

**AGENDA
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
APRIL 20, 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 City Council on items on/or not on the current agenda. Items requiring Council action maybe deferred to staff or Boards and Commissions for research and future Council Agendas if appropriate. You will be limited to three (3) 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 city Council for April 6th, 2021
2. Consider approving the minutes of the "Work Session Meeting" of the Wyoming, Minnesota City Council for April 7th, 2021

SCHEDULED BID LETTINGS:

SCHEDULED PUBLIC HEARINGS:

CONSENT AGENDA:

Items under the "Consent Agenda" will be adopted with one motion; however, council members may request individual items to be pulled from the consent agenda for discussion and action if they choose.

3. Accept the Resignation of Officer Matt Paavola
4. To consider Resolution 20-04-33 approving Final Pay Voucher #4 for the 300,000 Gallon Water Tower Rehabilitation (City Project No. 20-02) in the Amount of \$26,145.40.

ACKNOWLEDGE RECEIPT OF REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND DEPARTMENT HEADS:

5. Report of the Public Safety Director, Paul Hoppe, for April 20, 2021
6. Report of City Building Official, Fred Weck, IV for April 16, 2021
7. Report of the City Attorney, Tom Loonan, for April 20th, 2021
8. Report of City Engineer Mark Erichson, WSB for April 16, 2021
9. Report of the Public Works Superintendent Chuck Almhjeld for April 20th, 2021.

COMMUNICATIONS:

10. East Viking Blvd Utility Construction Project Update

OLD BUSINESS:

NEW BUSINESS:

11. Proclamation Supporting Application into the AARP's Network of Age-Friendly Cities and Communities Initiative
12. To consider **Resolution 21-04-34** a resolution approving the final plat of Hunter Hill
13. To consider **Resolution 21-04-35** a resolution approving a rezoning from the rural residential I District (R-1) to the Office and Health Care District (OHC) at Property Identification Number 21.1112.00 and 21.11123.00
14. To consider **Resolution 21-04-36** a resolution approving a conditional use permit for a planned unit development in the Shoreland district at Property Identification Numbers 21.11122.00 and 21.11123.00
15. To consider **Resolution 21-04-37** a resolution approving the preliminary plat of Heims Lake Villas North at Property Identification numbers 21.11122.00 and 21.11123.00
16. To consider the hiring Jack Breitbach as a Full-time Police Officer with the City of Wyoming effective July 2021
17. Proclamation Celebrating Arbor Day in Wyoming

COUNCIL REPORTS:

ADJOURN

**DRAFT MINUTES
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
APRIL 6, 2021
7:00PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Regular Meeting of the Wyoming City Council for April 6, 2021 to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming City Council were present: Councilmembers Lisa Iverson, Linda Nanko Yeager, Brett Ohnstad, Dennis Schilling, and Claire Luger

ABSENT: None

Also Present: Tom Loonan, Eckberg Lammers, Robb Linwood, City Administrator, Kelly Dumais, Assistant City Administrator, Mark Erichson-WSB, Paul Hoppe - Public Safety Director, Fred Weck, Zoning Administrator/Building Official and Chuck Almhjeld, Public Works Superintendent

DETERMINATION OF A QUORUM:

Mayor Iverson – Read aloud a statement explaining that the Council is meeting via teleconference due to the COVID-19 pandemic. She explained that tonight's meeting would be held according to State Statute 13D.021, will be live streamed on the City's YouTube page, and will be recorded as part of the public record on the City's website.

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota City Council for March 16, 2021**

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL FOR MARCH 16, 2021 AS SUBMITTED.

Roll Call Vote:

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, and Iverson

Voting Nay: None

Abstain: None

Absent: None

SCHEDULED BID LETTINGS: NONE

SCHEDULED PUBLIC HEARINGS: NONE

CONSENT AGENDA:

Items under the "Consent Agenda" will be adopted with one motion; however, council members may request individual items to be pulled from the consent agenda for discussion and action if they choose.

- 2. To consider Resolution 21-04-25 a resolution approving the purchase of treated road salt for the 2021-2022 winter season for the designated amount of 300 tons after the contracts are**

approved and vendors are selected through the CPV and the State of Minnesota.

3. To consider **Resolution 21-04-26** a resolution receiving quotation and authorization for the direct purchase of pumps for lift station and installation from Minnesota Pump Works in the amount of \$17,532.00.
4. To consider **Resolution 21-04-27** a resolution receiving quotation and authorization for the direct purchase of a control panel for lift station and installation from Total Control in the amount of \$31,133.00
5. To consider **Resolution 21-04-28** a resolution accepting an anonymous donation to the Veteran's Memorial at Railroad Park in the amount of \$1,000.00
6. To consider **Resolution 21-04-29** a resolution accepting an anonymous donation to the Wyoming Police Department in the amount of \$500.00
7. To consider **Resolution 21-04-30** a resolution accepting an anonymous donation to the Wyoming Fire Department in the amount of \$500.00
8. To consider the resignation of Angie Plante Schilling from the Wyoming Park Advisory Commission
9. To consider the Park Advisory Commission recommendation to appoint T.J. Malaskee to the Park Advisory Commission
10. To consider adopting **Resolution 21-04-31** a resolution approving the issuance of a tobacco license for 2021 for Holiday Station Stores #294
11. Consider authorizing the payment of recommended bills, payroll, and journal entries for the period of March 17, 2021 to April 6, 2021.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE #2 THROUGH #11 OF THE WYOMING CITY COUNCIL CONSENT AGENDA.

Roll Call Vote:

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, and Iverson

Voting Nay: None

Abstain: None

Absent: None

ACKNOWLEDGE RECEIPT OF REPORTS OF OFFICERS, BOARDS, COMMISSIONS, AND DEPARTMENT HEADS:

12. report of the Public Safety Director, Paul Hoppe for March 31, 2021
13. Report of City Building Official, Fred Weck, IV for April 1, 2021
14. Report of Public Works Superintendent Chuck Almhjeld for April 2, 2021
15. Report of City Attorney Tom Loonan for April 2, 2021

COMMUNICATIONS:

OLD BUSINESS: NONE

NEW BUSINESS

16. To consider **Resolution 21-04-32** a resolution approving the purchase of the 2000 Vac-Con from Grand Rapids Public Utilities for the amount of \$27,500 and the refurbishing of the 2000 Vac-Con from ABM Equipment, Hopkins, Minnesota, in an amount not to exceed \$32,500 for the total price of \$60,000

Public Works Superintendent Almhjeld– Gave an overview of the possible purchase of a Vac-Con, its cost, its potential uses within the City, answered questions from the Council, and addressed concerns regarding its age.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE RESOLUTION 21-04-32 A RESOLUTION APPROVING THE PURCHASE OF THE 2000 VAC-CON FROM GRAND RAPIDS PUBLIC UTILITIES FOR THE AMOUNT OF \$27,500 AND THE REFURBISHING OF THE 2000 VAC-CON FROM ABM EQUIPMENT, HOPKINS, MINNESOTA, IN AN AMOUNT NOT TO EXCEED \$32,500 FOR THE TOTAL PRICE OF \$60,000.

Roll Call Vote:

Voting Aye: Schilling, Luger, and Iverson

Voting Nay: Ohnstad, Nanko Yeager

Abstain: None

Absent: None

17. To consider a Wyoming City Council Work Session meeting on April 28, 2021 at 6:00 PM

City Administrator Linwood – Indicated that staff would like to schedule a work session to discuss: blighted property ordinance; potential race and equity training; and the American rescue plan.

A MOTION WAS MADE BY COUNCILMEMBER IVERSON, SECONDED BY COUNCILMEMBER SCHILLING, TO SCHEDULE A CITY COUNCIL WORK SESSION MEETING ON APRIL 28, 2021 AT 6:00 PM.

Roll Call Vote:

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

COUNCIL REPORTS:

Council Member Ohnstad – Attended the Planning Commission meeting.

Council Member Nanko Yeager – No report.

Council Member Luger – Attended the PAC meeting.

Council Member Schilling – No report.

Mayor Iverson – Attended the Planning Commission meeting.

City Engineer Erichson – Stated that the City is still waiting for a date from the contractor for setting a pre-construction meeting for the East Viking project. There are about 4 different development related projects that are being reviewed for sketch plans for the upcoming Planning Commission meeting. He stated that there are a lot of things happening in the City but everything is moving along quite well.

Public Safety Director Hoppe – Gave an update on the bike rodeo and noted that it will be held in May and flyers should be going out soon. He stated that the community missed all the events that were not held last year, so the plan is to bring them all back in some type of capacity for 2021.

A MOTION WAS MADE BY COUNCILMEMBER IVERSON, SECONDED BY COUNCILMEMBER SCHILLING, TO ADJOURN THE APRIL 6, 2021 “REGULAR

**MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL REGULAR MEETING AT
7:35 PM**

Roll Call Vote:

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, and Iverson

Voting Nay: None

Abstain: None

Absent: None

A portion of this public meeting may be closed to discuss “Labor Negotiation Strategies”; “Misconduct allegations or charges”; “Attorney-client privilege”; or “Performance evaluations” as per MN State Statute 13D.01-.05.

NEXT REGULAR MEETING:

APRIL 28, 2021

7:00PM

**DRAFT MINUTES
CITY COUNCIL
WORK SESSION MEETING
CITY OF WYOMING, MINNESOTA
APRIL 7, 2021
6:00PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Work Session Meeting of the Wyoming City Council for April 7, 2021 to order at 6:00PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming City Council were present: Councilmembers Lisa Iverson, Linda Nanko Yeager, Brett Ohnstad, Dennis Schilling, and Claire Luger

ABSENT: None

Also Present: Robb Linwood, City Administrator, Kelly Dumais, Assistant City Administrator, Paul Hoppe - Public Safety Director, Mark Erichson, City Engineer, Fred Weck, Zoning Administrator/Building Official and Chuck Almhjeld, Public Works Superintendent; Melissa Stein and Jonathan Loose, Wold Architects; Jean McCann, Abdo, Eick, and Meyers

DETERMINATION OF A QUORUM:

Mayor Iverson – Read aloud a statement explaining that the Council is meeting via teleconference due to the COVID-19 pandemic. She explained that tonight's meeting would be held according to State Statute 13D.021, will be live streamed on the City's YouTube page, and will be recorded as part of the public record on the City's website.

1. Wold Architects Facility Needs Assessment Discussion

Jonathan Loose, Wold Architects – Gave an overview of past discussions regarding department deficiencies with regard to space and facility needs. He reviewed the existing utilizations as well as the projected needs by square foot per department. He explained that the short-term needs fall under the ADA requirements at City Hall; Public Safety facility; Public Works facility; and vehicle storage for a new fire truck. He stated that the long-term priorities were found to be space related with regard to City hall upgrades and Fire Department Building/Addition. He reviewed the recommended options from the core planning group.

Melissa Stein, Wold Architects – Gave an overview of cost estimates for the size and type of facilities they are recommending by using historical data from other facilities that they have constructed. She reviewed the projected costs of the recommended projects for 2023 and how the costs would change if the projects were delayed to 2030 or 2040.

Mayor Iverson – Asked for an overview of the deficits that exist in both the Fire and Police Department facilities.

Ms. Stein – Gave an overview of the safety concerns and deficits for the Fire and Police Department facilities.

Public Safety Director Hoppe – Added details to the deficiencies that there will be in the Fire and Police Department facilities and shared examples of issues from an employee safety and operation perspective.

Mayor Iverson – She asked if the financial projections are for elaborate buildings or just simple buildings and asked for a general outline of what kinds of things are being included in the buildings that they are proposing.

Ms. Stein – Gave an overview of the details that they are proposing for the Public Safety, Public Works, and City Hall facilities.

Mayor Iverson – Noted that for future planning she would like to have a discussion about on how many more or what type of fire trucks the City may need for 2040.

Councilmember Nanko Yeager – Noted that their assumption was 4-5% inflation and asked how they arrived at that number since actual inflation has been less than 2%.

Mr. Loose - Explained that construction inflation is slightly different than typical inflation because it is based on labor and material rates. He stated that they are using real numbers from the State of Minnesota construction inflation table and stated that a 4-5% inflation rate is a pretty good indicator of the costs.

Councilmember Luger – Stated that she assumes that the Council is just focusing on the sticker price for these recommendations. She noted that she would agree that it sounds expensive, but thinks it is an example of what happens when the choice is made to 'kick the can down the road'. She stated that the City has known for years that the Public Safety building needed to be replaced and ADA requirements were passed over 20 years ago. She stated that the residents have a right to participate in the civic process and the employees have a right to work in a safe environment. She stated that she does know think the City should continue to kick the can down the road and needs to move forward.

City Administrator Linwood – Noted that they have only looked at the numbers from a high-level view and have not dug very deeply into the financial aspect of this project yet because they wanted to get feedback from the Council.

There was a consensus of the majority of the Council to move forward in looking at the financial numbers.

