities and Townships, should be notified of these proposed changes and allowed an opportunity to become informed of the change and provide input. The City should consider neighborhood opinion in evaluating how a proposed change would meet the above criteria. The City may consider soliciting public opinion through direct mail survey forms, neighborhood meetings (where applicable) or Planning Commission meetings and public hearings as required.

Criteria to Consider When Reviewing Plan Changes

These criteria should be considered when reviewing changes to the plan:

1. The change is consistent with the goals and objectives or other elements of the Wyoming Comprehensive Plan.
2. The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire and parks.
3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
5. The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
6. There is a change in City policies or neighborhood characteristics that would justify a change.
7. The change corrects an error made in the original plan.
8. There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
9. The change helps the City meet its life-cycle and affordable housing objectives.
10. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.

Priority Actions

The City's actions will be consistent with the policies of the Comprehensive Plan. Those actions include but are not limited to:

- . Development applications
- . Capital improvements program
- . Neighborhood and district plans
- . Plans of other agencies as they affect Wyoming
- . Official Maps
- . The Zoning Ordinance and Zoning Map
- . The Subdivision Ordinance

Responsibility for specific actions will be assigned to departments and individuals by the City Administrator (or occasionally the City Council), who will also lead in formulating annual work programs. The indicated time frame for each action is an estimate, and actual timing may vary.

The City will conduct the actions listed in the following tables through annual and multi-year assignments.

The following actions are City policies, regulations, and programs that should be regularly reviewed to ensure that they both comply with the Comprehensive Plan Objectives and consider the current technology available. Because this is a twenty-year Plan, individual actions could occur multiple times over the life of the plan. As previously noted, it is anticipated that the City will revisit the plan after a period of ten years.

Table ____ Major Plan Implementation Actions

	Plan Chapter	Objective	Actions
1	Land Use	Use Land Efficiently	1.1 Prepare a Small Area Plan for Greenwood/Praxmar area based on development proposals
			1.2 Continue code enforcement of building and zoning code, and sign ordinance
			1.3 Prepare a cost of community services study
			1.4 Map undeveloped parcels within service area and growth areas.
			1.5 Address inconsistencies between zoning and Land Use Plan
			1.6 Rezone vacant properties to match Comprehensive Plan
			1.7 Address non-conforming issues related to the Comprehensive Plan and current zoning
2	Road System Plan	Integrate transportation systems	2.1 Create a bicycle and Pedestrian Plan
			2.2 Encourage a Transportation Investments for Pedestrians, Bicyclist, and Motor Vehicles
			2.3 Implement Americans with Disabilities Act (ADA) Standards in All Transportation Improvements
			2.4 Connect Neighborhoods
			2.5 Prepare feasibility study of future Innsbrook Avenue, including location of future regional municipal utilities.
			2.6 Prepare a feasibility study to develop intersection improvements for Kettle River Boulevard and Viking Boulevard to facilitate development
			2.7 Update the Official Map
			2.8 Explore the viability of extending CSAH 22 west through the signalized intersection to the commercial/industrial park
3	Utilities	Expand municipal utilities	3.1 Review and update wastewater and water comprehensive plans and capital improvement programs
			3.2 Consider adoption of an Adequate Facilities ordinance
			3.3 Prepare a cost of community services study
			3.4 Update the Official Map
4	Housing	Diversify housing	4.1 Review and update residential zoning to allow for greater density where appropriate
			4.2 Review ordinances to provide for greater multi-family opportunities and senior house near amenities
			4.3 Consider zoning amendments to encourage more starter homes and life cycle housing
5	Parks, Trails and Recreation	Enhance recreation opportunities	5.1 Review and update the Parks Improvement Plan and park program

