

**AGENDA
CITY COUNCIL
WORK SESSION
CITY OF WYOMING, MINNESOTA
SEPTEMBER 17, 2024
5:30 PM**

CALL TO ORDER:

CALL OF ROLL:

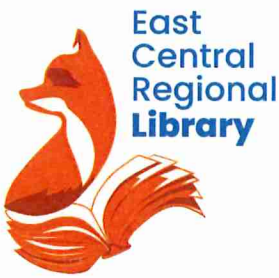
DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

NEW BUSINESS:

1. Potential Wyoming Library Extended Access Pilot Project - Carla Lydon, Executive Director
- East Central Regional Library (ECRL)
2. Discussion on rezoning Initiative to Align with Comprehensive Plan
3. Discussion on Wyoming Fire Department Performance Measures

ADJOURN



Headquarters: 111 Dellwood St. N
Cambridge MN 55008
Phone (763) 689-7390

*Branches in Aitkin, Chisago, Isanti,
Kanabec, Mille Lacs, and Pine Counties*

September 4, 2024

City of Wyoming
Robb Linwood, City Administrator
26885 Forest Blvd
Wyoming, MN 55092

Thank you for the invitation to address the Wyoming City Council during their work session on September 17 at 5:30pm to discuss a potential pilot project for extended access hours at the Wyoming Library.

Included with this letter is a copy of a recent Star Tribune article about how this service is working in Dakota and Scott Counties. I have also included a slide that was shared with the Chisago County Commissioners at a recent meeting that outlines some of the benefits of extended access hours.

Prior to our discussion, I would like to assure you that we are still in the early exploratory stages of a potential project. As ECRL considered its locations, we believe the Wyoming Library would provide a good location for an initial pilot. Extended access hours would enable Wyoming and Chisago County citizens to use library services at their convenience, greatly extending access to books, internet and other services the library offers.

However, before any decision is made, there are many unanswered questions that need to be addressed. They include, but aren't limited to, the following:

- Who pays for needed building modifications? Since the building belongs to the County, ECRL began this conversation at the County level as without their buy-in and financial backing, this project would not be considered further.
- What additional costs might there be in providing the service and who would be responsible for those costs?
- What security issues might arise and what procedures would need to be in place to address issues?
- What hours would the service be offered?
- What requirements would the library employ in granting access and what procedures would the library implement?

We anticipate this to be an ongoing conversation with stakeholders as we work through many details during an exploratory stage. We are excited by the County's initial interest and the prospect of improving access and making library use more convenient for your citizens. I look forward to discussing the possibility with the Wyoming City Council on September 17.

A handwritten signature in black ink, reading "Carla Lydon". The script is fluid and cursive, with the first name "Carla" and last name "Lydon" clearly distinguishable.

Carla Lydon, Executive Director

Twin Cities libraries embrace new self-service library hours — without librarians present

In Dakota and Scott counties, patrons can access the library during extended hours just by scanning a card.

[By Erin Adler](#)

January 28, 2023 at 5:35PM



Kathy Defor looked through books after hours at Elko New Market Library. (Carlos Gonzalez, Star Tribune/Star Tribune)

Kristy Thompson scanned her library card, tapped in her pin number and walked into the Elko New Market Library Thursday afternoon, motion lights announcing her entry into the darkened space.

She picked up the books she'd requested — all of them for her 5-year-old, who loves trucks — checked them out and left, without help from a librarian.

"This has been really great, because it's open seven days a week," said Thompson, an Elko New Market resident. "It's just really convenient for people, especially when you work when the library is open."

The library in Scott County is one of a handful in the Twin Cities that have implemented a new self-service model. Patrons access books, computers, printers and meeting rooms at times when the library isn't staffed.

The idea relies on technology — including security cameras, electronic doors and self checkout kiosks — to monitor what customers are doing and ensure everyone's safety.

"I think it is going to be a trend that catches on and we're really excited to be a part of that," said Kristy Rieger, library technology manager for Scott County. "It's been a very nice add-on ... [but] it is definitely not to replace regular library services."

Scott County, which calls the model "extended access," also uses the technology at its Jordan library. While the Elko New Market and Jordan libraries are open with staff just 24 hours each week, they're open for extended access 6 a.m. to 10 p.m. every day — an additional 88 hours weekly.

Dakota County is piloting the self-service concept at the Farmington Library. Hennepin County has implemented the technology so patrons can pick up their held materials before and after regular hours at the Arvonne Fraser Library in Minneapolis' Dinkytown and the Ridgedale Library.

Among the largest providers of the self-service technology is Oakdale-based Bibliotheca. Both Hennepin and Scott counties are using a Bibliotheca system called Open Plus.

Scott Hackstadt, the North American director of Open Plus, said about 1,000 library branches worldwide and 40 in the U.S. are using the product.

"If you survey the community about what they would like their library to offer, more hours is always near the top of the list ... but it's very expensive to do it because of staffing [costs]," Hackstadt said.

Typically, once one library system in an area tries the concept and people can see it firsthand, other libraries show an interest, too, he said. The total number of library users often grows.

"That makes the library more relevant," Hackstadt said.

Steve Harsin, past president of the Minnesota Library Association, said that while the idea may seem daring, "there are libraries around the world that are open 24 hours per day."

Self-service hours are one option along a "gradient of services" that extend library hours and access, he said. A first step might be a remote locker system where customers can pick up books they've put on hold when it's convenient.

Washington, Anoka and Carver county libraries have locker systems.

Anoka and Carver counties said they've thought about adding self-service hours, while Hennepin County is exploring options to expand what they offer.

"We will be watching how things go with Dakota County Library's self-service model to determine if it is something we should consider in the future," said Aubrey Fonfara, a Washington County Library spokesperson.

South metro a hot spot

Dakota County began its pilot at the Farmington Library several weeks ago. It runs for six months, allowing library officials to collect data and then report results to the county board.

The technology means the library is open more than 70 additional hours each week.

"The response from the community has been tremendous," said Margaret Stone, Dakota County Library director.

The idea is to eventually expand to other county libraries, Stone said.

To use the library during self-service hours, patrons must obtain an access card, which is different from their library card. The card is issued after they fill out an online form, watch a short training video and agree to follow library policies. Users, who must be 18, are responsible for any guests they bring in.