Councilmember Nanko Yeager – Had questions how the city will come up with \$18 million for the recommended projects as well as fix the City roads and give staff raises.

City Administrator Linwood – Shared some of the estimations for a 2022 A bond that would be inclusionary of both the Public Safety Facility and the needs at City Hall as well as a 2025 bond for the Public Works facility. He noted that there will be bonds that are falling off in 2025 and 2027 that will help with this process.

Jean McCann- President AEM – Explained that this information is very high level and noted that she had looked at an even principal payment throughout a 20-year bond term.

Ms. Stein – Stated that they will continue to go through information and will bring back additional financial information to the Council.

Mayor Iverson – Stated that she would like the Council to consider forming a task force of area residents to give input into this process. She stated that she would like it to be comprised of people that support it, do not support it, and are neutral in their opinion. She stated that she would also like them to be able to actually view the buildings in question, via video, if necessary.

Councilmember Luger – Suggested that it may also be a good idea to have some business owners on the task force.

2. Streets Program Capital Improvements/Maintenance/Financing

City Administrator Linwood – Shared a presentation on the City Street Capital Improvement Program and explained that the City conducts a pavement management inventory every 3 to 5

years.

City Engineer Erichson – Gave an overview of the pavement condition index rating and how it helps to identify roadways that need to be improved. He noted that the City typically does them about every 3 years to gauge progress as well as identify the condition of the roadways. He stated that this is something that will be brought to the Council in either 2021 or 2022 to rate the roadways and reassess the streets.

City Administrator Linwood – Reviewed the street reconstruction projects that have been completed since 2014. He stressed the importance of maintaining the City streets in order to extend the life of the pavement. He reviewed the Draft Long Term Finance plan for the Street Improvement Program, the current project schedule, and costs. He explained the items he would like the Council to discuss more thoroughly.

Public Works Superintendent Almhjeld – Shared details of the 20-year plan for seal coating and crack filling that staff had put together.

City Administrator Linwood – Explained that, in the past, the City has largely bonded for these projects and would like the Council to consider paying more up front by either increasing the tax levy, franchise fees, or reducing the street projects. He asked the Council to review the 5-year CIP map and see if the Council has any feedback for staff.

City Engineer Erichson – Gave a brief overview of the items on the 5-year CIP map and asked if this still matched the Council's vision.

Mayor Iverson – Clarified that the Council is not being asked to make any decisions tonight, but to just layout the information for both the residents and Council to consider and discuss. She reiterated that tonight's meeting is not for making any decisions but is just passing along initial information and getting the discussion started.

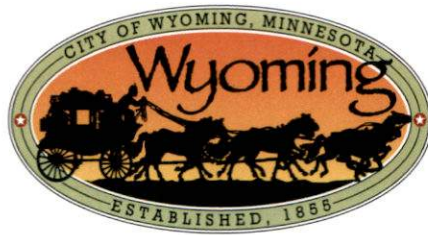
City Administrator Linwood – Stated that staff is looking for direction on what they would like to see with regarding to pulling together more numbers. He gave an overview of the possibility of utilizing franchise fees and asked if the Council would like to staff to take a deeper dive and increase the long-term maintenance amount from \$100,000 to \$177,000 to ensure that the City can take care of the new and existing streets.

There was consensus of the Council to look at the numbers with the increase in the street maintenance amount to \$177,000, direct staff to take a deeper dive into the facilities numbers, and consider the funding mechanism of using of tax levy or franchise fees.

Councilmember Nanko Yeager – Stated that she would like to see the street numbers be delved into for the same time period as the analysis that was done for the facilities that were presented tonight since the projects will run concurrently.

Mayor Iverson – Stated that she has had many conversations with residents about franchise fees versus tax levies and would also like to see there be a citizen task force surrounding that issue as well.

MAYOR IVERSON ADJOURNED THE APRIL 7, 2021 "WORK SESSION MEETING" BY GENERAL CONSENT AT 7:48 PM



Chief Hoppe,

I am writing to inform you that I will be ending my employment with the Wyoming Police Department effective Friday, April 16, 2021. As you know from our conversations over the last couple of months, this is not a decision I have made lightly. I have spent my entire career with Wyoming and, in part, have grown into the person that I am because of this job. I have had experiences, good and bad, that most people will never experience in their life and I wouldn't change it for the world.

Law enforcement is something that I had intended to do for my entire career. Due to the growth of my business in conjunction with the changes in law enforcement, I think now is the right time to make a career change for myself and my family. The Wyoming Police Department and the City of Wyoming have been nothing short of supportive throughout the years and I wish everyone the very best.

Please know that I am more than willing to make this a smooth transition for the department. If there are any specific days in April that you need help with shift coverage, I would be happy to try to work those into my schedule. I am available for any questions even after my time with Wyoming is up. Thank you for all you have done for me throughout the years.

Sincerely,

Matt Paavola



PUBLIC SAFETY

P.O. Box 188, 7665 Wyoming Trl., Wyoming, MN 55092

Phone: 651-462-0577 Fax: 651-462-0506



April 13, 2021

Robb Linwood
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

Re: Pay Voucher No. 4 - Final
300,000 Gallon Water Tower Rehabilitation
City of Wyoming Project No. 20-02
WSB Project No. 015538-000

Dear Mr. Linwood:

Please find enclosed Construction Pay Voucher No. 4 - Final for the above referenced project in the amount of \$26,145.40. The work completed to date has been reviewed and agreed upon by the contractor, and we hereby recommend that the City of Wyoming approve the final Pay Voucher No. 4 for Classic Protective Coatings, Inc.

We have also enclosed the following required documents:

1. Satisfactory showing that the contractor has complied with the provisions of Minnesota Statutes 290.92 requiring withholding state income tax (IC134 forms).
2. Evidence in the form of an affidavit that all claims against the contractor by reasons of the contract have been fully paid or satisfactorily secured (lien waivers).
3. Consent of Surety to Final Payment certification from the contractor's surety.

Please include one executed copy of the final pay voucher with the payment to Classic Protective Coatings, Inc. and return one executed copy to our office for our file. If you have any questions or comments regarding this voucher, please contact me at 651.286.8488.

Sincerely,

WSB

Greg Johnson, PE
Project Manager

Enclosures

cc: Mark Erichson, PE, WSB

kkp



Your Contractor Affidavit request is Approved. A copy of this page MUST be provided to the contractor or government agency that hired you.

Submitted Date and Time: 17-Feb-2021 10:33:16 AM
Confirmation Number: 1-207-207-712
Name: CLASSIC PROTECTIVE COATINGS INC
ID: 6603358
Affidavit Number: 238030848
Project Owner: CITY OF WYOMING
Project Number: #20-02, WSB #015538-000
Project Begin Date: 7/20/2020
Project End Date: 10/6/2020
Project Location: 5468 260TH ST, WYOMING MN
Project Amount: \$522,908.00
Subcontractors: No Subcontractors

Please [print this page](#) for your records using the print or save functionality built into your browser.

CONTRACTOR'S AFFIDAVIT

STATE OF Wisconsin

COUNTY OF Dunn

THE UNDERSIGNED, BEING DULY SWORN ON OATH, DEPOSES AND

SAYS THAT HE (SHE) IS President OF Classic Protective Coatings, Inc,
THE CONTRACTOR FOR 300,000 gallon Water Tower Rehabilitation WORK

DESIGNATED AS PROJECT City project #20-02 SITUATED AT
5468 260th Street OWNED BY City of Wyoming, MN
AND THAT ALL PARTIES WHO HAVE FURNISHED LABOR, MATERIAL, OR BOTH OR
ANY OTHER ITEMS TO THE UNDERSIGNED FOR USE ON THE SAID WORK AND ALL
PARTIES HAVING CONTRACTS OR SUB-CONTRACTS WITH THE UNDERSIGNED FOR
SPECIFIC PORTIONS OF SAID WORK HAVE BEEN PAID IN FULL WITH THE
FOLLOWING EXCEPTIONS:

none

THE UNDERSIGNED STATES THAT THERE ARE NO OTHER CONTRACTS OR
OBLIGATIONS OUTSTANDING WHICH WERE USED IN COMPLETING THIS PROJECT.

THE UNDERSIGNED FURTHER STATES THAT UPON PAYMENT OF THE
SUBJECT FINAL INVOICE THE CONTRACTOR HEREBY WAIVES ALL LIENS AND
CLAIMS AGAINST THE OWNER, ITS PREMISES, PROPERTY AND LENDER AND
DISCHARGES THE OWNER OF ANY FURTHER OBLIGATIONS UNDER THIS
CONTRACT.

THE UNDERSIGNED MAKES THIS AFFIDAVIT FOR THE PURPOSE OF
PROCURING FROM THE OWNER A FINAL PAYMENT UPON THIS CONTRACT FOR
ALL WORK COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS
OF THE OWNER.

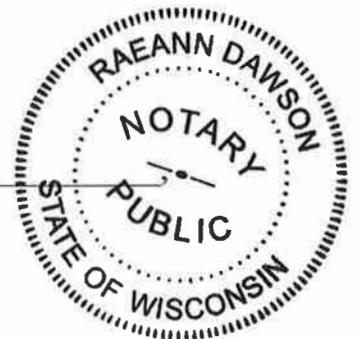
SIGNED THIS 22nd DAY OF February, 2021.
Classic Protective Coatings, Inc
CONTRACTOR

BY: Ray Witke
TITLE: President

SUBSCRIBED AND SWORN BEFORE ME THIS 22nd DAY OF February,
2021.

Raeann Dawson
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 10th DAY OF July,
2024.



Bond # 30095981

Consent of Surety to Final Payment

OWNER
ARCHITECT
CONTRACTOR
SURETY
OTHER

☐
☐
☐
☐
☐

AIA DOCUMENT G707

TO OWNER:

(Name and address)

City of Wyoming
26885 Forest Blvd.
Wyoming, MN 55092

ARCHITECT'S PROJECT NO.:

CONTRACT FOR:

Water Tower Rehabilitation

PROJECT:

(Name and address)

Wyoming, MN - 300,000 Gallon Water Tower Rehabilitation

CONTRACT DATED: 4/7/2020

In accordance with the provisions of the Contract between the Owner and the Contractor as included above, the
Western Surety Company, 151 N Franklin St., 17th Floor, Chicago, IL 60606

(Insert name and address of Surety)

SURETY, on bond of

(Insert name and address of Contractor)

Classic Protective Coatings, Inc.

N7670 State Road 25

Menomonie, WI 54751

, CONTRACTOR,
hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the

Surety of any of its obligations to

(Insert name and address of Owner)

City of Wyoming
26885 Forest Blvd.

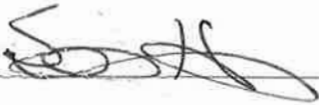
Wyoming, MN 55092

, OWNER,
as set forth in the said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: 02/18/2021

(Insert in writing the month followed by the numeric date and year.)

Attest:
(Seal):



Western Surety Company

(Surety)



(Signature of authorized representative)

Karla Deutsch-Hunt

Attorney-in-Fact

(Printed name and title)

Printed in cooperation with the American Institute of Architects (AIA) by the CNA Insurance Companies.

The language in this document conforms exactly to the language used in AIA Document G707 - Consent of Surety Company to Final Payment - 1994 Edition.

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Wendy M Schmid, Sheryl L Cohen, Jill M Lowder, John C Klein, Stephen M Klein, Kristin M Bakos, Lynn Dvergsten, Christine Scott, DeeAnn Briegel, Emily Tschimperle, Tracy Chehoski, Megan Nicole Scott, Rita Carlson, Karla Deutsch-Hunt, Individually

of Saint Paul, MN, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 6th day of March, 2020.



WESTERN SURETY COMPANY

Paul T. Bruflat
Paul T. Bruflat, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 6th day of March, 2020, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

June 23, 2021



J. Mohr
J. Mohr, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 18th day of February . 2021



WESTERN SURETY COMPANY

L. Nelson
L. Nelson, Assistant Secretary

Form F4280-7-2012

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Authorizing By-Law

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

APPLICATION AND CERTIFICATION FOR PAYMENT

Page 1 of 2

To Owner:
City of Wyoming
26885 Forest Blvd.
Wyoming MN 55092

Project:
300,000 Gallon
Water Tower Rehabilitation

From Contractor:
Classic Protective Coatings, Inc
N7670 State Rd 25
Menomonie WI 54751

Via Engineer:
WSB & Associates, Inc
178 E 9th St, Suite 200
St Paul MN 55101

Contract for: 300,000 Gallon Water Tower Rehabilitation

Application #: 4

Period to: 2/19/2021

Project #: City project #20-02
WSB project #015538-000

Contract Date: 4/7/2020

Distribution to:

☐	Owner
☐	Engineer
☐	Contractor
☐	

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1 ORIGINAL CONTRACT SUM	\$ 596,958.00
2 Net change by Change orders (see summary below)	\$ -74,050.00
3 CONTRACT SUM TO DATE (Line 1 plus or minus Line 2)	\$ 522,908.00
4 TOTAL COMPLETED TO DATE (Column F on continuation sheet)	\$ 522,908.00
RETAINAGE:	
5 <u> </u> % of Complete Work (column F on continuation sheet)	\$ 0.00
6 TOTAL EARNED LESS RETAINAGE: (line 4 less line 5)	522,908.00
7 PREVIOUS CERTIFICATES FOR PAYMENT (line 6 from prior Prior Certificate)	496,762.60
8 CURRENT PAYMENT DUE (line 6 less line 7)	\$ 26,145.40
9 BALANCE TO FINISH, INCLUDING RETAINAGE (line 3 less line 6)	\$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	2,450.00	76,500.00
Total approved this Month		0.00
TOTALS	2,450.00	76,500.00
NET CHANGES by Change Order	-74,050.00	

Owner approval: _____ Date: _____

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents; that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Ray Witter Date: 2/19/2021

State of: Wisconsin

County of: Dunn

Subscribed and sworn to before me this

19th day of February, 2021

Notary Public:

Raeann Dawson

My commission expires:

July 16, 2024

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 26,145.40

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this

Application and on the Continuation Sheet that are changed to conform with the amount certified.)

