

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
AUGUST 12, 2025
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

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

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for July 22, 2025.

SCHEDULED PUBLIC HEARINGS:

2. Preliminary & Final Plats: D-25-004 & 005 – “Mayorga Meadows”
Location: 7580 250th Street – Between Hazel Avenue and Lake Blvd./Highway 8
Applicant & Owner: Noe Mayorga
Property ID Number: 21.10508.00
3. Amend the Conditional Use Permit for a Planned Unit Development: C-25-004
Location: Summer Field 4th Addition residential development
Applicant: Centra North LLC
Owner: Jesse Moxness of Summer Field LLC
Property ID Number: 21.10582.50
4. Conditional Use Permit for a 140-foot Monopole Antenna: C-25-005
Variance: Height of an Antenna Exceeding 75 feet: V-25-004
Location: 5920 250th Street
Applicant: George Wojcicki, for Xcel Energy
Owner: Xcel Energy
Property ID Number: 21.10564.00
5. Interim Conditional Use Permit for Outdoor Cannabis Cultivation: I-25-002
Location: 7745 Wyoming Trail
Applicant: Tyler Jereczek
Owner: David & Kelly Wosika

NEW BUSINESS:

OLD BUSINESS:

6. Conditional Use Permit Amendment – Dead End Hayride: C-25-001
Location: 28186 Kettle River Boulevard
Applicant & Owner: John B. Hastings Family Limited Partnership
Property ID Numbers: 21.10118.00, 21.10128.00, 21.10132.00, and 21.10116.00

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

August 29, 2025 - Comprehensive Plan Land Use Map Amendment.

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JULY 22, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for July 22, 2025, to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll, the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Katie West, Dan Iverson, Mark Holl, and Chris Ortwerth

ABSENT: None

Also Present: Fred Weck, Zoning Administrator, and Mayor Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for July 8, 2025

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JULY 8, 2025, AS SUBMITTED.

Voting Aye: Ortwerth, West, Holl, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: None

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

2. Comprehensive Plan Discussion

Chair Lobermeier reminded the Commission that at the last meeting, they had come up with a minor amendment and text change that was necessary in the Comprehensive Plan.

Zoning Administrator Weck reviewed the proposed calendar for the Comprehensive Plan amendments and noted that the earliest date for the public hearing would be in September.

Chair Lobermeier stated that the necessary text amendment on page 21 seemed minor to him, and asked if they were required to have a public hearing for something that was an error from the original plan that was being corrected.

Zoning Administrator Weck explained that unless it is a grammatical type error, they would need to hold a public hearing because it was changing the text, and if they decided to change the map, as discussed, that would also require a public hearing.

Chair Lobermeier suggested that they hold the two public hearings separately because the text amendment was minor. He stated that a public hearing could be held on August 26, 2025, and then try to work through the other possible zoning map amendments on a different date. He stated that if they did it at the same time, he was afraid that they would end up getting them confused.

There was a consensus of the Commission to hold separate public hearings for the text amendment and the zoning map amendment.

Chair Lobermeier stated that the Commission had gotten input from the public in April, May, June, and July, regarding the possible zoning map amendments, even though those were not public hearings. He stated that sending out postcards to all residents would cost \$2,500.00 and asked if that would result in the City getting more input from residents or not. He asked if they could just do the standard public notice process on the website and Facebook.

Zoning Administrator Weck stated that they could also utilize the new City sign to relay this message.

Chair Lobermeier stated that he would also suggest that they include reminders on the agenda, in the meeting minutes, and information available at Stagecoach Days. He stated that if they pushed the public hearing for the zoning map amendments to September 23, 2025, that would give time for the City to get the notice of it out in a few different ways.

There was consensus of the Commission to schedule the zoning map amendment public hearing for September 23, 2025, and utilize the agenda, meeting minutes, and Stagecoach Days to communicate to the residents, and not send postcards to every residence.

Chair Lobermeier noted that at one of the recent meetings, Zoning Administrator Weck had made a statement that this had not been marketed well, and agreed that there were a lot of things that needed to be understood between the Comprehensive Plan, Zoning, and conforming versus non-conforming.

COMMUNICATIONS:

Zoning Administrator Weck gave an overview of the items currently on the August 12, 2025, Commission meeting agenda.

UPDATES:

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO ADJOURN THE JULY 22, 2025, "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:16 PM.