Dakota County spent about \$40,000 implementing the idea in Farmington. The county "developed a home-grown product" by using security technology the county already has, Stone said. "That helped it be less expensive for us."

Rieger said that in Scott County, which introduced the system in Jordan in November 2021 and at the Elko New Market Library in September 2022, feedback has been "generally very positive."

The cost at each library was \$5,000 for equipment plus \$16,000 for the annual subscription.

Parents with young children like using the extended hours, as do commuters, senior citizens and those who come early in the morning for some personal time.

Rieger said using computers and Wi-Fi is also a popular activity during the extended hours.

In Scott County, 450 people have signed up and it's been used about 3,500 times since September 2021, Rieger said.

The county plans to expand the service to the New Prague Library this spring and the Savage Library after that.

Safety and staffing

Implementing self-service hours often brings questions about safety and concerns the technology could gradually make librarians obsolete.

In Scott County, where each self-service library has six security cameras in place, Rieger said officials are "very, very, very concerned" about safety.

She said the Elko New Market police chief advised her on appropriate placement of the library's cameras and they talked through procedures if there were an emergency when the library is unstaffed.

"One day, there will inevitably be something we'll have to address, I'm sure," Rieger said.

The idea that librarians will be less in-demand if self-service hours take off is one Bibliotheca addresses with clients, Hackstadt said.

"Everything we're doing is about making libraries more important to the community," he said. Increasing libraries' relevance can actually mean more library funding in the long term.

Amy McNally, Hennepin County Libraries' deputy director for public services, said in some communities, help from library staff is among the main features visitors are seeking. It wouldn't make sense to add self-service hours in those situations, she said.

McNally said that one of the myths of adding self-service hours is that staff aren't necessary. Even during self-service hours, librarians are sometimes working in the back and it takes staff to do tasks like processing holds, for instance.

Stone, of Dakota County, said she's spent a lot of time reassuring library staff that the added hours are to increase access for patrons and unrelated to staffing needs.

"Staff are still the most important thing we have in the library," Stone said.

Website URL: <https://www.startribune.com/twin-cities-libraries-embrace-new-self-service-library-hours-without-librarians-present/600247401>



Benefits

- Improve Access
 - Pickup materials
 - Use Library Computers
 - Use Wifi
 - Study / Work from Home
 - Printing & Copying services
- Wyoming pilot example -
 - Currently open 40 hours per week
 - Two evenings & limited hours on weekends (Sat)
- Building modifications
 - Electronic doors
 - Electronic lights
 - Added security cameras?
 - PA system
- Open Access Technology – Onetime cost & ongoing





Request for Council Action

Date: September 13, 2024

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Rezoning Initiative to Align with Comprehensive Plan

Method: New Business

Background Information:

The Planning Commission is initiating the process of rezoning parcels within the city to match the land uses designated in the Comprehensive Plan. This effort is essential to ensure that the zoning map accurately reflects the community's long-term vision for growth and development, as outlined in the Comprehensive Plan.

Currently, there are discrepancies between the city's Zoning Ordinance, which includes seven residential and six business-related districts, and the Comprehensive Plan, which features five residential and six business-related districts. After a detailed analysis of the city's 3,365 parcels, it was determined that 997 parcels require rezoning to align with the Comprehensive Plan.

The rezoning will address several issues including consistency with long term goals and minimizing nonconformities - The Planning Commission believes that this rezoning process is a crucial step in guiding the city's development in a way that is consistent with the community's vision, as articulated in the Comprehensive Plan. Mark Lobermeier the Planning commission chair will be present to discuss in greater detail.

I have attached a memo from Zoning Administrator, Weck Commission providing some further background.





Memorandum

Date: September 17, 2024

Presented to: Mayor Iverson and City Council Members
Presented by: Mark Lobermeier Planning Commission Chairman
Frederick E. Weck, IV Zoning Administrator / Building Official
Department: Department of Building Safety
Reference: Comprehensive Plan Implementation
Method: Work Session

Background

In December 2022, the City Council adopted the updated Comprehensive Plan. The comprehensive plan is an extension of the community's vision for future growth and development. It is also a strategic road map to reach that goal. Comprehensive planning is an important tool to guide future development of land to ensure a safe, pleasant, and economically viable environment for residential, commercial, industrial, and public activities.

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

The comprehensive plan lays out a vision for future development and land use. It dictates where growth should occur, the type of growth that is allowed in various areas of the city, and the density of such growth. The plan becomes the basis for the following:

- Public facilities plan (water and sewer).
- Thoroughfare or transportation plan.
- Parks and open space plan.
- Capital Improvement Planning.

Plan Implementation

The Comprehensive Plan plan guides staff in making their day-to-day decisions and becomes a factor in their decision process. The Comprehensive Plan assists the City in articulating the basis for zoning decisions, providing legal support to ensure that zoning ordinances are reasonable and have a rational basis.



DEPARTMENT OF BUILDING SAFETY

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

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

The Comprehensive Plan calls for consistency between City actions and the policies of the plan. Those actions include:

- Development applications
- Capital improvements program
- Neighborhood and district plans
- Plans of other agencies as they affect Wyoming
- The Zoning Map

The Plan includes several implementation tasks related to Land Use. Other implementation tasks including Transportation, Utilities, Housing, Parks, and protection of the natural environment tasks result from land use plans.

Are we proposing to update zoning or to implement the comprehensive plan?

The Planning Commission is recommending community-wide zoning update to ensure that zoning is a direct reflection of the Comprehensive Plan. The advantages of continuity between zoning and the land use plan include:

1. Realizes the community vision.
2. Planning for future infrastructure (sewer, water, roads, housing, trails and open space)
3. Minimizing reactive re-zoning of individual parcels
4. Attracting development and re-development where it will fit best according to our plan.

Without rezoning, the Commission must continue to deal with a lot-by-lot reactive approach to development, development densities, availability of utilities, and surprises for adjacent property owners. Some examples include:

1. Gravel Hauling Business on TH 61.
2. Apartments by Heims Lake Villas.
3. Katies Glen – Goodview Avenue and Goodwin Lane.
4. Recent rezoning of R1 to Commercial on Hwy 8.
5. Recommended rezoning of Agriculture to R1 – on your agenda tonight.