By: Ray T. Johnson Date: 04/13/2021

Payment request #4

Project: Wyoming, MN

300,000 Gallon Water Tower Rehabilitation

Payment Request - Continuation Sheet

Schedule of Values

A	B	C	D	E	F	G	H
Item	Description	Scheduled Value	Completed Previous Application	Completed This Period	Total Completed column D + E	% Col F/C	Balance to Finish column C - F
1	Mobilization	25,000.00	25,000.00		25,000.00	100%	0.00
2	Provide Miscellaneous Grinding, 50 Hrs @ \$100 (CO#2)	5,000.00	5,000.00		5,000.00	100%	0.00
3	Provide Miscellaneous Welding, 30 LF @ \$125 (CO#2)	3,750.00	3,750.00		3,750.00	100%	0.00
4	Seal Weld Joint Between Roof Plate, Roof Manway	6,000.00	6,000.00		6,000.00	100%	0.00
5	Seal Weld Cover Plate Over Holes in Roof 2 @ \$200	400.00	400.00		400.00	100%	0.00
6	Seal Weld Buitt-Joint Seam on Roof Dollar Plates	9,000.00	9,000.00		9,000.00	100%	0.00
7	Back Gorge to Remove Partially Welded Overlap	8,000.00	8,000.00		8,000.00	100%	0.00
8	Remove Overflow Weir Box	4,500.00	4,500.00		4,500.00	100%	0.00
9	Grind and Radius Edges of Weir Box	1,000.00	1,000.00		1,000.00	100%	0.00
10	Seal Weld Bottom Side of Drywell Tube Stiffener	3,600.00	3,600.00		3,600.00	100%	0.00
11	Install OSHA Approved Ladder to Exterior of Drywell	4,600.00	4,600.00		4,600.00	100%	0.00
12	Install New DBI Safety Cable System to Ladder	3,000.00	3,000.00		3,000.00	100%	0.00
13	Removed by Change Order No. 1	0.00			0.00	0%	0.00
14A	Interior Blast and Prime	82,000.00	82,000.00		82,000.00	100%	0.00
14B	Interior Intermediate	21,500.00	21,500.00		21,500.00	100%	0.00
14C	Interior Finish	21,500.00	21,500.00		21,500.00	100%	0.00
15	Removed by Change Order No. 1	0.00			0.00	0%	0.00
16	Removed by Change Order No. 1	0.00			0.00	0%	0.00
17	Removed by Change Order No. 1	0.00			0.00	0%	0.00
18	Seal Weld Around Outer Edge of Platform	5,600.00	5,600.00		5,600.00	100%	0.00
19	Install 4-Inch High Collar Around Pipes and Platform	3,000.00	3,000.00		3,000.00	100%	0.00
20	Removed by Change Order No. 1	0.00			0.00	0%	0.00
21	Replace all Vent Screens with Stainless Steel	500.00	500.00		500.00	100%	0.00
22	Removed by Change Order No. 1	0.00			0.00	0%	0.00
23	Removed by Change Order No. 1	0.00			0.00	0%	0.00
24A	Interior Dry Blast and Prime	35,458.00	35,458.00		35,458.00	100%	0.00
24B	Interior Dry Finish Coat	13,000.00	13,000.00		13,000.00	100%	0.00

25	Install New 24-Inch Diameter Frost Free Alum Vents	7,000.00	7,000.00		7,000.00	100%	0.00
26	Remove Handrail; Install 24" Dia Pipe Handrail	23,000.00	23,000.00		23,000.00	100%	0.00
27	Removed by Change Order No. 1	0.00			0.00	0%	0.00
28	Install Roof Antenna Standoff Brackets(8 @ \$200)	1,600.00	1,600.00		1,600.00	100%	0.00
29	Removed by Change Order No. 1	0.00			0.00	0%	0.00
30	Install Safety Cage on Roof Shell Ladder	3,200.00	3,200.00		3,200.00	100%	0.00
31	Replace all Damaged, Lose or Missing Grout	3,600.00	3,600.00		3,600.00	100%	0.00
32	Remove PVC Conduit Entrances, base of Riser, Weld Cover Plates, Install Properly Designed Schedule 80 Conduit Pipe	2,000.00	2,000.00		2,000.00	100%	0.00
33	Provide Full Exterior Containment System	40,000.00	40,000.00		40,000.00	100%	0.00
34A	Exterior Blast and Prime	125,650.00	125,650.00		125,650.00	100%	0.00
34B	Exterior Intermediate Coat	25,000.00	25,000.00		25,000.00	100%	0.00
34C	Exterior Finish Coat	25,000.00	25,000.00		25,000.00	100%	0.00
35	Logo, Install New Wyoming Lettering on 2 Locations 2 @ \$3,000	6,000.00	6,000.00		6,000.00	100%	0.00
36	Disinfection per AWWA Standards	2,000.00	2,000.00		2,000.00	100%	0.00
37	Change Order #2 riser insulation	2,450.00	2,450.00		2,450.00	100%	0.00
		522,908.00	522,908.00	0.00	522,908.00	100%	0.00

RESOLUTION NO. 21-04-33

**CITY OF WYOMING
CHISAGO COUNTY, MINNESOTA**

**RESOLUTION APPROVING FINAL PAY VOUCHER #4 FOR THE
300,000 GALLON WATER TOWER REHABILITATION
(CITY PROJECT NO. 20-02)
IN THE AMOUNT OF \$26,145.40**

WHERE AS, the City of Wyoming entered into a Contract with Classic Protective Coatings, Inc. to complete the **300,000 Gallon Water Tower Rehabilitation** (City Project No. 20-01)

WHERE AS, the City Engineer, Mark Erichson, has inspected and approved the work on this project.

THEREFORE BE IT RESOLVED that the City of Wyoming authorizes payment of Final Pay Voucher #4 in the amount of **\$26,145.40** to **Classic Protective Coatings, Inc.** for the **300,000 GALLON WATER TOWER REHABILITATION**

This resolution was adopted by the City Council of the City of Wyoming on the 20th day of April 2021,

Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk

(seal)



Council Report

April 15, 2021

Mayor Iverson and City Council Members

Re: Public Safety Activity Report for April 20th, 2021 City Council Meeting

Officer Paavola has tendered his resignation effective April 16th, 2021 to seek employment outside the Law Enforcement profession. Paavola has been with the Wyoming Police Department for more than 13 years, held several positions within the Department as a Patrol Officer, Investigator, Firearms instructor, and SWAT team member. His institutional knowledge, participation, and commitment to the community will be missed.

I have recommended Jack Breitbach as a replacement for Officer Paavola to back-fill the vacancy. Mr. Brietbach is the final available candidate on our eligibility test, the remaining candidates have already been hired by other departments. We are very familiar with Mr. Breitbach and look forward to his addition.

We have identified an issue with one of our civil defense siren rendering it unreliable. Our vendor identified an unknown power sources issue causing a re-occurring fuse blowing issue. Public Works has been working with our electrical vendor and Xcel energy to trouble shoot the issue. The report back from both vendors, indicated the power sourcing is stable and not the cause of the system failures. I do have the siren vendor coming back out this week to continue their investigation into the issues.

This siren, at the corner of Flint and 259th St, is scheduled for replacement in 2022 as part of our CIP plan. In the event our siren vendor is unable to resolve the issue, we will be moving the replacement up from 2022 to this year. Considering the nature of the siren and the time of year, we will be exercising the emergency purchasing powers to order a replacement as soon as possible if need is determined. I expect to have a report back from our vendor later this week and based on that recommendation we proceed accordingly. The estimated cost to replace the siren will be \$23,000.

Paul Hoppe
Public Safety Director



PUBLIC SAFETY

P.O. Box 188, 7665 Wyoming Trl., Wyoming, MN 55092
Phone: 651-462-0577 Fax: 651-462-0506



PUBLIC SAFETY

P.O. Box 188, 7665 Wyoming Trl., Wyoming, MN 55092
Phone: 651-462-0577 Fax: 651-462-0506



CAD Summary Report

Printed On: 04/15/21 09:44

Wyoming

	04/21	Total
911 Hangup or Open Line	1	1
Abandoned Vehicle	1	1
ADULT-Missing Person	1	1
ALARM-Commercial	2	2
ALARM-Residential	1	1
ALL OTHER than Financial Fraud	1	1
All Pedestrian	1	1
ANIMAL-Animal at Large	2	2
ANIMAL-Found	2	2
ANIMAL-Lost	1	1
Assist Other Agency	7	7
Backgrounds/Fingerprints	2	2
Burning Complaint	2	2
CHECK-Area	76	76
CHECK-Business	39	39
CHECK-Park	52	52
CHECK-the welfare	4	4
Child Dispute/Visitation	2	2
Child Protection/Neglect	1	1
Community Policing	2	2
CRASH-Personal Injury	1	1
CRASH-Property Damage ONLY	4	4
CRASH-Veh vs Animal (Deer)	2	2
Detail/Activities	14	14
Dispute	3	3
Disturbance (in progress)	1	1
Driving Complaint	11	11
Drug Activity	1	1
Dumping/Littering Complaint	1	1
Extra Patrol	2	2



CAD Summary Report

Printed On: 04/15/21 09:44

	04/21	Total
Financial Fraud-Check CCard	2	2
FIRE Call	3	3
Gun Permit	5	5
Informational ICR	1	1
Intoxicated person	1	1
JUVENILE-Complaint	3	3
Lift Assist	1	1
MEDICAL	23	23
MI/Psych Issue	1	1
Motorist Assist	2	2
Noise Complaint	2	2
NUISANCE PROPERTY	5	5
Open Door/Window	2	2
Parking Complaint	8	8
Predatory Offender Reg	1	1
Probation Check/PBT	1	1
Public Assist	4	4
Road Hazard	3	3
SQUAD CHECK	28	28
Stoparm Violation	2	2
Suspicious Activity	4	4
Suspicious Person	4	4
Suspicious Vehicle	9	9
THEFT (not in progress)	2	2
THEFT-of Gas	1	1
Theft-of Identity	1	1
Traffic Enforcement/Radar	26	26
TRAFFIC Stop	63	63
Utility Co Callout	3	3
VANDALISM Complaint (not in progress)	1	1
Vehicle Lockout	2	2



CAD Summary ReportPrinted On: 04/15/21 09:44

	04/21	Total
WALKAWAY from Facility	2	2
Total	456	456



April 16, 2021
Honorable Mayor and City Council
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

RE: April 20, 2021 CITY COUNCIL MEETING

Dear Mayor and Council Members:

This letter is intended to summarize on-going commercial building projects and zoning issues within the City. Some of these items may be separate agenda matters, while others are for informational purposes only.

Planning Commission

Perry Aadland has request Final Plat approval for the “Hunter Hill” subdivision (formerly “Aadland West”). This is a separate agenda item.

J. Johnson Development LLC has requested Rezoning, a Conditional Use Permit for a Planned Unit Development, and Preliminary Plat approval for the “Heims Lake Villas North” subdivision. These are separate agenda items.

BS&A Building Permit Software

The Department started using the BS&A software this week and are transitioning from the old system with the goal of no interruption in service to the community.

Maranatha Radio Tower

The foundation for the tower has been placed. The permit for the radio tower antenna has been issued.

Midco Data Center

There were some minor corrections for the building final. The final inspection for the dry fire suppression system has been approved. Glazing has been installed in the front entry and the contractor is working towards completion soon. The plumbing final inspection has been approved. Interior work continues, including sheetrock and a large duct system to provide cooling for the electronic equipment room. Framing plumbing and mechanical systems rough-in inspections have been approved. The floor slab have been installed. Installation of the “tip-up” wall panels and the roof structure are complete. Underground plumbing in the building has been inspected and approved. Footings and foundation have been inspected and approved. Connections to city sewer & water have been inspected and approved. Stormwater treatment features have been constructed. The parking lot has been paved.