Voting Aye:	Ortwerth, West, Holl, Iverson, and Lobermeier
Voting Nay:	None
Abstain:	None
Absent:	None

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
MTG DATE:	08/12/2025
FROM:	Kim Lindquist, City Planner Fred Weck
RE:	Preliminary/Final Plat Review,
APPLICANT:	Edin and Noe Mayorga
PROPERTY:	7580 250th Street, R.21.10508.00
FILE NO.:	D-25-004

OVERVIEW

Noe Mayorga (“Applicant”) has requested review and approval of both a Preliminary and Final Plat to subdivide the 14.75-acre parcel at 7580 250th Street into two properties. Surrounding the parcel, are similarly zoned R1 Rural Residential lots to the north and west and R2 Rural Residential to the east with Agriculture directly south of the site.

The parcel is proposed to be subdivided north to south, with the western Lot 1, containing the existing residence and accessory buildings. As proposed, Lot 1 would be 9.78 acres and the remainder, Lot 2 would be 4.66 acres. The newly subdivided parcel, Lot 2, is planned for future residential development. The site is zoned as R1 – Rural Residential I and some of the parcel is within the Shoreland Management Overlay. In addition, there is over four acres of wetland located on the property, in the east and central portion of the site.

This request was approved in 2022 and was not made use of within a year and therefore the prior approval is null and void. The current proposal is consistent with the 2022 approval and conditionals of approval are similar. One of the primary issues is the previously requested driveway easement. The applicant had drafted a new driveway easement, however the property owner to the north, 7660 250th Street, would not sign the new access easement. The access issue was discussed in 2022, when it was noted that the current driveway does not appear to be located within the dedicated easement. Further, it is intended that the new lot, Lot 2 Block 1, would also make use of the private driveway due to the presence of wetlands which restrict access options. Given the inability to obtain approval from the northern property owner for a new, wider easement, staff will allow the driveway to remain as is.

Given the property location, the plan must meet R1 – Rural Residential, Shoreland Management Overlay, Subdivision, and Wetland ordinance standards.

STAFF RECOMMENDATION

The requirements of Article III, Division 2 and Article III, Division 3, “The Preliminary Plat” and “The Final Plat”, as contained in the City of Wyoming Subdivision Ordinance have been complied with. accordingly, staff recommends approval of the preliminary and final plat subject to the following conditions:

1. All required local, state and/or federal permitting must be obtained.
2. Compliance with any Engineering Comments provided on the marked-up Plat drawings.

3. Construction on Lot 2, must maintain appropriate setbacks and shall not require filling or grading within the designated wetland areas.

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The subject property is zoned R1 – Rural Residential I and is located within the Shoreland Management Overlay. In addition, the property is guided as Lower-Density Suburban Neighborhood in the City of Wyoming’s Comprehensive Plan. The zoning and surrounding uses are as follows:

North – R1 – Rural Residential I; Comfort Lake

South – A – Agriculture; and a mix of commercial and low-density housing to the south of Lake Boulevard

East – R1 – Rural Residential I; Comfort Lake

West – R2-Rural Residential II, R1-Rural Residential I; a general mix of low-density residential housing

Zoning District	<u>R1-Rural Residential</u>	<u>Shoreland Management Overlay (Comfort Lake 13-53)</u>	<u>Proposed</u>
Lot Width	200 feet	*Underlying Zoning Applies	Lot 1 ~ 331 feet Lot 2 ~ 325 feet
Lot Depth	200 feet; shall not be greater than four times the lot width	*Underlying Zoning Applies	Lot 1 ~ 1,282 feet Lot 2 ~ 634 feet
Lot Size	One (1) acre, at least one (1) acre of which must be buildable	*Underlying Zoning Applies	Lot 1 ~ 9.78 acres Lot 2 ~ 4.66 acres
Front Yard Setback	73 feet from the centerline	75 feet from OHWL	Lot 1 (Principal) ~ 102 feet Lot 1 (Accessory) ~ greater than 158 feet for all structures
Side Yard Setback	10 feet for principal buildings (3 feet for accessory)	75 feet from OHWL	Lot 1 (Principal) ~ 78 feet from the proposed subdivided lot line Lot 1 (Accessory) ~ greater than 43 feet for all structures from the proposed subdivided lot line

Rear Yard Setback	35 feet for principal buildings (3 feet for accessory)	75 feet from OHWL	Lot 1 (Principal) ~ 1,164 feet Lot 1 (Accessory) ~ greater than 1,015 feet for all structures
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Roads, Traffic, and Access

It is anticipated that the proposed development creates no new access points unto a public street. Because of the existing driveway to 7660 250th Steet, and the residence at 7580 250th, no additional driveways should be added. For that reason, and because of the amount of on-site wetlands, Lot 2 would need to utilize the existing driveway from 250th Street. As previously noted, the 2022 recommendation required modification of the access easement to cover the existing driveway location. Unfortunately, the northern property owner did not want to sign the new easement. The result is that the driveway will remain in its current location and will be shared with the northern property owner and the new owner of Lot 2 and the easement will also remain as is. To ensure compliance with Subdivision Ordinance Sec. 32 – 83(12), any planned future addition to the existing driveway cannot cause any access hardships for the property to the north.