What is involved in a community-wide zoning update?

The Commission and staff have been discussing for several months to understand the process and the impacts. At this stage, with the Council's support, the Commission would move forward and schedule a public hearing sometime this fall if possible.

Staff has developed an estimate of the number of properties affected. In many cases, the impact is minor, related only to setbacks etc. In some cases, the recommended changes would result in non-conforming uses. These details will be presented at the workshop.

Why is the Planning Commission recommending the zoning update?

The Commission sees the rezoning as an important tool to maintain the balance between property owners' rights and the ability of the City to achieve the Comprehensive Plan. Further, the zoning update will provide for efficient planning and construction of infrastructure and provide a basis to act on future zoning and development requests that are inconsistent with the comprehensive plan.

Comprehensive Plan – Rezoning of Parcels

Not including overlay districts the Zoning Ordinance has seven districts that are residential in nature and six that are business-related. The Comprehensive Plan map has five residential districts and six that are business related.

Zoning Ordinance	Comprehensive Plan	
Residential Districts		
Agricultural (A)	Agricultural	5 acre min. lot size
Rural Residential I (R1)	Semi-Rural Neighborhood	R1 one acre min. lot size.
Rural Residential II (R2)		R2 two acre min. lot size; 5 or more acres horses are allowed.
Single Family Residential (R3)	Single Family Residential Neighborhood	
One & Two Family Residential (R4)	Multi-Family Suburban Neighborhood	
Manufactured Home District (R5)	N/A	The city's two manufactured home parks.
Medium & High Density Housing (R6)	High Density Residential Neighborhood	
Business Districts		
Central Business (CBD)	Downtown Core	
Commercial District (C)	Commercial	
Office & Health Care (OHC)	Office & Health Care Business	
Mixed Use (MXD)	Mixed Use	
Industrial (I)	Industrial	
Closed Landfill Restricted (CLR)	N/A	

A spread sheet was created to compare a parcel's current zoning with the Comprehensive Plan map. There are 3,365 individual parcels in the city. Of those, 997 will need to be rezoned to match the Comprehensive Plan map. The table below contains 7 columns.

Zoning District	Rezone Parcels	Vacant Parcels	Use Remains Conforming	Makes Use Nonconforming	Acres To Rezone	Parcels With Correct Zoning
Agricultural	0	6	15	0	0	15
Commercial	64	14	14	50	766.64	49
Central Business	49	5	20	29	54.75	26
Industrial	48	10	15	33	692.77	27
Mixed Use	20	59	19	1	255.92	22
Office & Health Care	9	2	2	7	65.64	84
R1 & R2	97	11	96	1	957.23	832
R3	237	59	234	3	2464.29	1113
R3 Subdivided	350	57	345	5	757.26	
R4	57	58	55	2	283.94	36
R6	66	4	0	66	249.29	10
Total	997	266	800	197	6547.73	2214

Zoning District – These are the applicable districts that properties could be zoned to match the map.

Rezone Parcels – This is the number of parcels that need to be rezoned.

Vacant Parcels – These are parcels that according to the tax assessor do not have any structures on them. Some may be adjacent to one or more parcels that are owned by the same entity and are being used in conjunction with parcels that do have structures on them.

Use Remains Conforming – These are parcels where the current use is allowed in the district it would be rezoned to. There may be instances where the new district has property line setbacks that could make a structure nonconforming.

Makes Use Nonconforming – These are parcels that currently have an existing use that is not an allowed use in the district they will be rezoned to. An example would be a parcel with a single family dwelling being rezoned to the Industrial District. The Zoning Ordinance regulates nonconformities, some provisions of the ordinance will need to be updated in order to comply with a change in Statute. An explanation of those changes follows this summary.

Acres to Rezone – This is the total acreage in each zoning district that will be rezoned to that district.

Rezoning process:

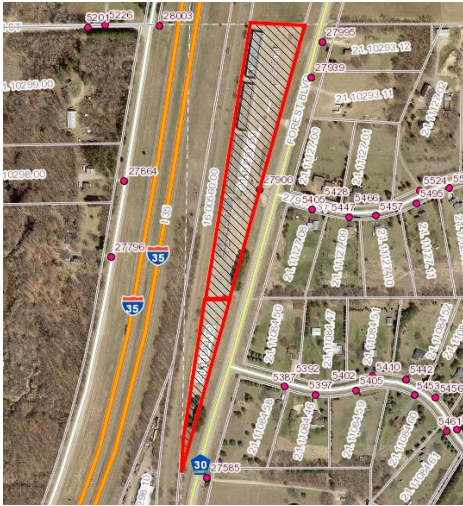
The Planning Commission will set a date for a public hearing to revise the City's zoning map to match the land uses that are on the Comprehensive Plan's Land Use Map. The earliest date that the public hearing can be held is May 14th. The public notice will be published in the Chisago County Press, the city website, and the city hall bulletin board. Individual mailings and notices will not be sent to affected & neighboring properties as would be the case when an individual parcel is rezoned.

Rezoning Questions / Issues

The 'Semi-Rural Neighborhood' encompasses both the R1 & R2 districts. The minimum lot size in the R1 district is one acre, it is two acres in the R2 district. Both require one acre of buildable area. Both districts allow the same permitted uses, conditional uses, interim conditional uses, and accessory uses. In addition, the R2 district also allows as a permitted use horse keeping on lots that are at least 5 acres in size, and allows mineral extraction and temporary road side stands as interim conditional uses. The R1 district allows 'Open Space Developments' as a conditional use. All of the parcels that need to be rezoned are currently zoned Agricultural (A), the majority are at least 5 acres in size. Only 4 parcels are less than 2 acres; they are one single family dwelling (1.12 acres), a driveway access to a larger parcel (0.08 acres), a cemetery (0.68 acres), and a former tax forfeit parcel that was purchased by the watershed district for a future water quality project (0.99 acres). Which zoning district should all of these parcels be rezoned to?

There are two R3 categories; the '*R3 Subdivided*' row contains parcels that have been fairly recently subdivided. The majority of those parcels were created in the last 20 years. The majority of the vacant parcels are in subdivisions that were created in the last 5-10 years. The "Summer Field" and "Kennedy Estates" subdivisions are two recent developments that were rezoned and developed under the R4 district standards that would be rezoned to R3.