Wyoming Grange Daycare

Construction has restarted with the installation of the fire separation assemblies. The building permit has been issued to remodel the former Galleberg Chiropractic office into a daycare facility.



DEPARTMENT OF BUILDING SAFETY

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092

Phone: 651-462-4947 Fax: 651-462-3938

CU Recovery Parking Area Expansion

Ponding areas have been seeded and blacktop with parking lanes has been done as well. The contractor has not scheduled a final inspection.

260th Street Water Tower

Antennas on the temporary poles are being placed back on to the water tower; the steel tower has been removed.

Gopher State Mini-Storage

One structure has had its final inspection approved. Framing on the other building has been delayed because of lumber prices and availability.

Sincerely,



Frederick E. Weck, IV
Zoning Administrator
Building Official #1825
Advanced Septic Inspector, MPCA #C5199
City of Wyoming

**DEPARTMENT OF BUILDING SAFETY**

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092

Phone: 651-462-4947 Fax: 651-462-3938



**ECKBERG
LAMMERS**
ATTORNEYS AT LAW

www.eckberglammers.com

Writer's Direct Dial:
(715) 808-8842

Writer's Email:
tloonan@eckberglammers.com

April 15, 2021

Robb Linwood
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

Delivered via Email

Re: City of Wyoming
Status Update for the Period of – April 2, 2021 – April 15, 2021

Dear Robb:

Our office is assisting the City in responding to legal concerns relating to development matters in the City as well as the Greenwood Wetland credits. We are advising the City relating to questions regarding City contracts and continue to provide legal assistance relating to the COVID-19 Pandemic. We continue our general counsel role of fielding questions and addressing general concerns raised by City staff relating to any other legal matters relevant to the City.

Please contact me directly if you have any questions regarding this correspondence. Thank you for allowing us to serve the City of Wyoming.

Very Truly Yours,

s/ Thomas R. Loonan

Thomas R. Loonan
City Attorney

Stillwater Office
1809 Northwestern Avenue
Stillwater, MN 55082
Phone: 651-439-2878
Fax: 651-439-2923

Hudson Office
430 Second Street
Hudson, WI 54016
Phone: 715-386-3733
Fax: 715-386-6456



Engineer's Report

.....
April 16, 2021

Honorable Mayor and City Council
City of Wyoming, MN
26885 Forest Boulevard
Wyoming, MN 55092

Re: April 20, 2021 City Council Meeting
WSB Project No. 015228-000

Dear Mayor and Council Members:

This engineers report is intended to update you on engineering activities within the City since the last council meeting. Some of the items below may be on the agenda with more detailed information provided, while the other items below are for informational purposes only.

2020 Street Improvement Project

Project is substantially complete. Staff is preparing punch lists and discussing schedule with the contractor to finalize the project.

The assessments have been certified to Chisago County late last year. Final payment will be made once vegetation is established and all punch list items have been addressed.

2021 Street Improvement Project

City Council held the public hearing and authorized the preparation of plans and specifications. Staff is finalizing the plans and specifications and will be requesting authorization to advertise for bids at the May 4th City Council meeting.

Summer Fields Development

Site grading for the initial phase is nearly complete. The contractor responsible for installing the sanitary sewer, watermain, and storm sewer is scheduled to begin setting up their dewatering on Wednesday, April 21st. Once the groundwater is temporarily lowered in the vicinity of where the deep utilities need to be installed, the contractor will begin this work. Installation of the sanitary sewer is expected to start on Monday, April 26th.

Wetland Banking Project (Former Golf Course Property)

Staff will be meeting with the applicants engineer to further review and discuss aspects of the wetland banking project on Monday, April 19th. The applicant has developed more detailed engineering analysis and staff will learn more about what the applicant is pursuing.

Local Road Improvement Grant

Staff has submitted a Local Road Improvement Program application for East Viking Boulevard. Award Notification were scheduled to come out in early to mid-May, but do to the high volume of applications (421) the review and scoring is taking longer than expected. The award notification is now scheduled for early to mid-June.

Preserve at Comfort Lake

No new update. Work to resume in the near future.

Work on the project has ended for the construction season and will resume in the spring of 2021. The first layer of asphalt has been placed on the development as well as the portion of Heritage Lane that needed to be upgraded. The finalization of the filtration basin, final layer of asphalt, and restoration are the main remaining items to be completed.

Small utility construction (electric, gas, communications) is complete. Restoration of boulevards, pond filtration media and seeding is ongoing.

Heims Lake Villas North

The Planning Commission reviewed the Preliminary Plat, Conditional Use Permit, and Rezoning application at the 4/13/21 Planning Commission meeting. This is an agenda item for your consideration. The staff report is included in the council packet.

Aadland Development

The applicant is looking for final plat approval. The Planning Commission discussed this at their April 13th Planning Commission meeting and recommended approval. This is an agenda item for your consideration. The staff report is included in the council packet.

The development agreement has been prepared and provided to the developer for review. Staff has approved the plans for the project and the applicant is working on gaining approval from the CLFLWD. The applicant is looking to add a center island for an entrance monument at the entrance to the development and is revising plans for staff to review. And approved plans will be amended to include this revision.

Diamond Ridge Development

The previous plat consisted of 6 single family lots at the end of 261st Street and will connect to Emerald Avenue. Staff has provided comments on the construction plans and have also prepared a draft development agreement. Staff received the revised construction plans and the applicant was not able to meet the various requirements. Staff suggested a few areas where the applicant may want to consider applying for variances to help address some issues they were facing. Various setback (front yard and wetland) were discussed via a concept plan at the April 13th Planning Commission meeting for a 10-lot subdivision. Feedback was provided to the applicant and we have since received an email from the applicants engineer with additional questions. Staff will continue to work with the applicant on this project.

Wellhead Protection Plan

WSB had submitted for a Source Water Protection Implementation Grant from the Minnesota Department of Health to continue to implement the actions outlined in our Wellhead Protection Plan. We successfully received the \$10,000 we requested. Staff has finalized work on these efforts. A Wyoming Wellhead Protection Plan Implementation Story Map has been developed and will be placed on the City website.

Staff has sent a mailer to all private well owners in the Drinking Water Safety Management Area (DWSMA) regarding ways in which they can protect groundwater from contamination.

TH 61 and East Viking Sanitary Sewer Upsizing Project

Bids have been received and council has awarded a construction contract to Keuchle Underground. A preconstruction meeting was held on April 15th for the project. On Monday April 19th, the contractor will place 7-day advance notice of construction starting. On Monday April 26th, the Contractor will mobilize, set the detour for stage 1, begin setting erosion control items, and start removals. Stages 1&2 (west of the north south portion of 61) will need to be complete by June 19, 2021.

East Viking Bridge over the Sunrise River

No Update.

Past Update - Plans have been submitted to MNDOT for review. Design parameters had been set with the Minnesota Department of Natural Resources and staff worked to find the most economical and least impactful design (both environmentally and duration of construction) to replace this bridge. The proposed design is wider than what exists today to meet minimum design standards. Our intention is to wait for bridge bonding to become available to help fund the building of this bridge. We are on the wait list.

Access will be restricted as the bridge construction will require the roadway to be closed when this construction takes place. Coordination with Polaris, residents, Chisago City and others will be important.

Annual Bridge Inspections

Wyoming Annual Bridge Inspections have been completed. MNDOT had a load rating completed for the bridge over the Sunrise River and the result was slightly restricting the weight from what it is currently posted at.

Thank you for the opportunity to update the council on current matters in the City.

Sincerely,

WSB and Associates, Inc.



Mark A. Erichson, PE



City Council Report

Mayor Iverson and City Council Members

Public Works Report for April 20th, 2021 Council Meeting

Honorable Mayor Iverson and City Council Members,

Public Works is continuing to work on an emergency response plan and WSB is doing the risk vulnerability. Both of these will be sent to the EPA for confirmation. This project is due June 1st. We have scheduled street sweeping and we are still waiting for the weather to cooperate. We would like to get the sweeping completed before the hydrant flushing in the last week of April.

The Vac-Con Truck was purchased and is at ABM waiting for an estimate for refurbishing.

Visu-Sewer will be televising the sanitary sewer on Railroad where we had the sewer repair. We want to verify that it is working properly before we repair the street. They will also be televising a clay sanitary sewer line that we would like to line in 2022. This will provide an estimate number for budgeting.

I attended a meeting with WSB on the MS4 renewal process.

I attended a utility construction meeting for the 2021 Street and Utility Improvement Project.

We have been working with residents and developers on small surface water issues with the spring thaw.

Sincerely,
Chuck Almhjeld
Public Works Superintendent

Parks:

Planning for flowers and landscaping in the Parks.

Sanitary Sewer:

Daily Rounds have been completed.

LS #4 Generator ordered/ The Insurance reimbursement has been submitted to the LMC. Visu-Sewer televising sanitary sewer lines.

Water:

Daily and monthly water tests have been completed

Correspondence continues from MDH on Coronavirus

Yearly reports being completed/ Water Conservation Plan completed

Consumer Confidence Report has been completed and is being published.

Streets:

Dead or trouble boulevard trees continue to be removed or pruned.

Pothole patching has started. The weather has not been cooperating but is ideal for grading the gravel roads.

Gravel Roads have been graded and rolled

Streets:

Dead or trouble boulevard trees continue to be removed or pruned.

Pothole patching has started. The weather has not been cooperating but is ideal for grading the gravel roads.

Gravel Roads have been graded and rolled

Surface Water:

Small requests on surface water from residents and developers with the spring thaw.

**WYOMING PUBLIC WORKS**

P.O. Box 188, 26490 Faxton Ave. Wyoming, MN 55092
Phone: 651-462-0580 Fax: 651-462-0581



Council Communication

Date: April 16, 2021

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: East Viking Blvd. Street Utility Construction Project

Method: Communication

Background Information: The City of Wyoming council has authorized a project to upsize a section of sanitary sewer between Faxton Ave. and Fallbrook Ave. City Staff had a preconstruction meeting on Thursday, April 15, 2021 and work dates have been identified. Signage indicating the work commencing on April 26, 2021 have been put up through the corridor area and will be throughout the week of April 19th, 2021. On April 26, 2021 contractors will mobilize, set detour for stage 1, and begin setting Erosion Control items and starting removals. Staff will continue sending out information via social media and email updates about the detours as the project start draws near.

→ FOREST BOULEVARD AND HIGHWAY 61 INTERSECTION

This stage will close the East Viking Boulevard and Highway 61 (Forest Boulevard) intersection. Local access maintained with local detour route. Access to Faxton Avenue maintained. Non-local traffic should use the regional detour on I-35 between Stacy Trail (County Road 19) and Highway 97, see last page for map.

Local detour:

- Southbound Highway 61 (Forest Boulevard) traffic detoured eastbound 270th Street to southbound Fenwick Avenue to westbound Wyoming Trail to Highway 61.
- Westbound East Viking Boulevard traffic detoured southbound Fenwick Avenue to westbound Wyoming Trail to southbound Highway 61 (Forest Boulevard) to westbound 264th Street to northbound Fallbrook Avenue to East Viking Boulevard.
- Eastbound East Viking Boulevard traffic detoured southbound Fallbrook Avenue to eastbound 264th Street to northbound Highway 61 (Forest Boulevard) to eastbound Wyoming Trail to northbound Fenwick Avenue to East Viking Boulevard
- Northbound Highway 61 detoured eastbound Wyoming Trail to northbound Fenwick Avenue to westbound 270th Street to Highway 61 (Forest Boulevard).
- Pedestrian access along East Viking Boulevard maintained.
- Sunrise Prairie Trail access maintained.



REGIONAL DETOUR

City of Wyoming utility project location

Northbound detour

Southbound detour





Request for Action

Date: April 16, 2021

Presented to: Mayor Iverson and City Council Members

Presented by: Kelly Dumais, Assistant City Administrator

Department: Administration

Reference: AARP Livable Communities Network Application

Method: New Business

Background Information:

Seniors are vital and growing part of the Wyoming community. By 2030, one of every five people in the United States will be 65 or older. This also is a population which can experience barriers to many aspects of life due to inadequate resources, support, or accommodations. The AARP network of Age-Friendly states and communities is a coalition of communities working to better support seniors by making their communities more livable for all ages, but especially for older adults. In the 2021 Council Goals work session, the Wyoming City Council identified inclusiveness and equity policy making a priority for the City. The AARP Livable Communities network program is an opportunity to share that priority and create a process and structure behind it to support all ages, but specifically seniors, in having greater access to all aspects of the Wyoming community!

Membership in the network helps local leaders to identify and understand community needs, serves as an organizing structure for making community improvements, fosters partnerships among community groups and local stakeholders, provides leadership opportunities for volunteers and enables changes that benefit people of all ages. Additionally, member communities gain access to technical assistance and expert led webinars, support and best practices materials from AARP, resources for identifying and assessing community needs and recognition for the commitment that the Wyoming community has to serving senior residents and visitors.