			5.2 Study the feasibility of water-based park/access facility (Comfort Lake or Heims Lake) - swimming, fishing, passive use
			5.3 Consider and encourage regional collaboration for trail extensions - Swedish Immigrant Trail, Comfort Lake route, Kettle River Boulevard.
			5.4 Improve neighborhood connections
6	Natural Environment and Sustainability	Protect the natural environment	6.1 Update 2011 Surface Water Management Plan
			6.2 Parking reduction
			6.3 Assess forest quality and effectiveness of woodland protection ordinance
7	Economic Development	1. Pursue a thriving economy	7.1.1 Update the 2017 EDA Strategic Plan
			7.1.2 Engage a public funding specialist to assist with the pursuit of grants and loans.
			7.1.3 Establish a business advisory group that meets quarterly, with major players ...
			7.1.4 Review and update the business subsidy policies
			7.1.5 Prepare a cost of community services study
			7.1.6 Kettle River industrial park - allow for incentive to shift outside storage intensive business to Kettle River Boulevard and 280th Street
			7.1.7 Prepare a feasibility study to develop intersection improvements for Kettle River Boulevard and Viking Boulevard to facilitate development
		2. Strengthen the City Center	7.2.1 Prepare Small Area Plan for the City Center
			7.2.2 Consider a shared parking ordinance and shifting store fronts to the curb with street parking and parking lots behind
			7.2.3 Review appropriate setbacks
			7.2.4 Consider Surface Water Management rules that allow for greater impervious coverage while providing equitable treatment or cash in lieu of treatment
			7.2.5 Encourage a Transportation Investments for Pedestrians, Bicyclist, and Motor Vehicles
			7.2.6 Implement Americans with Disabilities Act (ADA) Standards in All Transportation Improvements
			7.2.7 Prepare a land assembly study incorporating the Bingham property, Railroad Park and Lakes Gas
			7.2.8 Explore a facade Improvement Program and assistance for businesses facing Highway 61, Viking Boulevard and CSAH 30
			7.2.9 Prepare a land assembly study incorporating the area south of Viking Boulevard and east of highway 61

Additional actions may be added through periodic review, and certain actions may be modified or deleted based on the judgment of the City Council, Plan Commission or City Administrator.

Appendix: Parts and Pieces acquired from other plans to preserve for now

Discussions of citizen's views regarding the City of Wyoming were derived from a comprehensive planning workshop process conducted in October of 1999, and assisted in formulating the goals and objectives for the City's Comprehensive Plan. These discussions clearly indicated residents' views concerning the quality of life in Wyoming, as well as Wyoming's strengths and weaknesses. The discussion investigated the following areas of interest:

- § Elements about the City that are liked or considered positive by the residents;
- § Elements or aspects of the City that should be preserved;
- § Elements about the City that are disliked or considered to need improvement;
- § Elements or aspects of the City that require change; and,
- § Top issues facing Wyoming that will affect the City most in the future.

General Conclusions

Positive Elements

- § Available open space
- § Proximity to Twin Cities and their amenities
- § Country & small-town atmosphere
- § Scenic vistas & abundance of trees
- § Historic character
- § Availability of land for development

Elements to be Preserved

- § Open &/or green space
- § Central Business District/Historic Town Square
- § Agricultural significance of the City
- § Land & historical nature of the City

Elements Needing Improvement

- § City does not look inviting
- § Lack of retail in the City
- § Empty-nester housing

Elements Requiring Change

- § More restaurants and retail
- § Improved streets

Top Issues Facing Wyoming

- § Lack of commerce
- § Lack of good drainage system
- § Limited reach of sewer and water system

A discussion regarding the above topics led to summarization of major issues facing the City. These issues are as follows:

- § Need for lower density and preservation of open space
- § Need for a proper balance between growth and no-growth concepts
- § Need to control drainage problems through design guidelines & less permeable surfaces
- § Need to promote high-quality nonresidential developments

The Objectives of the Comprehensive Plan are to do the following:

Mitigate ill effects of rapid and intense urbanization in Wyoming.

Protect the open lands, natural landforms, agricultural landscapes and scenic vistas that created and define Wyoming's unique community character and quality of life.

Protect the natural, scenic and ecological resources that are essential elements of Wyoming's community character and which provide irreplaceable plant and wildlife habitat.

Ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Wyoming by requiring environmentally sensitive development techniques to eliminate scrape-and-build development.

Promote a vigorous, diversified and regionally competitive economy.

Foster a balanced tax base to ensure Wyoming's long-term financial ability to respond to the service demands of both new and existing development without placing a disproportionate tax burden on homeowners.

Ensure that new development produces positive fiscal impacts to allow Wyoming to maintain a tax structure conducive to both home ownership and economic development, while providing the highest level of service to residents and businesses.

Ensure that adequate facilities exist to provide both existing and future student population with optimal learning opportunities as an essential element of a quality living environment and a family-friendly community.

Ensure that the character and quality of Wyoming's built environment, relative to commercial development, contribute to desired community character objectives and foster a positive relationship between the taxable character objectives and foster a positive relationship between the taxable value of real property and the corresponding cost of municipal services.

Ensure that the character and quality of Wyoming's built environment, relative to residential development, contribute to desired community character objectives and integrate with surrounding natural landscapes.

Provide adequate availability and access to park lands and recreational opportunities for residents of all ages to maintain and nurture a quality living environment and a family-friendly community.

Avoid conflicting interaction and/or relationships between new and existing development and a resulting diminution of property values.

Protect existing farmland and agricultural operations from conflict with new residential development.

Provide adequate public infrastructure, facilities and services to serve the demands created by new development without degrading or diminishing service levels to existing development.

Establish a development framework for Wyoming that is respectful of private property rights, while encouraging them to be used responsibly for the benefit of the entire community.

Implement a long-term strategy of sustainable development that embodies the community's vision and values; achieves both community character and economic development objectives; and considers the social, environmental and fiscal impacts of land development.

Preserve and enhance Wyoming's distinctive community character and quality of life by ensuring that its natural and built environments are consistent with the community vision and values embodied in Wyoming's Comprehensive Plan.

Goals and objectives formulated during the comprehensive planning process pertain to the following areas:

The Environment

Physical Form of the City

Transportation and the Thoroughfare network

Infrastructure and Utility Systems

Public Services and Facilities

Fiscal Responsibility

Quality of Life

Housing and Community Livability

Agriculture

Zone areas for farming while planning for their eventual development as housing or other suburban land uses. The City Council will prepare and adopt a resolution stating that working farms are a desirable feature of Wyoming and that normal agricultural operations should not be limited by the presence of adjacent housing.

An agricultural zoning district has been created to help implement a portion of this plan. Allow housing in that zone at an average rate of one house per 20 acres (which is not the same as 20-acre lots). The minimum lot size should be large enough to accommodate at least two on-site wastewater systems, a well, a house, a garage and a storage structure while observing all normally required setbacks. Thus, the minimum parcel size will vary depending on soil conditions.

Encourage small land parcels but low density in order to keep land in cultivation, minimize interference with farming and reduce complaints about farm operations such as odors or machinery noise, support individual septic systems and wells, and not overload unpaved City roads with traffic.

Allow several houses to be clustered into a single location to keep larger tracts open for farming or future resub division. Every application for a residential building permit in a non-skewed location will be required to first receive approval from the City for a plan showing how the property could realistically be resubdivided in the future and developed with smaller lots (less than one-half acre) with public or shared private wastewater service.

Do not allow multiple-family housing in locations zoned for agriculture.

Original Townsite Residential Areas

Plan and zone for infill housing development or redevelopment in the area occupied by the original City of Wyoming including single-family and multiple-family housing styles. Those zoning districts will be consistent with the City zoning uses and dimensional regulations.

Sub-Area Plans

Work with landowners and residents to create informal sketch plans for sub-areas of the community in response to major development applications. These plans will indicate connections for roads, public utilities, natural resources and types of land use between the subject site and adjacent lands.