Comp Plan map error – Parcel 21.10293.00, 27900 Forest Boulevard. This property is the location for the recently constructed Hallberg RV Storage facility, which was rezoned to the Industrial district so that it could be constructed. The Comp Plan map shows it as being a Single Family Residential Neighborhood (R3).



NONCONFORMITIES

CITY OF WYOMING ZONING ORDINANCE

Sec. 40 - 23. Conformity with Provisions.

No structure shall be erected, converted, enlarged, reconstructed, altered, or placed, and no structure or land shall be used for any purpose nor in any manner which is not in conformity with the provisions of this Ordinance.

Sec. 40 - 40. Definitions.

The following words and terms, wherever they occur in this Ordinance, shall be interpreted as herein defined.

- (115) **Nonconforming Structure, Use, or Parcel:** Any legal use, structure, or parcel of land already of existence, recorded, or authorized before the adoption of official controls or amendments that would not have been permitted to become established under the terms of the official controls as now written, if the official controls had been in effect prior to the date it was established, recorded or authorized.

DIVISION 22 NONCONFORMITIES

Sec. 40 - 650. Purpose.

It is the purpose of this Division to provide for the regulation of nonconforming buildings, structures, and uses and to specify those requirements, circumstances, and conditions under which nonconforming buildings, structures, and uses will be operated and maintained. The Zoning Ordinance establishes separate districts, each of which is an appropriate area for the location of uses which are permitted in that district. It is necessary and consistent with the establishment of these districts that nonconforming buildings, structures and uses not be permitted to continue without restriction. Furthermore, it is the intent of this Division to provide for the gradual elimination of nonconformities.

Sec. 40 - 651. General Provisions.

- (1) Any structure or use lawfully existing upon the effective date of this Ordinance shall not be enlarged, but may be continued at the size and in the manner of operation existing upon such date except as hereafter specified or, subsequently amended. *(Similar wording in Statute Subd. 1e (a))*
- (2) No nonconforming building, structure or use shall be moved to another lot or to any other part of the parcel, land upon which the same was constructed or was conducted at the time of this Ordinance adoption unless such movement shall bring the nonconformance into compliance with the requirements of this Ordinance. *(Not addressed in statute)*
- (3) When any lawful nonconforming use of any structure or land in any district has been changed to a conforming use, it shall not thereafter be changed to any nonconforming use. *(Not addressed in statute)*
- (4) A lawful nonconforming use of a structure or parcel of land may be changed to lessen the nonconformity of use. Once a nonconforming structure or parcel of land has been changed, it will not thereafter be so altered to increase the nonconformity. *(Not addressed in statute.)*
- (5) If at any time a nonconforming building, structure or use shall be destroyed to the extent of fifty percent (50%) or more of its fair market value, said value to be determined by the County Assessor, then without further action by the City, the building and the land on which such building was located or maintained shall, from and after the date of said destruction, be subject to all the regulations specified by these zoning regulations for the district in which such land and buildings are located. Any building which is damaged to an extent of less than fifty percent (50%) of its value may be restored to its former size, but may not be enlarged. *(Statute Subd. 1e (a) (2) allows a nonconforming structure that has been fully destroyed to be rebuilt if a building permit is applied for within 180 days of its destruction.)*

- (6) Whenever a lawful nonconforming use of a structure or land is discontinued for a period of one (1) year or following written notice from the Zoning Administrator, any future use of said structure or land shall be made to conform with the provisions of this Ordinance. *(Similar wording in Statute Subd. 1e (a))*

Sec. 40 - 652. Substandard Lots. *(Statute Subd. 1e (d)-(j) addresses shoreland areas, the city's shoreland ordinance includes the statute's provisions. The regulations contained in this Section apply to non-shoreland areas in the city and are not addressed by statute.)*

The minimum lot area requirements are set forth within the district provisions of the ordinance. Any lot not meeting the minimum requirements of the district it is located in, which was recorded after April 20, 1970, shall be considered a substandard lot.

A substandard lot may be allowed as a building site provided that all the following criteria are met:

- (1) The lot is a lot of record recorded at the Chisago County recorder's office, prior to April 20, 1970.
- (2) The lot is in separate ownership from abutting lands.
- (3) The lot width or area is within sixty percent (60%) of the minimum requirements set forth in this Ordinance.
- (4) The lot can be served by a standard on-site sewage system, or municipal sewer.
- (5) All required setbacks for a structure can be met.

Sec. 40 - 653. Substandard Lots of Record in Combination. *(Not addressed in statute except for shoreland areas.)*

If two or more lots or a combination of lots and portions of lots with continuous frontage of single ownership are of record at the time of passage or amendment of this Ordinance and if all or part of the lots with no buildings do not meet the requirements established by this Ordinance, for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this Ordinance, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this Ordinance, nor shall any division or any parcel be made which creates a lot with a width or area below the requirements stated in this Ordinance.

Sec. 40 - 654. Substandard Lots: Accessory Structures. *(Not addressed in statute.)*

- (1) Substandard lots containing a principal structure may add a permitted accessory structure, provided the accessory structure will meet all minimum setback requirements of this Ordinance, and will not cause the maximum percentage of lot area under roof requirement to be exceeded.
- (2) Additions to principal and/or accessory structures located on substandard lots may be permitted, provided that any such additions will meet the minimum setback standards for the zone in which it is located.

Sec. 40 - 655. Uses under Conditional Use Permits. *(Not addressed in statute.)*

Any use which is permitted as a conditional use in a district under the terms of this Ordinance shall not be deemed a non-conforming use in such district, but shall without further action be considered a conforming use.

Sec. 40 - 656. Maintenance of Non-Conforming Structures.

Normal maintenance of a building or other lawful non-conforming use is permitted, including necessary non-structural repairs and incidental alterations which do not physically extend or intensify the nonconforming use, providing the necessary repairs shall not constitute fifty percent (50%) or more of fair market value of such structure. Said value shall be determined by the County Assessor. *(Similar provisions in Statute Subd. 1e (a) except market value is not stated.)*

Sec. 40 - 657. Alterations of Non-Conforming Structures.