Building an age friendly community includes analyzing a wide variety of the services and structures supplied through the city. The age friendly community network provides resources to help identify how communities can improve outdoor spaces and buildings, transportation options, senior housing, social participation, respect and social inclusion, work and civic engagement, communication and information, and community health services.

As a part of the Age Friendly Livable Communities Network, the City of Wyoming would commit to an assessment process aimed at continuous improvement at serving the needs of seniors in the Wyoming community. This process would include:

1. Establishing a way- such as through a commission, advisory panel or focus group- to include older residents in all stages of the age-friendly planning and implementation process
2. Conduct a community needs assessment
3. Develop an action and evaluation plan based on the assessment results
4. Submit the plan for review by AARP
5. Implement and work towards the goals of the plan

6. Share solutions, successes and best practices with AARP
7. Assess the plans' impact and submit progress reports
8. Repeat!

The application for being a part of the AARP Livable Communities Network includes a proclamation as well as a letter of interest. A draft letter has been included in your packet for review if the Council is interested in moving forward with applying to the program.

Recommended Action: Approve the Proclamation stating the City of Wyoming supports the initiatives and opportunities to engage in the AARP Age-Friendly Cities and Communities Network including formal membership application.



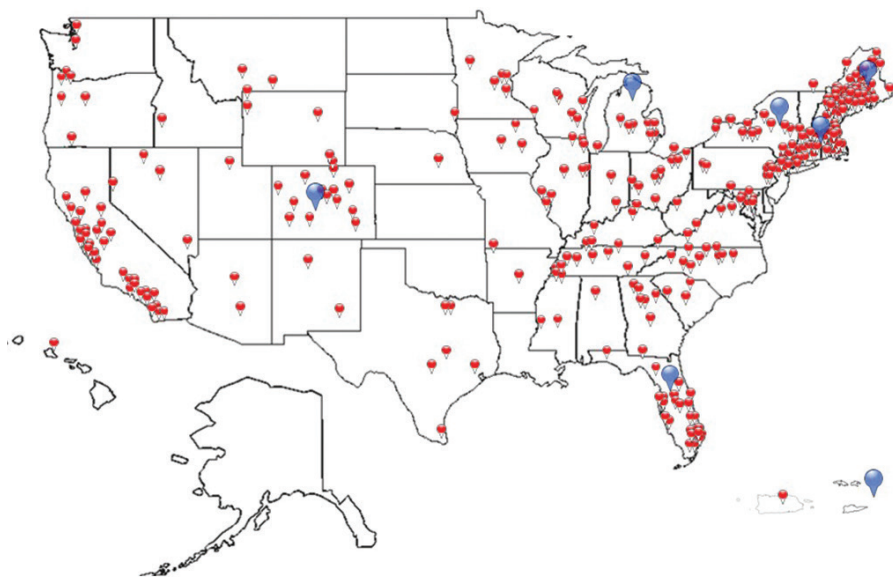
AARP Network of Age-Friendly States and Communities

An age-friendly community is livable for people of *all* ages



AARP.org/AgeFriendly

AARP[®]
Real Possibilities



The AARP Network of Age-Friendly States and Communities reached the 400 member mark in September 2019. The red dots indicate town-, city- and county-level members. The blue pins identify state- and territory-level members. Check out the member list at [AARP.org/AgeFriendly-Member-List](https://www.aarp.org/AgeFriendly-Member-List).



Websites: [AARP.org](https://www.aarp.org) and [AARP.org/Livable](https://www.aarp.org/Livable)

Email: Livable@AARP.org

Facebook: [/AARPLivableCommunities](https://www.facebook.com/AARPLivableCommunities)

Twitter: [@AARPLivable](https://twitter.com/AARPLivable)

Free Newsletter: [AARP.org/LivableSubscribe](https://www.aarp.org/LivableSubscribe)

AARP is the nation's largest nonprofit, nonpartisan organization dedicated to empowering people 50 or older to choose how they live as they age. With nearly 38 million members and offices in every state, the District of Columbia, Puerto Rico and the U.S. Virgin Islands, AARP strengthens communities and advocates for what matters most to families: health security, financial stability and personal fulfillment. The AARP Livable Communities initiative works nationwide to support the efforts of neighborhoods, towns, cities, counties, rural regions and entire states to be livable for people of all ages.

Cover photographs (clockwise from top): Washington, D.C., block party, provided by Van Ness Main Street; bike-sharing in Honolulu, by Colby Takeda, Blue Zones Project Hawaii; Age-Friendly Festival, provided by Age-Friendly Sarasota, Florida.

AARP, 601 E Street NW, Washington, D.C. 20049 | [AARP.org](https://www.aarp.org)
Copyright © 2020 | AARP is a registered trademark | All rights reserved

03/26/20

-
- **The population of the United States is rapidly aging.**
 - **By 2030, one of every five people in the U.S. will be 65 or older.**
 - **By 2035, the number of adults older than 65 will be greater than the number of children under 18.**
-

That's why AARP staff and volunteers are working throughout the nation to engage and mobilize communities, share expertise, and deliver technical assistance to the towns, cities, counties and states in the **AARP Network of Age-Friendly States and Communities**.

The work that happens within the network — which is a program within the larger **AARP Livable Communities** initiative — is hands-on and locally determined and directed. The common thread among the enrolled communities and states is the belief that the places where we live are more livable, and better able to support people of *all* ages, when local leaders commit to improving the quality of life for the very young, the very old, and everyone in between.

AARP engages with elected officials, partner organizations and local leaders to guide communities through the age-friendly network's assessment, planning, implementation and evaluation processes.

People of all ages benefit from the adoption of policies and programs that make neighborhoods walkable, feature transportation options, enable access to key services, provide opportunities to participate in community activities, and support housing that's affordable and adaptable. Well-designed, age-friendly communities foster economic growth and make for happier, healthier residents of all ages.

Communities and nations around the world are increasingly seeking to grow in a more age-friendly manner. Launched in 2012, the AARP Network of Age-Friendly States and Communities is an organizational affiliate of the World Health Organization Global Network for Age-Friendly Cities and Communities, which was established in 2006 to help prepare for the world's growing population of older adults. (Communities wishing to join that network can do so at AgeFriendlyWorld.org.)

This booklet provides an overview of the AARP Network of Age-Friendly States and Communities, the enrollment process and the obligations of member communities. Turn the page to learn more. ►

FIRST IN THE NETWORK!

► In April 2012, Macon-Bibb, Georgia, became the first community to join the brand-new **AARP Network of Age-Friendly States and Communities**, thanks to the age-friendly efforts of AARP volunteer Myrtle Habersham, Bibb County Commission Chairman Samuel F. Hart (seated, left) and Macon Mayor Robert A.B. Reichert.



◀ In 2017, grant funds from the **AARP Community Challenge** (see below) helped a Macon neighborhood turn a vacant lot into a community park with outdoor games, seating and tables so people of all ages can visit and play together. “Chess allows people to open their minds,” said Antonio Lewis-Ross, president of South Macon Arts Revitalization Technology (SMART). Outdoor game tables “bring people together and gives them something to do other than just hanging around.”

Learn about the AARP Community Challenge at [AARP.org/CommunityChallenge](https://www.aarp.org/CommunityChallenge).

Photographs by Matt Odum (top) and Julio S. Gonzalez

Introducing the Age-Friendly Network

The **AARP Network of Age-Friendly States and Communities** serves as a catalyst to educate local leaders (both elected officials and engaged residents) and encourage them to implement the types of changes that make communities more livable for people of all ages, especially older adults.

The network provides cities, towns, counties and states with the resources to become more age-friendly by tapping into national and global research, planning models and best practices.

Membership in the AARP Network of Age-Friendly States and Communities means that a community's elected leadership has made a commitment to actively work with residents and local advocates to make their town, city, county or state an age-friendly place to live.

A community's age-friendly leaders and champions will likely include:

- Elected officials
- Government agencies
- Nonprofit organizations and foundations
- Academic institutions
- Local businesses and Chambers of Commerce
- Area Agencies on Aging
- Community coalitions
- Residents and lots of volunteers

A few important points:

- Communities in the AARP Network of Age-Friendly States and Communities are not retirement villages, nursing homes or assisted-living facilities. Nor are they planned communities or age-restricted housing developments.
- Membership in the network does not mean AARP endorses the towns, cities, counties or states as places to live. Nor does it mean the member communities and states are currently age-friendly and great places to retire.

The Benefits of Membership

Members of the **AARP Network of Age-Friendly States and Communities** become part of a network of towns, cities, counties and states that are committed to enhancing the lives of people of all ages and enabling older residents to have rewarding, productive and safe lives.

Membership in the network:

- Helps local leaders identify and understand community needs
- Serves as an organizing structure for making community improvements
- Fosters partnerships among community groups and local stakeholders
- Provides leadership opportunities for volunteers
- Enables changes that benefit people of all ages

In addition, membership provides a community with:

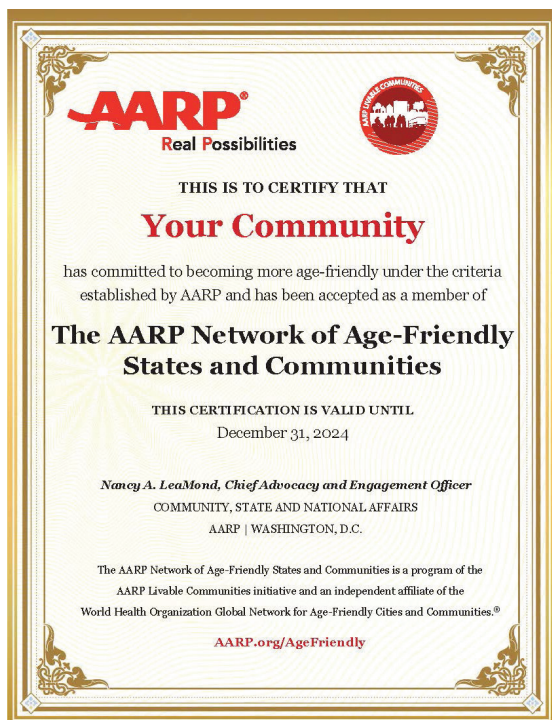
- Public recognition for committing to becoming age-friendly
- Resources for identifying and assessing community needs
- Access to technical assistance and expert-led webinars
- Support and best practice materials from AARP

According to a membership survey, after enrolling in the AARP Network of Age-Friendly States and Communities:

- 60% of member communities achieved a change in public policy, most often by integrating an “age-friendly lens” into community planning
- 34% achieved a private-sector investment or action — such as by local retailers and restaurants securing “age-friendly business” designations, commitments by builders to expand their use of age-friendly design standards, and partnerships with taxi services to provide discounted rides to older adults
- 85% described other successes, such as raising awareness about livability issues, increasing collaborations within the community, and implementing educational and engagement programs

* Survey distributed to members of the AARP Network of Age-Friendly States and Communities (February 2019)

Joining the Network



There is no fee to join the AARP Network of Age-Friendly States and Communities

- Find membership details and an application: [AARP.org/AgeFriendly](https://www.aarp.org/AgeFriendly)
- Watch informative videos about the program: [AARP.org/AgeFriendlyTraining](https://www.aarp.org/AgeFriendlyTraining)
- Interested communities can contact their AARP state office: [AARP.org/States](https://www.aarp.org/States)
- See the list of enrolled communities: [AARP.org/AgeFriendly-Member-List](https://www.aarp.org/AgeFriendly-Member-List)

Communities enroll individually, as part of a region or as a state.*

All towns, villages, townships, boroughs, cities, counties and states seeking to enroll in the AARP age-friendly network are required to submit a membership application.

In addition, the community must provide a letter of commitment signed by the jurisdiction's highest elected official (e.g. a governor, mayor, county executive).

Communities with council or commission forms of government typically pass a resolution in support of membership in the network.

An enrollment certificate (pictured) is issued once a community's application has been reviewed and accepted by AARP.

* State enrollment in the network does not confer automatic membership on that state's local communities.

What Makes a Community “Age-Friendly”?

The most livable communities are those that enable residents to thrive at every age and every life stage — in other words, they are age-friendly.

However, the availability and quality of certain community features — commonly referred to as the **“8 Domains of Livability”** — do have a particular impact on the well-being of older adults. The domains framework can be used to organize and prioritize a community’s work to become more livable for older residents as well as people of all ages.

While many members of the **AARP Network of Age-Friendly States and Communities** tackle all eight domains at once, others choose to focus on fewer or combined domains.