Appendix : PARTS FROM OLD PLAN – Under “Community Design Policies” in the Land Use Chapter

Residential Development

[There are more items here.....see pages LU 26-28](#)

Housing Abutting High-Volume Roads

In situations where housing abuts high volume roads (either facing or backing up to the road), landscaping will be required to mitigate the effect of the traffic on the housing. Such screening should consist of earth berms or screen walls. Landscaping treatments should be used for the berms and the screen walls, and the screen walls should be designed to complement the adjoining residential developments.

Non-Residential Development

Retail, Office and Industrial Development

Prevent premature development

Wyoming may consider a premature subdivision ordinance to require that subdivisions have adequate transportation facilities planned or in place to support the land use. Additionally, the ordinance may require adequate provisions for sanitary sewer, water, and storm water facilities, as well as adequate park, trails and open spaces.

Commercial Site Design

Improve standards for site planning and design, including building and parking placement, pedestrian connections, signage and landscaping.

Connections

Maximize visual and physical linkages between adjoining land uses that are similar or can coexist compatibly such as offices and retail or high-density housing. Encourage pedestrian movement between adjacent sites rather than multiple trips by car. Where uses are less compatible (such as industry and housing), provide adequate landscape buffers and screens to soften the transition between them.

Efficiency

Encourage sites to share functional site design elements such as shared access, shared parking, coordinated landscaping, linked open space, and surface water detention areas, when such elements support a more efficient and attractive development pattern.

Landscaping

Require high quality planting plans for all new multi-family residential, commercial and industrial developments. Incorporate the guidelines of the landscaping manual into the zoning ordinance to give them more force.

Sensitivity to Context

Design new development to respect surrounding development, whether this includes quiet low-density residential neighborhoods, traditional storefronts or major institutions such as the hospital.

Commercial Parking Design

Locate parking lots behind or to the side of buildings or in block interiors wherever possible in order to reduce the visual impact of surface parking. Landscape and screen all parking lots and parking structures to improve their appearance from surrounding streets and properties and reduce heat build-up. Adopt regulations in the zoning ordinance that do not require, and prohibit, excessively great amounts of parking relative to the average daily need for each type of land use.

Coordinated Signage

Develop standards for coordination of multiple signs on a development site to ensure compatibility of size, colors, graphics and materials.

Commercial Site Landscaping

One of the more noticeable negative features in the commercial corridors is the lack of screening for many large parking lots, which results in a continuous, uninterrupted expanse of pavement between building lines on opposite sides of the road. The City will require landscaping plans with commercial site plans and will incorporate improved landscaping guidelines into its zoning ordinance.

A row of deciduous trees along a commercial roadside, spaced at 30 to 60 feet, would dramatically soften the appearance of any corridor, especially when viewed from an angle down the road.

A low landscaped berm, up to three feet tall, along the right-of-way line or at the edge of parking lots would dramatically improve the visual character of the corridors by adding greenery to the streetscapes and by breaking up the large expanses of pavement.

Additional parking lot landscaping would also help to break up large expanses of pavement and identify pedestrian walkway areas.

Commercial Site Access Points

Multiple access points in the commercial corridors create a sense of clutter, require more pavement and reduce the opportunities for landscaping. Although it may not always be feasible to totally remove some of the access points, there may be opportunities to reduce or combine multiple access points to a single property or to adjoining properties.

During site plan review, the City will apply the access management guidelines presented in the Transportation Plan chapter to limit the number of access points, regulate their spacing and consolidate existing points.

City Center

As part of the zoning ordinance that is written to implement this plan, the City will include design guidelines for the City Center zoning district. Those guidelines may address building placement, parking location, window and door placement, sidewalks, landscaping, outdoor lighting, and exterior materials.

Business Signs

Many urban commercial corridors contain a variety of commercial and public signs displayed in various combinations. Having so many signs shout so many messages results in visual overload that reduces their effectiveness and contributes to the visual pollution of the corridors.

The City will propose amendments to its sign regulations for commercial corridors that would simplify, coordinate and limit the number of signs. Guidelines need to be developed for limiting the messages on each sign, restricting the number and size of signs permitted and combining multiple signs into fewer coordinated sign panels.