Alterations may be made to a building or other lawful nonconforming residential units when they will improve the livability thereof, provided they will not increase the number of dwelling units or size or volume of traffic. *(Similar wording in Statute Subd. 1e (a))*

Sec. 40 - 658. Non-Conforming Structures in Progress at Time of Adoption.

Any proposed structure which will, under this Ordinance, become nonconforming but for which a building permit has been lawfully granted prior to the effective date of this Ordinance, may be completed in accordance with the approved plans. *(Not addressed in statute.)*

MN STATUTES

§ 462.357 OFFICIAL CONTROLS: ZONING ORDINANCE.

Subd. 1e. Nonconformities.

- (a) Except as otherwise provided by law, any nonconformity, including the lawful use or occupation of land or premises existing at the time of the adoption of an additional control under this chapter, may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion, unless:
 - (1) the nonconformity or occupancy is discontinued for a period of more than one year; or
 - (2) any nonconforming use is destroyed by fire or other peril to the extent of greater than 50 percent of its estimated market value, as indicated in the records of the county assessor at the time of damage, and no building permit has been applied for within 180 days of when the property is damaged. In this case, a municipality may impose reasonable conditions upon a zoning or building permit in order to mitigate any newly created impact on adjacent property or water body. When a nonconforming structure in the shoreland district with less than 50 percent of the required setback from the water is destroyed by fire or other peril to greater than 50 percent of its estimated market value, as indicated in the records of the county assessor at the time of damage, the structure setback may be increased if practicable and reasonable conditions are placed upon a zoning or building permit to mitigate created impacts on the adjacent property or water body.
- (b) Any subsequent use or occupancy of the land or premises shall be a conforming use or occupancy. A municipality may, by ordinance, permit an expansion or impose upon nonconformities reasonable regulations to prevent and abate nuisances and to protect the public health, welfare, or safety. This subdivision does not prohibit a municipality from enforcing an ordinance that applies to adults-only bookstores, adults-only theaters, or similar adults-only businesses, as defined by ordinance.
- (c) Notwithstanding paragraph (a), a municipality shall regulate the repair, replacement, maintenance, improvement, or expansion of nonconforming uses and structures in floodplain areas to the extent necessary to maintain eligibility in the National Flood Insurance Program and not increase flood damage potential or increase the degree of obstruction to flood flows in the floodway.
- (d) Paragraphs (d) to (j) apply to shoreland lots of record in the office of the county recorder on the date of adoption of local shoreland controls that do not meet the requirements for lot size or lot width. A municipality shall regulate the use of nonconforming lots of record and the repair, replacement, maintenance, improvement, or expansion of nonconforming uses and structures in shoreland areas according to paragraphs (d) to (j).

- (e) A nonconforming single lot of record located within a shoreland area may be allowed as a building site without variances from lot size requirements, provided that:
 - (1) all structure and septic system setback distance requirements can be met;
 - (2) a Type 1 sewage treatment system consistent with Minnesota Rules, chapter 7080, can be installed or the lot is connected to a public sewer; and
 - (3) the impervious surface coverage does not exceed 25 percent of the lot.
- (f) In a group of two or more contiguous lots of record under a common ownership, an individual lot must be considered as a separate parcel of land for the purpose of sale or development, if it meets the following requirements:
 - (1) the lot must be at least 66 percent of the dimensional standard for lot width and lot size for the shoreland classification consistent with Minnesota Rules, chapter 6120;
 - (2) the lot must be connected to a public sewer, if available, or must be suitable for the installation of a Type 1 sewage treatment system consistent with Minnesota Rules, chapter 7080, and local government controls;
 - (3) impervious surface coverage must not exceed 25 percent of each lot; and
 - (4) development of the lot must be consistent with an adopted comprehensive plan.
- (g) A lot subject to paragraph (f) not meeting the requirements of paragraph (f) must be combined with the one or more contiguous lots so they equal one or more conforming lots as much as possible.
- (h) Notwithstanding paragraph (f), contiguous nonconforming lots of record in shoreland areas under a common ownership must be able to be sold or purchased individually if each lot contained a habitable residential dwelling at the time the lots came under common ownership and the lots are suitable for, or served by, a sewage treatment system consistent with the requirements of section [115.55](#) and Minnesota Rules, chapter 7080, or connected to a public sewer.
- (i) In evaluating all variances, zoning and building permit applications, or conditional use requests, the zoning authority shall require the property owner to address, when appropriate, stormwater runoff management, reducing impervious surfaces, increasing setback, restoration of wetlands, vegetative buffers, sewage treatment and water supply capabilities, and other conservation-designed actions.
- (j) A portion of a conforming lot may be separated from an existing parcel as long as the remainder of the existing parcel meets the lot size and sewage treatment requirements of the zoning district for a new lot and the newly created parcel is combined with an adjacent parcel.

Zoning Ordinance Nonconformity Exceptions

DIVISION 3 AGRICULTURAL OPERATIONS

Sec. 40 - 430. Nonconforming Agricultural Operations.

Nonconforming agricultural operations located on parcels not presently zoned for agricultural uses, provided the parcel was zoned for agriculture prior to the adoption of this Ordinance, may be continued and/or expanded, but shall not provide for a change to a different use, other than those permitted in the applicable district. If a substantial change in the use or a significant expansion of the operation is proposed, the Planning Commission may require a Conditional Use Permit.

Existing Conditional Use Permits for a use that is not allowed in the new zoning district. The city attorney is reviewing whether these properties become non-conforming; remain conforming as long as the conditions of the CUP are still being met; and whether the use can expand.

In the A & R1 – R6 districts Single-Family Dwellings are a permitted use.

With the exception of the Central Business District, which has no setback requirements, all of the districts have a 135’ setback from county and state highways, and 150’ from the Highway 8 right-of-way.

Unless otherwise noted, all of the parcels to be rezoned are assumed to be conforming to the standards of their current zoning.

Agricultural District (A) is the current zoning district.