Drainage/Natural Resource/Wetlands

Because there is no proposed excavation or disturbance, a NPDES permit is not required. While the site is located within the Comfort Lake Forest Lake Watershed District, a CLFLWD stormwater permit is only required for subdivisions of three or more lots – which this plat is not proposing. The delineated creek on Lot 1 is shown as a stream on CLFLWD maps and the lot split may trigger CLFLWD Rule 4.0 if the creek is classified as a stream by CLFLWD; this should be confirmed. Future development may require an erosion control permit if there is any land disturbance with wetland impacts, or if there is extensive grading, filling, or land alteration on the property. There is no floodplain in the area, so no floodplain permitting is required. Since there is no increase in impervious ground cover, no stormwater plan is required. The delineated creek on Lot 1 is not a Department of Natural Resources Public Waterway, meaning no additional regulations are present.

Any future development that may alter or drain the 4 plus acres of wetland located on the property will require additional permitting and authorization. In addition, no structure shall be erected, reconstructed, altered, or moved nearer than twenty (20) feet from any of the wetland on the property.

For future reference, as a requirement of the Shoreland District Overlay, a grading and filling permit is required for the movement of more than ten (10) cubic yards of materials within the shoreland overlay zones, or for movement of more than fifty (50) cubic yards of materials outside of shoreland overlay zones.

Utilities

Municipal sanitary sewer and watermain services are not currently available on this site, and none are proposed as part of the subdivision. If any future utilities are proposed, a corresponding utility plan would need to be submitted by the applicant.

Park Dedication

Article IV of the Subdivision Ordinance sets forth the park dedication requirements. The policy for minor subdivisions is that when three or fewer lots are being created that the minimum park and trail fees will be collected without the need for the Joint Park Planning Board to meet unless the development is in an area where the City is looking to acquire park land. This policy was reaffirmed at a Joint Park Planning Board held on October 28, 2014.

The area of the proposed subdivision is not an area that the City is looking to acquire land and as such the City will require park and trail dedication funds. The minimum park dedication for the proposed subdivision equals \$1,500.00 plus the minimum trail dedication of \$300.00.

PRELIMINARY AND FINAL PLAT REVIEW STANDARDS

In accordance with Sec. 32 – 42, the following criteria shall be considered during the Plat review application process:

- (a) Consistency with the design standards and other requirement of this ordinance.

This criteria is met as the proposed subdivision meets all zoning and overlay district standards.

- (b) Consistency with the City's Comprehensive Plan, Stormwater Management Plan, and any other development plans officially adopted by the City.

The proposed subdivision aligns with the guidance of the City's Comprehensive Plan for lower-density suburban neighborhood housing.

- (c) The physical characteristics of the site, including but not limited to topography, erosion, flooding potential, development, and major vegetation.

Considering the wetland area located on the property, there is still adequate space for a future residential development without major ecological disturbance. Use of the existing driveway located along the eastern property line will addresses site restrictions for driveway installation.

- (d) The proposed development's fiscal impact and environmental impact.

As proposed, the subdivision will have no negative fiscal or environmental impact.

- (e) Whether the proposed subdivision is in conflict with applicable general and specific plans (e.g. growth management system goals and policies, capital improvement programs, ordinances).

The proposed subdivision is not in conflict with any relevant plans or ordinances.

- (f) Whether the design or improvement of the proposed subdivision is in conflict with applicable development plans.

The proposed subdivision is not in conflict with any applicable development plans.

- (g) That the site is physically suitable for the proposed density of the development.

There is more than the adequate amount of space required for a low-density residential development in Lot 2. This standard is met.

- (h) Whether the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage.

It is not intended that the applicant will be within the wetland area and will meet all shoreland overlay requirements. There should be no substantial environmental damage.

(i) Whether the design of the subdivision or the type of improvements are likely to cause serious public health problems.

The proposal will not cause any serious public health problems.