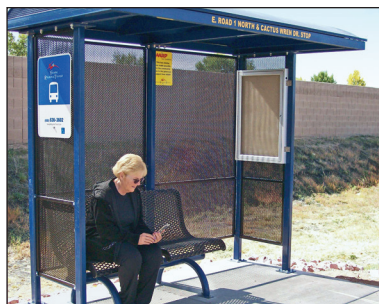
1. Outdoor Spaces and Buildings

People need public places to gather — indoors and out. Green spaces, seating and accessible buildings (elevators, zero-step entrances, staircases with railings) can be used and enjoyed by people of all ages.



2. Transportation

Driving shouldn’t be the only way to get around. Pedestrians need sidewalks and safe, crossable streets. Dedicated bicycle lanes benefit nondrivers and drivers alike. Public transit options can range from the large-scale (trains, buses, light rail) to the small (taxis, shuttles or ride share services).



3. Housing

AARP surveys consistently find that the vast majority of older adults want to reside in their current home or community for as long as possible. Doing so *is* possible if a home is designed or modified for aging in place, or if a community has housing options that are suitable for differing incomes, ages and life stages.



4. Social Participation

Regardless of a person's age, loneliness is often as debilitating a health condition as having a chronic illness or disease. Sadness and isolation can be combated by having opportunities to socialize and the availability of accessible, affordable and fun social activities.



5. Respect and Social Inclusion

Everyone wants to feel valued. Intergenerational gatherings and activities are a great way for young and older people to learn from one another, honor what each has to offer and, at the same time, feel good about themselves.



6. Work and Civic Engagement

Why does work need to be an all or nothing experience? An age-friendly community encourages older people to be actively engaged in community life and has opportunities for residents to work for pay or volunteer their skills.



7. Communication and Information

We now communicate in ways few could have imagined a decade ago. Age-friendly communities recognize that information needs to be shared through a variety of methods since not everyone is tech-savvy — and not everyone has a smartphone or home-based access to the internet.



8. Community and Health Services

At some point, every person of every age gets hurt, becomes ill or simply needs some help. While it's important that assistance and care be available nearby, it's essential that residents are able to access and afford the services required.



Photo credits: (1) Jacque Wain for AARP; (2) Yawapi Regional Transit; (3) Getty Images; (4) Getty Images; (5) Melissa Stanton, AARP; (6) AARP Arizona; (7, 8) Getty Images

The Age-Friendly Process and Program Cycle

Members of the **AARP Network of Age-Friendly States and Communities** commit to an assessment process and cycle of continuous improvement, the steps of which typically require the member community to:

1. Establish a way — such as through a commission, advisory panel or focus groups — to include older residents in all stages of the age-friendly planning and implementation process
2. Conduct a community needs assessment (AARP can provide survey examples, templates and an online tool in English and Spanish)
3. Develop an action and evaluation plan based on the assessment results
4. Submit the plan for review by AARP
5. Implement and work toward the goals of the plan
6. Share solutions, successes and best practices with AARP
7. Assess the plan's impact and submit progress reports
8. *Repeat!*

AARP Livable Communities Resources

- Learn about AARP's livability and age-friendly work: [AARP.org/Livable](https://www.aarp.org/Livable)
- Find network-related information and materials: [AARP.org/AgeFriendly](https://www.aarp.org/AgeFriendly)
- Download or order free publications: [AARP.org/LivableLibrary](https://www.aarp.org/LivableLibrary)
- Read about our "quick-action" grant program: [AARP.org/CommunityChallenge](https://www.aarp.org/CommunityChallenge)
- Follow us on Twitter: [@AARPLivable](https://twitter.com/AARPLivable)
- Like us on Facebook: [@AARPLivableCommunities](https://www.facebook.com/AARPLivableCommunities)
- Calculate your community's livability score: [AARP.org/LivabilityIndex](https://www.aarp.org/LivabilityIndex)

Stay informed! Subscribe to the free, weekly, award-winning
AARP Livable Communities e-Newsletter: [AARP.org/LivableSubscribe](https://www.aarp.org/LivableSubscribe)

In a livable community, people of all ages can ...



Go for a walk



Cross the streets



Ride a bike



Get around without a car



Live safely and comfortably



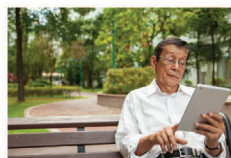
Work or volunteer



Enjoy public places



Socialize



Spend time outdoors



Be entertained



Go shopping



Buy healthy food



Find the services they need



... and make their city, town or neighborhood a lifelong home.



AARP.org/livable

AARP
Real Possibilities

▲ The handout pictured here is available in five languages — English, Chinese, French, Korean and Spanish — as a free, printable download. Visit AARP.org/Livable-Poster.

Learn how your town, village, township, borough,
city, county or state can join the
AARP Network of Age-Friendly States and Communities.
[AARP.org/AgeFriendly](https://www.aarp.org/AgeFriendly)



State of Maine



San Rafael, California



Vicksburg, Mississippi



State of Florida



U.S. Virgin Islands



Ithaca and Tompkins County, New York



Commonwealth of Massachusetts

See the complete list of enrolled communities: **[AARP.org/AgeFriendly-Member-List](https://www.aarp.org/AgeFriendly-Member-List)**

To locate and connect with your **AARP State Office**,
visit **[AARP.org/States](https://www.aarp.org/States)** or call 1-888-OUR-AARP (1-888-687-2277)

Email **AARP Livable Communities**: **Livable@AARP.org**



AARP is a nonprofit, nonpartisan organization that
empowers people to choose how they live as they age.

D19860

April 20, 2021

Will Phillips
AARP MN State Director
1919 University Ave W, Suite 500
St Paul, MN 55104

Dear Mr. Phillips:

On behalf of the City of Wyoming, Minnesota, I am pleased to offer this letter of our ongoing commitment to creating an age-friendly environment. We are excited to join AARP's Age-Friendly Communities network. Wyoming is committed to becoming a Livable Community to promote health and sustainable growth and contribute to the well-being of citizens in all stages of life.

We recognize the many contributions that older adults make to our community, and that cities play a highly influential role in residents' experience of aging. Enrolling in the network will strengthen our efforts to ensure that older residents can live with dignity and autonomy, which will benefit residents of all ages and make our community stronger and more resilient. Wyoming has already invested significant time and energy into the learning and planning stages of this work, and in doing so has completed some of the initial steps of the network process. As a Council, we will work with staff and are committed to completing the additional phases of work.

As the City of Wyoming considers its Comprehensive Plan, we want to promote successful aging and improve the quality of life for all residents. There is great value in utilizing the AARP's Eight Domains of Livability in establishing a more age-friendly city: making outdoor spaces and buildings more senior friendly, increasing the accessibility and affordability of transportation and housing, increasing access and opportunities for social participation and inclusion through programs that promote ethnic and cultural diversity, supporting work and volunteer opportunities, access to communication and information, and supporting the ability of older people to age in place through community support and health services.

As a participant in the AARP Livable Communities network it is the intent of the City of Wyoming to:

- Pursue the active engagement of older adults in the planning process through outreach and inclusion by bringing events to where older people live and recreate.
- Pursue outreach through churches, civic organizations, AARP, providers of aging services and host events designed for older people.
- Establish a plan of action that responds to the needs identified by older people.
- Develop a means to measure our activities, reviewing action plan outcomes and plans to determine we are meeting our goals.
- Keep the public, especially older people, informed throughout the process.

We look forward to working with AARP Minnesota staff, members and volunteers to make our city a place where we can all age with dignity.

Sincerely,

Lisa Iverson
Mayor



Proclamation Supporting Application into the AARP's Network of Age-Friendly Cities and Communities Initiative

WHEREAS, the global population of people aged 60 and over is expected to grow from 600 million in 2000 to almost 2 billion by 2050; and

WHEREAS, in the United States, the population of people aged 65 and over is expected to grow from 35 million in 2000 to 88.5 million by 2050, taking the total share of the 65 and over population from 12 percent to 20 percent of the total population; and

WHEREAS, research shows that older Americans overwhelmingly want to remain in their homes and communities as they age, and

WHEREAS, As Wyoming residents stay healthier and active longer, the City of Wyoming is committed to adapting to the needs of changing demographics to serve the interest of Wyoming residents and sustain economic and social vitality, and

WHEREAS, the initiatives outlined through the program have the potential to benefit not only senior residents, but people of all ages, and

WHEREAS, the AARP has developed a network of age-friendly communities to encourage and promote public policies to increase the number of cities and communities that support healthy aging and thereby improve the health, well-being satisfaction, and quality of life for older Americans, and

WHEREAS, Where we choose to live, our physical, social and cultural environment, greatly impact how we live, and all Minnesota communities play a critical role in helping residents live longer and better lives and,

NOW, THEREFORE, IT BE RESOLVED, the City of Wyoming supports the initiatives and opportunities to engage in the AARP Age-Friendly Cities and Communities Network including formal membership application.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 20th day of April, 2021

Lisa Iverson
Mayor

CITY OF WYOMING
Planning Commission

TO: City Council
FROM: Thomas Ramler-Olson, City Planner
Mark Erichson, City Engineer
MEETING DATE: April 20, 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 has paid the park and trail dedication fee of \$1,800.00 per lot for a total of \$25,200.00. The Joint Park Planning Board, at the request of the applicant, met on February 23, 2021 to consider a trail along Pioneer Road. The JPPB was in support of the proposed trail and asked the applicant to move forward with it. The applicant had already sold the previously approved Lot 1, Block 1, Aadland West parcel; and when approached the new owner was not in favor of adding the trail across the property and asked for excessive compensation to allow an easement for the trail.

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.*

Planning Commission Recommendation:

On April 13, 2021 the Planning Commission publicly heard the petitioner's request for final plat approval. After hearing testimony and discussion, the Planning Commission made the following finding of fact:

1. The requirements of Article III, Division 3, "The Final Plat", as contained in the City of Wyoming Subdivision Ordinance have been complied with.

The Planning Commission voted unanimously to recommend approval of the final plat subject to 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.



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

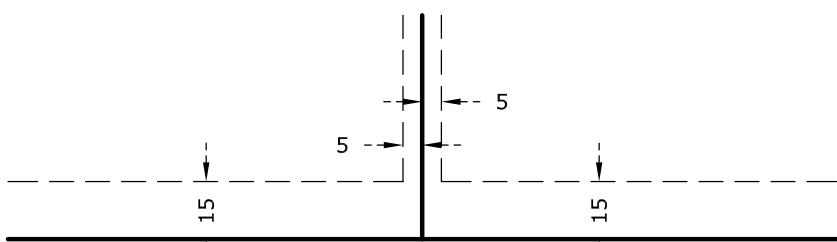
Document No. _____

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

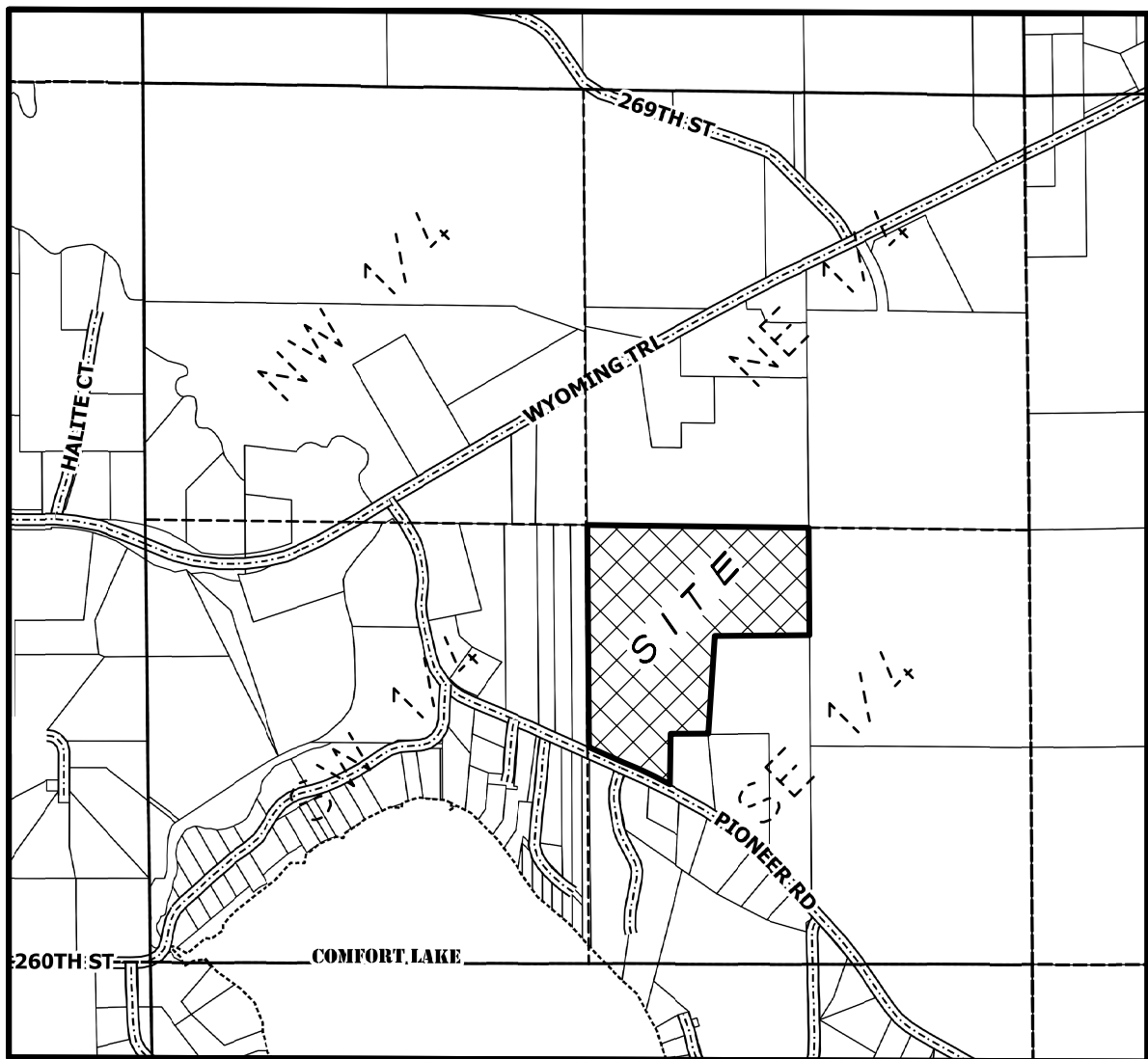
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