Rezone to:	Uses	Lot size	Setbacks	Utilities
Rural Residential (R1 or R2) [97 parcels]	Conforming	Conforming	See tables below	Private
Single Family Residential(R3) [53 parcels]	Conforming	Conforming	See tables below	Public
1 & 2 Family Residential(R4) [7 parcels]	Conforming	Conforming	See tables below	Public
Medium & High Density Residential (R6) [6 parcels]	Conforming	Conforming	See tables below	Public
Commercial (C) [16 parcels]	SFD Nonconforming	Conforming	See tables below	Private & public
Industrial (I) [30 parcels]	SFD Nonconforming	Conforming	See tables below	Private & public
Mixed Use (MXD) [9 parcels]	Existing uses, vacant or SFD, conform. Lot size & setbacks are established with the CUP			Public

Rural Residential I (R1) is the current zoning district.

Rezone to:	Uses	Lot size	Setbacks	Utilities
Single Family Residential(R3) [336 parcels]	Conforming	Conforming	See tables below	Public
1 & 2 Family Residential(R4) [1 parcel]	Conforming	Conforming	See tables below	Public
Medium & High Density Residential (R6) [1 parcel]	Conforming	Conforming	See tables below	Public
Commercial (C) [8 parcels]	SFD Nonconforming	Conforming if public utility	See tables below	Private & public
Industrial (I) [5 parcels]	SFD Nonconforming	Conforming if public utility	See tables below	Private & public
Mixed Use (MXD) [4 parcels]	Existing uses, vacant or SFD, conform. Lot size & setbacks are established with the CUP			Public
Office & Health Care (OHC) [2 parcels]	Parcels are vacant			Public

Rural Residential II (R2) is the current zoning district.

Rezone to:	Uses	Lot size	Setbacks	Utilities
Single Family Residential(R3) [121 parcels]	Conforming	Conforming	See tables below	Public
1 & 2 Family Residential(R4) [8 parcels]	Conforming	Conforming	See tables below	Public
Medium & High Density Residential (R6) [59 parcels]	Conforming	Conforming	See tables below	Public
Commercial (C) [15 parcels]	SFD Nonconforming	Conforming if public utility	See tables below	Private & public
Industrial (I) [7 parcels]	SFD Nonconforming	Conforming if public utility	See tables below	Private & public
Mixed Use (MXD) [3 parcels]	Existing uses, vacant or SFD, conform. Lot size & setbacks are established with the CUP			Public

Single Family Residential (R3) is the current zoning district.

Rezone to:	Uses	Lot size	Setbacks	Utilities
1 & 2 Family Residential(R4) [16 parcels]		Conforming	Conforming	Public
Industrial (I) [1 parcel]	The one parcel is a part of the SRC facility. Rezoning to (I) will make the parcel conforming.	Conforming	Conforming	Public

One & Two Family Residential (R4) is the current zoning district.

Rezone to:	Uses	Lot size	Setbacks	Utilities
Single Family Residential(R3) [50 parcels]	Conforming	Conforming	Conforming	Public

Manufactured Home (R5) is the current zoning district.

Rezone to:	Uses	Lot size	Setbacks	Utilities
Single Family Residential(R3) [3 parcels]	Individual homes in the parks	Conforming per MN Statute 462.357, Subd 1a	Conforming per MN Statute 462.357, Subd 1a	Public

Medium & High Density Residential (R6) is the current zoning district.

Rezone to:	Uses	Lot size	Setbacks	Utilities
Single Family Residential(R3) [18 parcels]	Conforming	Determined by # of units	See tables below	Public
1 & 2 Family Residential(R4) [25 parcels]	Conforming	Determined by # of units	See tables below	Public
Central Business (CBD) [20 parcels]	SFD Nonconforming	Determined by # of units	See tables below	Public

Commercial (C) is the current zoning district.

Rezone to:	Uses	Lot size	Setbacks	Utilities
Single Family Residential(R3) [1 parcel]	Nonconforming	Conforming	Conforming	Public
Central Business (CBD) [24 parcels]	Similar uses to (C)	Conforming	Conforming	Public
Commercial (C) [1 parcel]	Conforming	Conforming	Conforming	Public
Industrial (I) [4 parcels]	Conforming	Conforming if public utility	Conforming	Public
Mixed Use (MXD) [4 parcels]	Existing uses, vacant or SFD, conform. Lot size & setbacks are established with the CUP			Public

Central Business (CBD) is the current zoning district.

Rezone to:	Uses	Lot size	Setbacks	Utilities
Commercial (C) [3 parcels]	Vacant or conforming	Conforming	Conforming	Public