Billboards

Off-premise advertising (commonly known as billboard signs) can be a major community image issue. While some billboards can be reasonably attractive, they essentially represent visual pollution and can have a severe negative impact on a community's visual environment.

Wyoming will not allow any new billboards and will not allow existing billboards to be rebuilt or replaced if they are removed or damaged by more than 50 percent of their value.

Relocate Utility Lines

Overhead utility lines are one of the major visual impacts in some road corridors. Tall, wooden poles and the large number and complex pattern of lines create a congested and unsightly visual environment.

Ideally, all overhead utility lines should be relocated underground, or, if that is not feasible, relocated to a less visible corridor. However, some overhead utilities, such as high-voltage lines, may be too expensive or impractical to locate underground. In that case, solutions should be explored to minimize the visual impact of the lines by designing special, less obtrusive utility poles and by combining as many of the lines in as few locations as possible.

Outdoor Lighting

Outdoor lighting is potentially one of the most attractive or disturbing elements of urban design. While it is a necessity in many locations, outdoor illumination is often overdone or poorly controlled, resulting in off-site glare. Outdoor lighting should be regulated through zoning and site plan review so as to reduce off-site glare and nuisances. Exterior lighting should be controlled so it is not a nuisance to nearby property, is not a traffic hazard and preserves the dark night sky.

Excessive lighting detracts from the appearance of a community, interferes with driving and blocks views of the stars. Particularly onerous are the over lit canopies at gasoline service stations and convenience food stores, which shine light directly onto the road instead of focusing it downward.

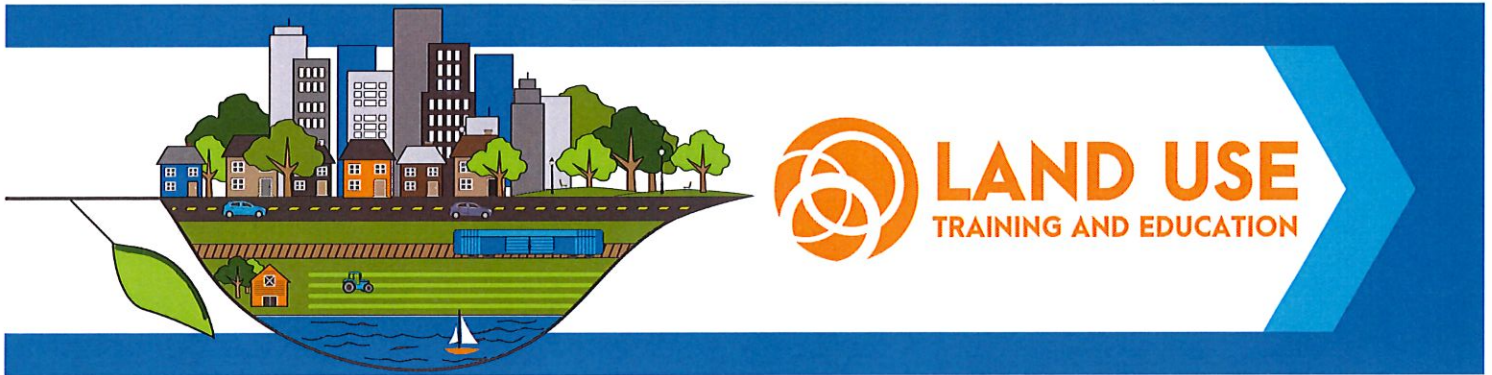
Lighting in parking lots will be shielded to contain glare on the site. Near residential areas, cut-off fixtures will be used and

pole heights will be reduced. Building lighting will be controlled to keep glare on site and not allow buildings to be lit-up for excessive display (e.g., lighting the entire façade). Lights under canopies will be required to be recessed into the ceiling or otherwise designed so that the light source is not visible from the side and all light is directed downward.