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

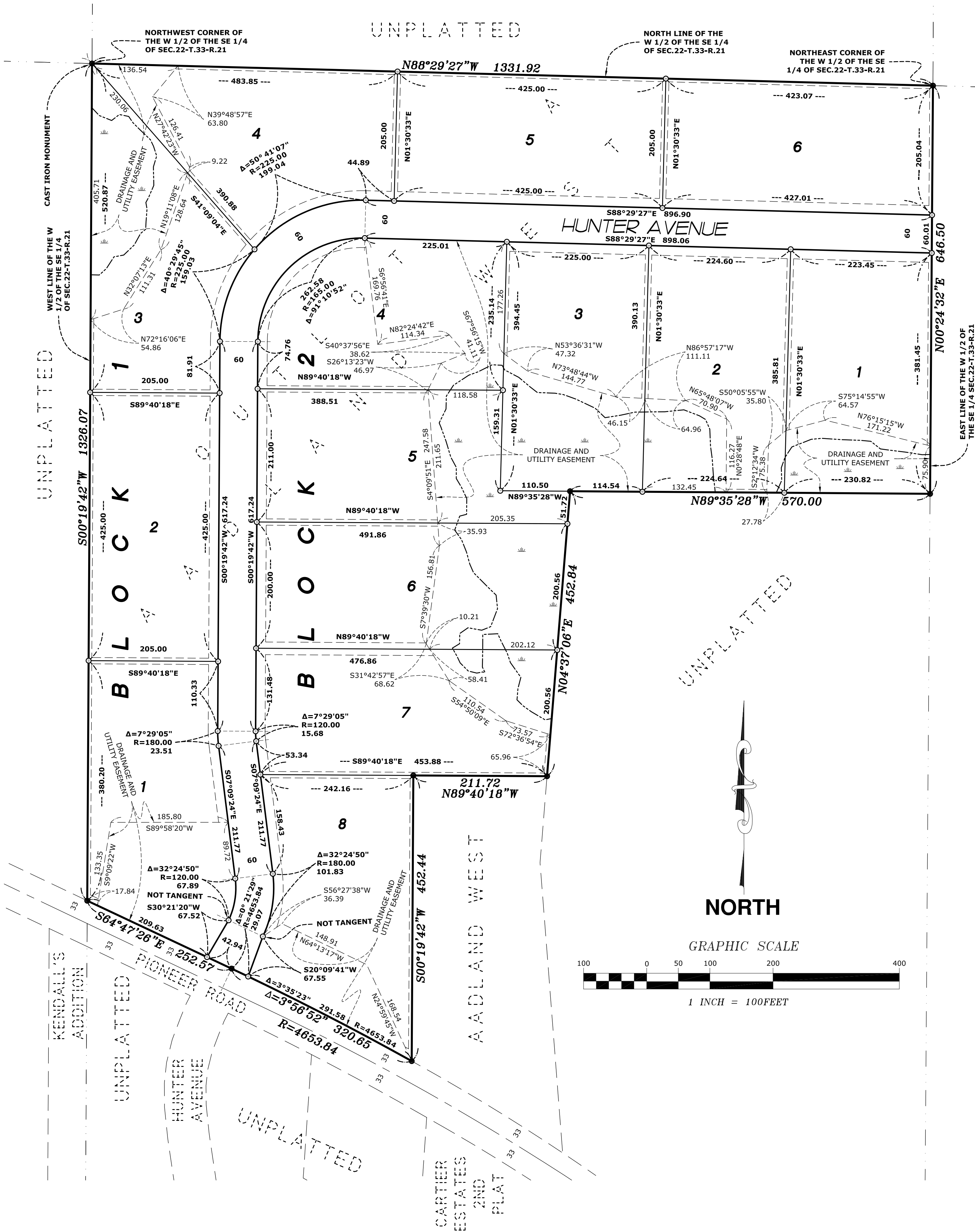
VICINITY MAP

SEC. 22, TWP. 33, RNG. 21



CHISAGO COUNTY, MINNESOTA
(NO SCALE)

HUNTER HILL



RESERVED FOR RECORDING DATA

RESOLUTION NO. 21-04-34

**RESOLUTION APPROVING THE FINAL PLAT OF
"HUNTER HILL"**

WHEREAS, the City of Wyoming is a political subdivision, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of Wyoming has adopted zoning and subdivision regulations, per Ordinances 2009-4 and 2010-08, including subsequent amendments, to promote the orderly, economic and safe development and utilization of land within the City; and,

WHEREAS, Perry Aadland has applied for approval of the Final Plat of Subdivision for the property legally described as:

Outlot A, Aadland West, Chisago County, Minnesota.

WHEREAS, the City Council and Planning Commission have reviewed the application, as submitted, and have made the following findings of fact:

1. The requirements of Article III, Division 3, "The Final Plat", as contained in the City of Wyoming Subdivision Ordinance have been complied with.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wyoming hereby **GRANTS** the Final Plat as requested by the applicant.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wyoming hereby **GRANTS** the Final Plat as requested by the applicant 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.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 20th DAY OF APRIL, 2021.

Lisa Iverson, Mayor

ATTEST:

This Document Drafted by:
The City of Wyoming
26885 Forest Boulevard
Wyoming, Minnesota 55092

Robb Linwood, City Administrator

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	City Council
DATE:	April 20, 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 plat 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 houselots 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.*

Planning Commission Recommendations

Rezoning:

On April 13, 2021 the Planning Commission publicly heard the petitioner's request for the rezoning. After hearing testimony and discussion, the Planning Commission voted unanimously to recommend approval of the rezoning request based on the finding that the criteria contained in Article V, Division 9, Zoning Amendments have been met and concur with Staff's recommended findings of fact.

Conditional Use Permit for a Planned Unit Development in the Shoreland District:

On April 13, 2021 the Planning Commission publicly heard the petitioner's request for a Conditional Use Permit for a Planned Unit Development in the Shoreland District. After hearing testimony and discussion, the Planning Commission voted unanimously to recommend approval of the request based on the findings that the standards for the Conditional Use Permit have been met.

Preliminary Plat Approval of "Heims Lake Villas North":

On April 13, 2021 the Planning Commission publicly heard the petitioner's request for preliminary plat approval of "Heims Lake Villas North". After hearing testimony and discussion, the Planning Commission voted unanimously to recommend the approval of the requested preliminary plat with the finding of fact; that the requirements of Article III, Division 2, "The Preliminary Plat", as contained in the City of Wyoming Subdivision Ordinance have been complied with.

Conditions for approval:

The Planning Commission recommends approval of the Conditional Use Permit for a Planned Unit Development in the Shoreland District and approval of the Preliminary Plat of "Heims Lake Villas North" 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.



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.

☐ 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:

- ☒ Stated reason for requested change. on Pre Plat Narrative 1st Paragraph
- ☒ Statement of compatibility to the City Comprehensive Plan.
- ☐ Text of the portion of the existing ordinance to be amended. (If applicable)
- ☐ Proposed amended text and statements outlining any other effects that the amendment may have on other areas of this ordinance.
- ☒ Additional information as may be requested by the Planning Commission. (Rezoning requests will require a map of the area to be rezoned)
- ☒ 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 # _____
Official _____



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?
No Explain: Watershed rules, requirements, and setbacks.

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

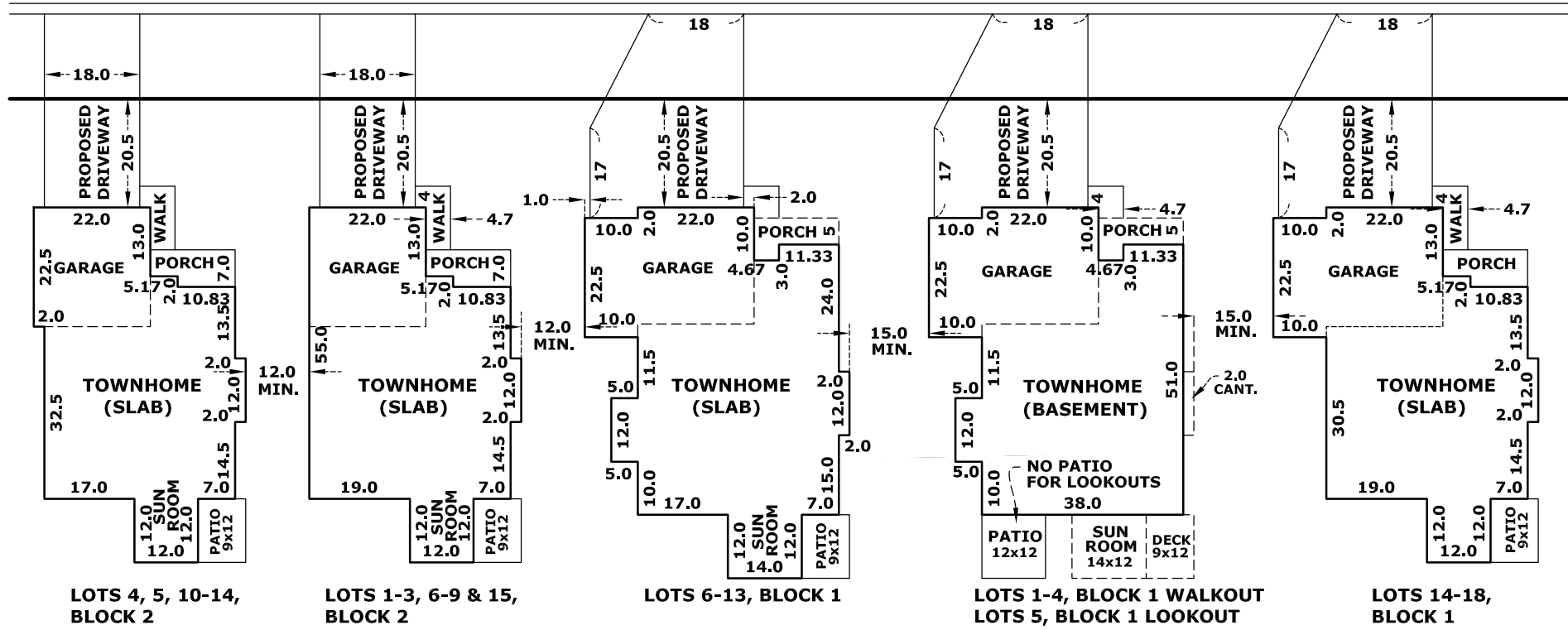
PRELIMINARY PLAT

~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.]