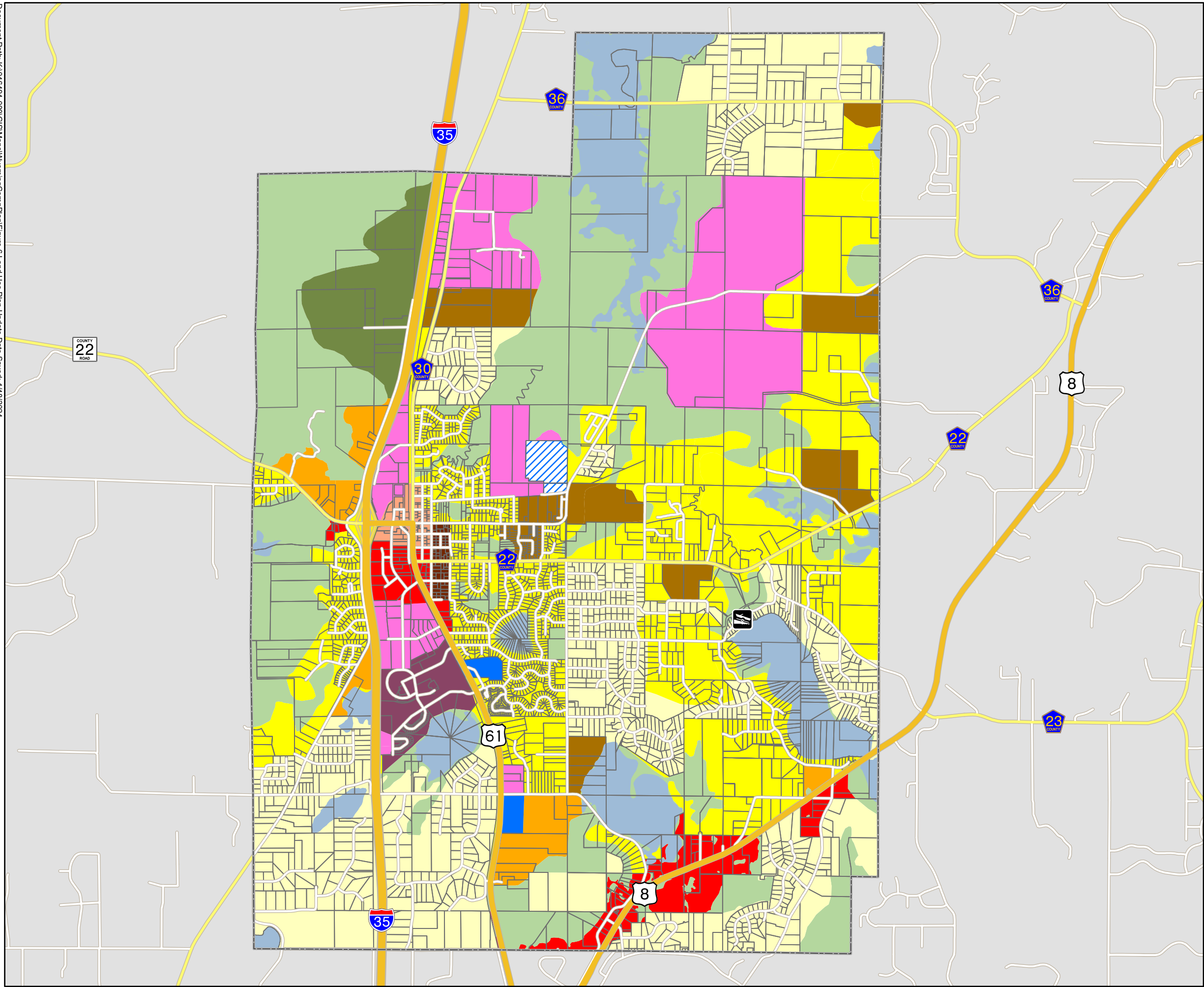
Industrial (I) is the current zoning district.

Rezone to:	Uses	Lot size	Setbacks	Utilities
Central Business (CBD) [5 parcels]		Conforming	Conforming	Public
Commercial (C) [21 parcels]		Conforming	See tables below	Private & public
Office & Health Care (OHC) [7 parcels]		Conforming	See tables below	Public

Commercial Districts Minimum Setbacks							
	Municipal Sewer & Water					Well & Septic	
	MXD	C	OHC	CBD	I	C	I
Principal Structure							
Front Street Setback							
Local Street	40 – 275 - 277	20	40	0	25	40	40
Collector Street	40 – 275 – 277	20	40	0	35	40	40
Arterial Street	40 – 275 – 277	35	40	0	35	135' from CL:	135' from CL
Yard Setback							
Interior Side Yard Setback (feet)	40 – 275 – 277	0 / 20 ¹	15	0/5 ¹	15 / 30 ¹	10 / 20 ¹	20 / 40 ¹
Rear Yard Setback (feet)	40 – 275 - 277	20	20	0/5 ¹	15	20 / 40 ¹	35 / 70 ¹
Side Street Setbacks (corner lots)							
Local Street	40 – 275 - 277	20	40	0	20	40	40
Collector Street	40 – 275 - 277	20	40	0	20	40	40
Arterial Street	40 – 275 - 277	25	40	0	25	135 - CL	135 - CL
Parking Area Setback							
Front	40 – 275 - 277	10	15	0	10	10	10
Side	40 – 275 - 277	10 / 20 ¹	15	0	15/20 ¹	10 / 20 ¹	15
Rear	40 – 275 - 277	10 / 20 ¹	15	0	15/20 ¹	10 / 20 ¹	15
Building Height & Stories							
Max Building Height (stories)	40 – 275 - 277	4	4	4	4	4	4
Max Building Height (feet)	40 – 275 - 277	45	45	45	45	45	45
Accessory Structures							
Front Street Setback (feet)	40 – 275 - 277	Same distance as Principal Structure					
Side Street Setbacks (corner lots, feet)	40 – 275 - 277	Same distance as Principal Structure					
Interior Side Yard Setback (feet)	40 – 275 - 277	3 / 6 ¹	3 / 6 ¹	0 / 5 ¹	3 / 6 ¹	3 / 6 ¹	3 / 6 ¹
Rear Yard Setback (feet)	40 – 275 - 277	3 / 6 ¹	3 / 6 ¹	0 / 5 ¹	3 / 6 ¹	3 / 6 ¹	3 / 6 ¹
Maximum Building Height in Stories	40 – 275 - 277	1	1	1	1	1	1
Maximum Building Height in Feet	40 – 275 - 277	25	25	25	25	25	25
¹ – When adjacent to a Residential District.							
CL = Centerline of the right-of-way							
<i>Arterial Streets: All State and County Highways, East Viking Boulevard (Anoka County to Glen Oak Drive)</i>							
<i>Collector Streets: Goodview Avenue, Pioneer Road, West Comfort Drive, Innsbrook Avenue, Heath Avenue, East Viking Blvd. (East of Glen Oak Drive), and 250th Street / Greenway Avenue (Washington County to Highway 61 / Forest Boulevard)</i>							