(j) Whether the design of the subdivision or the type of improvements will conflict with easements of record or of easements established by judgment of a court.

The City is allowing the current driveway easement to remain.

In addition, per Sec. 32 – 51, the Final Plat shall substantially conform to the Preliminary Plat.

This standard is met.

Next Steps

The City Council will review the Planning Commission's Preliminary and Final Plat review at the next regularly scheduled meeting.



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

SUBDIVISION APPLICATION: PRELIMINARY PLAT

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) Noe Mayorga
Address [REDACTED]
City Forest Lake State MN Zip 55025
Phone Number [REDACTED] Email [REDACTED]

Owner(s) - If other than Applicant(s):
Name(s) Edin Mayorga
Address [REDACTED]
City Forest Lake State MN Zip 55025
Phone Number [REDACTED] Email [REDACTED]

☒ Signature of owner(s) [Signature] Date 7/7/25

Legal description of property: Part of W 1/2 - SE 1/4 - SW 1/4 of Section 27, Township 33,
RANGE 21

Property Identification Number: R.21. 10508.00

Present use of property: Residential

Proposed use of property: Residential

Present zoning of property: RR

Total acreage of property: 14.75 acres

Number of proposed lots: 2

Total acreage in wetlands or floodplain: Wetlands 4.43 ac

Acreage of proposed parkland dedication:

☒ 4 full size copies of the proposed preliminary plat

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

☒ 1 electronic version legibly detailing all features

☐ Environmental Assessment Worksheet, if necessary

☐ A copy of proposed protective covenants, if applicable

☐ Grading, drainage and erosion control plans

☒ Septic site evaluation reports - Sketch Plan ✓

☒ 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

Applicant(s) Signature: Noe Mayorga Date 7/7/2025

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.

OFFICE USE ONLY

Application # D-25-004

Date Application Received 7/7/25

Date Complete Application Received 7/8/25

120 Days 11/5/25

Fee: \$450.00 + \$70.00/Lot + Consultant Escrow = \$

Date Paid 7/7/25

By: [Signature]

Official

Check # ✓

Consultant Escrow = \$1,000 without improvements or \$10,000 with improvements + \$500.00/lot for 30+ lots

Revised 12/09/22



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

SUBDIVISION APPLICATION: FINAL PLAT

Applicant(s): Name(s) Noe Mayorga
Address [REDACTED]
City Forest Lake MN State MN Zip 55025
Phone Number [REDACTED] Email [REDACTED]

Owner(s) - if other than Applicant(s):
Name(s) Edin Mayorga
Address [REDACTED]
City Forest Lake State MN Zip 55025
Phone Number [REDACTED] Email [REDACTED]

X Signature of owner(s) [Signature] Date 7/7/25

Legal description of property: Part OF THE W 1/2 - SE 1/4 - SW 1/4 Section 27, Township 33 Range 21

Property Identification Number: R.21.10508.00

Present use of property: Residential

Proposed use of property: Residential

Present zoning of property: RR w/shoreland

Surveyor: Name Kelly Jordan - Wiseth Phone [REDACTED]

Engineer: Name _____ Phone _____

Real Estate Agent: Name _____ Phone _____

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

Total size of property: _____ Total acreage in wetlands or floodplain: _____

Number of proposed lots: _____ Current zoning and use of property: _____

- ☒ 4 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
☒ Legal & Engineering Fees Paid

Applicant(s) Signature: Noe Mayorga Date 7/7/2025
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.

OFFICE USE ONLY

Application # D-25-005

Date Application Received 7/7/25

Date Complete Application Received / /

120 Days / /

By: _____
Official

Fee: \$200.00 + Escrow \$1,000.00

Date Paid / /

Check # _____

Revised 11/15/22

The West Half of the Southeast Quarter and the Southwest Quarter (W 1/2 SE 1/4 SW 1/4) of Section 27, Township 33 North, Range 21 West, Chisago County Minnesota, described as follows: West Half Southeast Quarter Southwest Quarter, Section 27, EXCEPTING a piece of land 2 rods wide and 15 rods long, deeded to Fritz Irelson and described as following: Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter, thence running East along the South line of said Southwest Quarter of Southwest Quarter 15 rods to the West line of Forest Lake Chisago City Road; thence along said West line of said road 2 rods; thence West 15 rods to the West line of said Southeast Quarter Southwest Quarter; thence South along said West line 2 rods to the place of beginning; and EXCEPTING: Commencing at the Northeast corner of the West Half of Southeast Quarter of Southwest Quarter of Section 27, Township 33 North, Range 21 West of the 4th Principal Meridian running West along the North line of said West Half Southeast Quarter Southwest Quarter 325 feet; thence South and parallel to the East line of the said West Half Southeast Quarter Southwest Quarter 658 feet; thence East and parallel with the North line of said West Half Southeast Quarter Southwest Quarter 10 rods to the East line of said West Half Southeast Quarter Southwest Quarter 658 feet, more or less, to the place of beginning; also a right of way 10 feet wide along the East line of said West Half of Southeast Quarter of Southwest Quarter of Section 27, Township 33 North, Range 21 West, running from the hereinbefore deeded tract to the South line of said West Half of Southeast Quarter of Southwest Quarter of Section 27.