The City will amend its zoning ordinance to require a lighting plan as part of each commercial or industrial site plan. The regulations will require that lighting elements not be visible from the public road and that light cut-off features be used to control glare. The Building Official will check for conformance with the lighting requirements as is done for other elements of the approved site plan.

List of References

1. League of Minnesota Cities Planning Commission Guide, August 3, 2018.
2. The City of Wyoming's Economic Development Strategic Plan. 2017
3. Wyoming Comp Plan Draft – WSB December 21, 2020



Everyone is impacted by how land is used. Land Use describes a decision-making process used to determine how land should be developed to meet the needs of residents, businesses, and government. Building mixed-use developments, adding more bike lanes and walking paths, or zoning land for commercial development are examples of just some of the ways land can be developed to meet community needs.

From basic to advanced core content, to special and emerging topics, the Land Use Training and Education Program is designed to provide opportunities for elected and appointed officials, land use planning and zoning staff, the business community, community-based organizations, and concerned citizens from cities, suburbs, towns, and rural areas to engage in conversations and collaborative learning that will drive toward equitable and sustainable land use outcomes.

*Review the recent Land Use session
with Nine North!*



present



CHANGING THE LANDSCAPE OF LAND USE: THE INTERSECTION OF CLIMATE, HEALTH AND EQUITY

Thursday, March 25th at 6pm CST

On March 25th Mary Wynne of Fusion Learning Partners spoke to a panel of professionals to provide insight into why it is imperative that we rethink our approach to land use planning and zoning, and how we can approach this decision making process in a conscientious way that benefits ALL communities for generations to come. Panelists included Terri Thao, Program Director at Nexus Community Partners, Eric Weiss, Program Director at the Trust for Public Land, and Cameran Bailey, Senior Planner at the Met Council.

Review the Session!

New for 2021!

Check out our online library of on-demand sessions covering the most popular topics for those new to the field, looking for a refresher or looking to expand knowledge on a specific topic.

Register for a Course!

**As the registration terms and conditions state, access is limited to each individual as registered, and may not be shared with external persons.*

Land Use 101
Planning & Zoning: The Essential Elements

This workshop covers the nuts & bolts of planning and zoning, providing the essential information needed to understand planning, zoning and subdivision regulations. Participants will learn how planning and zoning tools can assist in development and redevelopment, as well as understand the roles and responsibilities of the various stakeholders involved in the planning process.

Topics covered include– an introduction to land use planning, tools used for planning and zoning, planning exercises, procedures in the planning process, and discussion and questions.

Audience– Designed for anyone new to land use planning or interested in a review of the fundamentals.

Presenter – Phil Carlson of Stantec

Price – \$69 for the 2.5 hour session

Land Use 201 *Individual Breakout Sessions*

Click the + sign on the right of each course tab to view the full course description. These courses are \$39 each and vary in length from 1 to 2.5 hours.

Beyond the Essentials of Planning & Zoning



Subdivision 101



Tailoring Opportunity Zones to Your Community



Comp Plan Implementation



Managing Risk: Know the Legal Basics of Planning & Zoning



All Access Pass

Receive access to all 6 trainings – 10+ hours of content!

Price: \$99.00

Register Here!

Coming Soon!



Join us for the 2021 Land Use Conference!

This Summer conference will focus on transformative topics outside of the regular land use "how-to's". It will cover topics such as public health, equity, climate change and other critical issues that make the process and policies around land use more important than ever. The conference is tentatively scheduled for July 21-22 with additional details coming soon!

Tailored In-Person Trainings

Are you looking for a custom land use training for yourself, your employees, your city, or your county? This is the option for you! We will provide tailored, in-person (as COVID-19 protocols allow) trainings built around topics that are relevant to you and your work. Availability is on a case by case basis depending on needs, timing and location.

Please contact us at support@fusionlp.org for more information & to get connected!

About Fusion Learning Partners

From learning opportunities and events to organizational development and collaborative initiatives, Fusion exists to strengthen and transform the communities where we work, live, and thrive.

Because Innovation Begins with Learning.

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