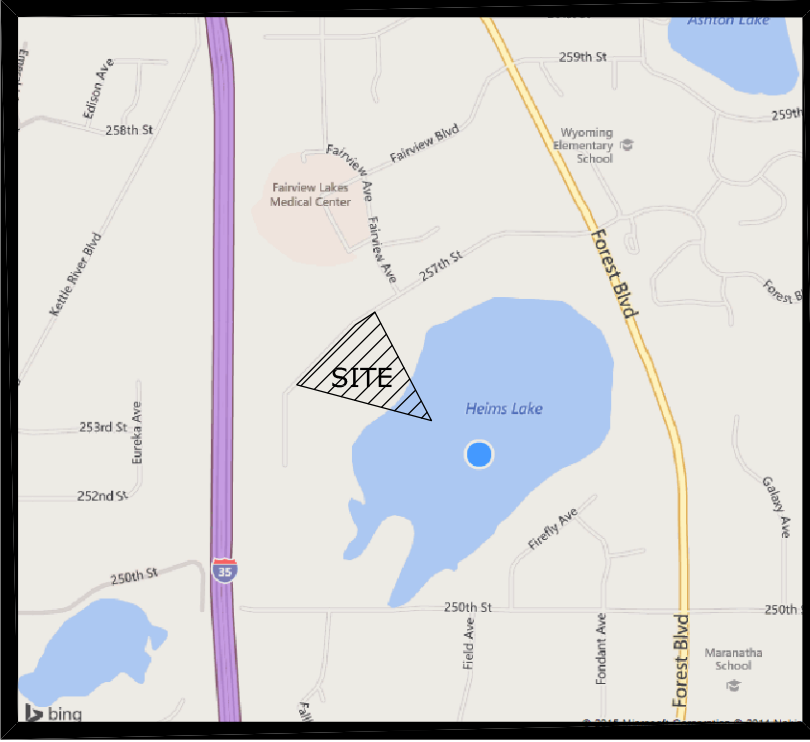
All that part of Section Twenty nine (29) and Thirty (30), Township Thirty-three (33), Range Twenty-one (21), Chisago County, Minnesota, described as follows: Commencing at the center of Southwest Quarter (SW1/4) of Section Twenty nine (29); thence North Five hundred and seventy five feet (575) to the 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	ADJUSTED ALLOWABLE UNITS PER TIER	PROPOSED UNITS	UNITS TRANSFERRED TO NEXT TIER
1	226,338 S.F.	5,242 S.F.	221,096 S.F.	20,000 S.F.	11.055	N/A	N/A	N/A	8	3
2	255,020 S.F.	0	255,020 S.F.	15,000 S.F.	17.001	N/A	N/A	N/A	20	0
3	117,244 S.F.	0	117,244 S.F.	15,000 S.F.	7.816	N/A	N/A	N/A	5	0
TOTAL	598,602 S.F.	5,242 S.F.	593,360 S.F.		35.87				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 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

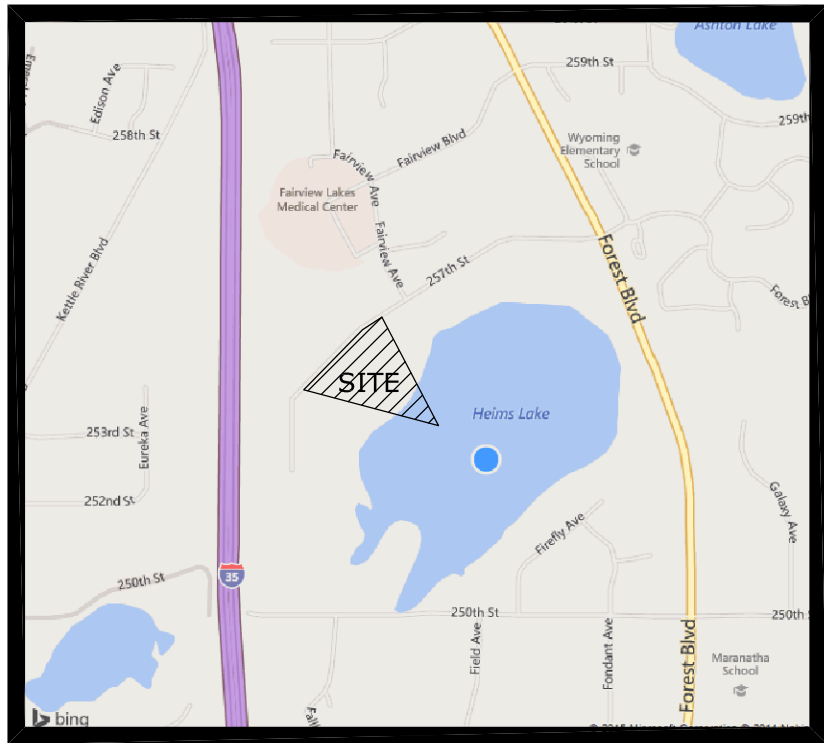
- DENOTES IRON MONUMENT SET, MARKED RLS #41578, TO BE SET
- DENOTES IRON MONUMENT FOUND AS LABELED
- ◻ DENOTES CHISAGO COUNTY CAST IRON MONUMENT
- ◻ DENOTES CATCH BASIN
- ✕ 993.36 DENOTES EXISTING SPOT ELEVATION
- ◻ DENOTES FIBER OPTIC BOX
- ☆ DENOTES HYDRANT
- ⊙ DENOTES LIGHT POLE
- ⊙ DENOTES SANITARY 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



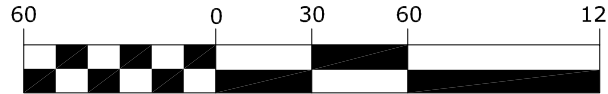
CHISAGO COUNTY, MINNESOTA
(NO SCALE)

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

RESERVED FOR RECORDING DATA

RESOLUTION NO. 21-04-35

**RESOLUTION APPROVING
A REZONING FROM THE RURAL RESIDENTIAL I DISTRICT (R-1) TO THE OFFICE
AND HEALTH CARE DISTRICT (OHC)
AT
PROPERTY IDENTIFICATION NUMBERS 21.11122.00 and 21.11123.00**

WHEREAS, the City of Wyoming is a political subdivision, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of Wyoming has adopted zoning and subdivision regulations, per Ordinances 2009-4 and 2010-08, including subsequent amendments, to promote the orderly, economic and safe development and utilization of land within the City; and,

WHEREAS, J. Johnson Development LLC has applied for approval of a rezoning of property from the Rural Residential I District (R-1) to the Office and Health Care District (OHC) on property legally described as:

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.

WHEREAS, on April 13, 2021 the Planning Commission held a public hearing in accordance with the Ordinance and laws of the State of Minnesota; and,

WHEREAS, the City Council and Planning Commission have reviewed the application, as submitted, and have made the following findings of fact:

1. The requested rezoning will not create an excessive demand on parks, schools, or streets serving the area.
2. The proposed rezoning is compatible with existing development and will not deter the appropriate development of vacant lands.
3. The rezoning is consistent with the goals and policies of the City and the spirit, intent and purposes of the zoning ordinance.
4. The proposed rezoning will not cause traffic hazard or congestion.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wyoming hereby **GRANTS** the Rezoning as requested by the applicant.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 20th DAY OF APRIL, 2021.

Lisa Iverson, Mayor

ATTEST:

This Document Drafted by:
The City of Wyoming
26885 Forest Boulevard
Wyoming, Minnesota 55092

Robb Linwood, City Administrator

RESERVED FOR RECORDING DATA

RESOLUTION NO. 21-04-36

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A PLANNED UNIT
DEVELOPMENT IN THE SHORELAND DISTRICT
AT
PROPERTY IDENTIFICATION NUMBERS 21.11122.00 and 21.11123.00**

WHEREAS, the City of Wyoming is a political subdivision, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of Wyoming has adopted zoning and subdivision regulations, per Ordinances 2009-4 and 2010-08, including subsequent amendments, to promote the orderly, economic and safe development and utilization of land within the City; and,

WHEREAS, J. Johnson Development LLC has applied for a Conditional Use Permit to allow the creation of a residential Planned Unit Development consisting of detached townhomes on property legally described as:

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.

WHEREAS, on April 13, 2021, the Planning Commission held a public hearing in accordance with the Ordinance and laws of the State of Minnesota; and,

WHEREAS, the City Council and Planning Commission have reviewed the application, as submitted, and have made the following findings of fact:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.
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.
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.
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.
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.
6. The use will be consistent with the purpose of this and other City Ordinances.
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.
8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.
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.
10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.
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.
12. The use will preserve and incorporate the site's important natural and scenic features into the development design.
13. The use will cause minimal adverse environmental effects.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wyoming hereby **GRANTS** the Conditional Use Permit, as requested by the applicant 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.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 20th DAY OF APRIL, 2021.

Lisa Iverson, Mayor

ATTEST:

This Document Drafted by:
The City of Wyoming
26885 Forest Boulevard
Wyoming, Minnesota 55092

Robb Linwood, City Administrator

RESERVED FOR RECORDING DATA

RESOLUTION NO. 21-04-37

**RESOLUTION APPROVING THE PRELIMINARY PLAT OF
"HEIMS LAKE VILLAS NORTH"
AT
PROPERTY IDENTIFICATION NUMBERS 21.11122.00 and 21.11123.00**

WHEREAS, the City of Wyoming is a political subdivision, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of Wyoming has adopted zoning and subdivision regulations, per Ordinances 2009-4 and 2010-08, including subsequent amendments, to promote the orderly, economic and safe development and utilization of land within the City; and,

WHEREAS, J. Johnson Development LLC has applied for approval of the Preliminary Plat of Subdivision for the property legally described as:

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.

WHEREAS, on April 13, 2021, the Planning Commission held a public hearing in accordance with the Ordinance and laws of the State of Minnesota; and,

WHEREAS, the City Council and Planning Commission have reviewed the application, as submitted, and have made the following findings of fact:

1. The requirements of Article III, Division 2, "The Preliminary Plat", as contained in the City of Wyoming Subdivision Ordinance have been complied with.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wyoming hereby **GRANTS** the Preliminary Plat as requested by the applicant 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.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 20th DAY OF APRIL 20, 2021.

Lisa Iverson, Mayor

ATTEST:

This Document Drafted by:
The City of Wyoming
26885 Forest Boulevard
Wyoming, Minnesota 55092

Robb Linwood, City Administrator



Request for Council Action

Date: April 15, 2021

Presented to: Mayor Iverson and City Council Members

Presented by: Director Chief Paul Hoppe

Department: Public Safety

Reference: New Hire

Method: New Business

Background Information:

The Police Department is requesting authorization to backfill a vacancy in the rank of Police Officer, left by Officer Paavola's resignation. I have selected the next available candidate from our eligibility list that was established in December 2020.

Jack Breitbach has been a Police Reserve with our department for the past 4 years, he was raised in and still lives in Forest Lake. Jack will be completing a bachelor's degree in Criminal Justice from Mankato State University next month and eligible for an appointment in July 2021. Mr. Breitbach is a current Community Service Officer with the Mankato Public Safety Department in conjunction with a current Reserve Officer for our Department. Our Department is very familiar with Mr. Breitbach as a current volunteer, he has displayed the desired qualities for a Police Officer for our community and I believe he will be an outstanding addition to our organization.

Mr. Breitbach has completed and passed our comprehensive application and testing process and background investigation.

I am seeking authorization to extend Mr. Breitbach a conditional employment offer pending the following conditions:

- Receives a recommendation for employment from a Licensed Psychologist
- Pass the pre-employment physical exam by a licensed physician
- Successfully Passes the POST Eligibility test.

Mr. Breitbach's employment would begin in July 2021. The position is currently funded in our 2021 expenditures. Mr. Breitbach will start at step one based on the 2021 LELS union contract.

Recommendation:

It is my recommendation that the City Council authorize the hiring of Jack Breitbach as a full-time Police Officer with the City of Wyoming, effective July 2021.

Paul Hoppe



PUBLIC SAFETY

P.O. Box 188, 7665 Wyoming Trl., Wyoming, MN 55092
Phone: 651-462-0577 Fax: 651-462-0506



Request for Action

Date: April 16, 2021

Presented to: Mayor Iverson and City Council Members

Presented by: Kelly Dumais, Assistant City Administrator

Department: Administration

Reference: Arbor Day

Method: New Business

Background Information:

Last year, the Wyoming City Council applied for and became a member of the Tree City USA program. The Tree City USA program began in 1976 and is a national program that supports community tree management. Trees are a critical part of a City's infrastructure. A healthy forestry program helps to protect groundwater, reduce energy costs, support erosion control, and boost property values. The City has since taken multiple steps to support and promote the City's tree infrastructure and regularly updates the Wyoming Tree Board of progress related to the City's green infrastructure. This summer, public works will be putting together an inventory of all the trees within the public right of way. This resource will help the city to plan maintenance over time and support the management of the city's trees.

Recommended Action: Approve the Proclamation celebrating Arbor Day in Wyoming, Minnesota on April 30th, 2021.



Proclamation Celebrating Arbor Day in Wyoming, MN

WHEREAS: The health of the people is tied to the health of their forests; and

WHEREAS: Trees and forests improve our physical health by cleaning the air, reducing exposure to the sun's UV rays, and decreasing temperatures during the summertime; and

WHEREAS: In 50 years, one tree provides \$62,000 worth of air pollution control; and

WHEREAS: The health and longevity of Minnesota's trees are being affected by changing temperatures and precipitation, more extreme weather events, and increasing pressures from pests, diseases, and invasive species; and

WHEREAS: Trees and forests improve our mental health by reducing stress and increasing concentration; and

WHEREAS: Minnesota is at risk to lose over one billion ash trees due to emerald ash borer, which would impact carbon storage, habitat, water movement and water quality; and

WHEREAS: Forests create high-quality drinking water by acting as a natural filter; and

NOW, THEREFORE, The City Council of Wyoming Minnesota hereby proclaim Friday, April 30, 2021, as:

ARBOR DAY

Lisa Iverson
Mayor