Residential Districts Minimum Setbacks						
	A	R-1	R-2	R-3	R-4	R-6
Principal Structure						
Front Street Setback						
Local Street	40	40	40	30	25	25
Collector Street	40	40	40	40	30	30
Arterial Street	135 from CL	135 from CL	135 from CL	40	40	40
Yard Setback						
Interior Side Yard Setback	40	10	10	10	10	½ height of building
Rear Yard Setback	50	35	35	35	35	35
Side Street Setbacks (corner lots)						
Local Street	40	40	40	20	20	15
Collector Street (Does not include county roads)	40	40	40	30	25	20
Arterial Street	135' from CL	135' from CL	135' from CL	30	3	30'
Building Height & Stories						
Maximum Building Height in Stories	3	3	3	3	3	3
Maximum Building Height in Feet	35	35	35	35	35	45
Accessory Structures						
Front Street Setback	Same distance as Principal Structure					
Side Street Setbacks (corner lots)	Same distance as Principal Structure					
Interior Side Yard Setback	40' farm buildings 3' non-farm buildings	3	3	3	3	3
Rear Yard Setback	50' farm buildings 3' non-farm buildings	3	3	3'	3'	3'
Maximum Building Height in Stories	N/A farm buildings 3 non-farm buildings	1	1	1	1	1
Maximum Building Height in Feet	N/A farm buildings 35' non-farm buildings	25	25	18	18	18
Parking, Driveway Setback	5	5	5	5	5	15
CL = Centerline of the right-of-way						
<i>Arterial Streets: All State and County Highways, East Viking Boulevard (Anoka County to Glen Oak Drive), Kettle River Boulevard (formerly Co. Rd. 62, from East Viking Blvd. to Anoka County)</i>						
<i>Collector Streets: Goodview Avenue, Pioneer Road, West Comfort Drive, Innsbrook Avenue, Heath Avenue, East Viking Blvd. (East of Glen Oak Drive), and 250th Street / Greenway Avenue (Washington County to Highway 61 / Forest Boulevard)</i>						

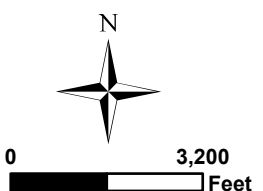
Document Path: K:\016494-0001\GIS\MapSeries\WyomingCompPlan\Figure 6 Land Use Plan Update Date Saved: 1/18/2024



Wyoming Comprehensive Plan

Figure 6 Updated Land Use Plan

-  State Property and Boat Landing
-  Wyoming Boundary
-  Parcel Boundaries
-  Waterbody
- Land Use**
 -  Semi-Rural Neighborhood
 -  Single Family Residential Neighborhood
 -  Multi-Family Suburban Neighborhood
 -  High Density Residential Neighborhood
 -  Commercial
 -  Downtown Core
 -  Mixed Use
 -  Office and Health Care Business
 -  Industrial and General Business
 -  Public and Semi Public
 -  Conservation and Open Space
 -  Agriculture
 -  Closed Landfill



City of Wyoming

Fire Department Performance Measures – Proposal

Presented September 17, 2024

Developing clear goals and performance measures for a fire department is essential for enhancing operational effectiveness and ensuring community safety. Goals provide direction, while performance measures allow for the assessment of how well the department is achieving these objectives, thus enabling the quantification of achievements, such as response times. By analyzing this information, the department can identify strengths and areas for improvement. A data-driven approach also creates accountability and transparency, ensuring that the department can demonstrate its value to the community and advocate for the necessary resources to meet its operational demands effectively.

In addition, paid on-call fire departments have been facing significant hiring challenges due to various factors, including increased demands on personal time. Recruitment has been further complicated by a shrinking pool of candidates willing to commit to the unpredictable schedule required for on-call duties. Wyoming is not immune to this situation.

We are proposing a selection of performance measures that will allow us to have a better understanding of the current overall status of the department performance and will allow us to recognize when changes are occurring and adapt as needed.

Response Times

Measures the time in minutes from the call for service was received until a fire vehicle that is able to intervene arrives on scene, sorted by call type.

Goal(s)

- **Arriving on scene of a call for service, within the calculated response time based on distance from the fire station, 90% of the time.**

Example Data

Using the RAND Travel Time calculation¹, allowing 8 minutes for responders to arrive at the station and 90 seconds for turnout time (putting on turnout gear), the following are example response time goals by address:

Address	Distance in Miles	Response Time Goal
5320 270th St.	0.2	10:29
26443 Fallbrook Ln.	0.8	11:31
6578 260th St.	2.2	13:53
28186 Kettle River Blvd.	2.5	14:24
7196 E. Viking Blvd.	3.0	15:15
4313 242nd St.	3.4	15:56
25211 W. Comfort Dr.	4.1	17:07
29207 Homestead Ave.	5.0	18:39

Responder Numbers

The number of responders that respond to a call for service, categorized by call type.

Goal(s)

Structural Fire/Wildland Fire*	10 responders on scene, 90% of the time
Hazardous Materials Response *	10 responders on scene, 90% of the time
Medical Response	2 responders on scene, 90% of the time
Motor Vehicle Crashes*	8 responders on scene, 90% of the time
Alarms*	4 responders on scene, 90% of the time
Traffic Control	4 responders on scene, 90% of the time
Code Enforcement	2 responders on scene, 90% of the time

Goal

Command level responder on scene, for call type indicated above by *, 90% of the time.

Incident Numbers

Total number of incidents, per month, by call type (Statistic Only).

¹T = 0.65 + KD

T = travel time in the nearest 1/10 of a minute; 0.65 = an acceleration constant over the first 2,000 feet of travel; K = defined constant based on the average speed of a given apparatus over a 5-mile course; D = travel distance to nearest 1/10 of a mile

Mutual Aid

Total number of mutual aid calls, per month, that responded to Wyoming, by call type (Statistic Only).

Total number of mutual aid calls that our resources responded to outside of Wyoming, by call type (Statistic Only).

Public Education/Community Outreach

Total number of public education/community outreach events, per month.

Goal(s)

- **Conduct or participate in 2 public education/community outreach events, per month.**

Estimated total number of participants reached, per month.

Goal(s)

- **Connect with 20 community members per month through public education/community outreach events.**

Fires with Loss

Total number of confirmed fires with property loss, per month (Statistic Only)

Recruitment and Retention

Total number of active firefighters able to respond to incidents per month (i.e. staffing numbers).

Goal(s)

- **Maintain an average of 28 active firefighters that are able to respond to incidents.**

Total number of active medical responders able to respond to incidents per month (i.e. staffing numbers).

Goal(s)

- **Maintain an average of 5 active medical responders that are able to respond to incidents.**

Total number of applications received by responder type.

Goal(s)

- **Receive 1 applications for firefighter per month.**
- **Receive 1 applications for medical responder per month.**

Health and Wellness

Objectives and goals are TBD for this category.

Major Equipment Status

Age of apparatus and high value equipment in years and anticipated longevity of use (Statistic Only).

Community Risk Reduction

Percentage of commercial /industrial/multifamily properties are inspected once a year.

Goal(s)

- **Conduct 6 commercial/industrial/multifamily residential fire inspections per month.**