Chisago County, Minnesota.

South Quarter corner of
Sec. 27, Twp. 33, Rng. 21
A Found CIM

1. Orientation of this bearing system is based on the Chisago County Coordinate System NAD83 (1996 adj.)
2. Vertical Control: MNDOT "1308 B" Elev. = 912.06 NAVD88
Contours shown are LIDAR derived on the NAVD88 datum provided by MnDNR.
3. The property address is 7580 250th St., Wyoming, MN 55092
PID No. 21.10508.00
4. Existing driveway is not located within written easement description. We recommend amending the driveway easement description to follow the traveled driveway.
5. The future building pad for Lot 2 will be located within the test area and must meet all current building criteria at the time of construction. The lowest floor elevation must be atleast 2 feet above the Ordinary High Water elevation for the adjoining wetlands.
6. The subject property is within the Comfort Lake/Forest Lake Watershed District.
7. The subject property lies within Zone X, areas determined to be outside the 0.2% annual chance floodplain per FIRM Map No. 27025C0375D, effective April 17, 2012.
8. Gopher State One-Call, Ticket No. 222170744, dated 08/05/2022. A Gopher State One Call (GSOC) request was placed on 08/05/2022 for utility locates on this site. The underground utility locations, shown hereon, if any, are approximate and are based upon locates from those utility providers that actually performed a locate as a result of this request. The surveyor has not physically located the underground utilities. Pursuant to MS 216.0 contact Gopher State One Call at (651-454-0002) prior to any excavation.

JACOBSON ENVIRONMENTAL, PLLC
5821 HUMBOLDT AVE. N.
BROOKLYN CENTER, MN 55430
(612)-802-6619
ACCUMULATIVE AREA OF WETLANDS:
195,395 SQ. FT. OR 4.49 ACRES
WETLAND CLASSIFICATION: MANAGE 3 B
JACOBSON ENVIRONMENTAL, PLLC

SOIL TESTING
JOSH PUTT LIC #L4063
PO BOX 45
SHAHER, MN 55074
(651) 900-1567

JOSH PUTT LIC #L4063
PO BOX 45
SHAHER, MN 55074
(651) 900-1567

OWNER & DEVELOPER

NOE MAYORGA
REPRESENTATIVE LUIS REYES
7580 250TH ST.
WYOMING, MN 55092
(651) 410-3107 (LUIS)

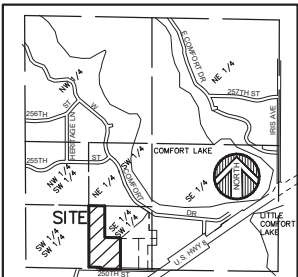
WIDSETH
5368 266TH ST.
WYOMING, MN 55092
(651)464-3130

	ZONING: RURAL RESIDENTIAL 1 WITH SHORELAND OVERLAY
MINIMUM REQUIREMENTS:	
MINIMUM LOT SIZE:	1 ACRE
MINIMUM BUILDABLE AREA:	1 ACRE
MINIMUM LOT WIDTH:	200 FT.
MINIMUM LOT DEPTH:	200 FT.
MINIMUM BUILDING SETBACKS:	
CENTERLINE OF TOWNSHIP ROAD:	73 FT.
SIDE YARD:	10 FT.
REAR YARD:	35 FT.
WETLAND:	20 FT.
WETLAND BUFFER:	25 FT.

	PROPERTY LINE
DRIVEWAY:	5 FT.
SEPTIC TANK:	10 FT.
SEPTIC DRAINFIELD:	10 FT.

	BUILDING	WELL
SEPTIC TANK	10 FT.	50 FT.
SEPTIC DRAINFIELD	20 FT.	50 FT.
BUILDING	NA	3 FT. TO BUILDING OVERHANG

1"=2000

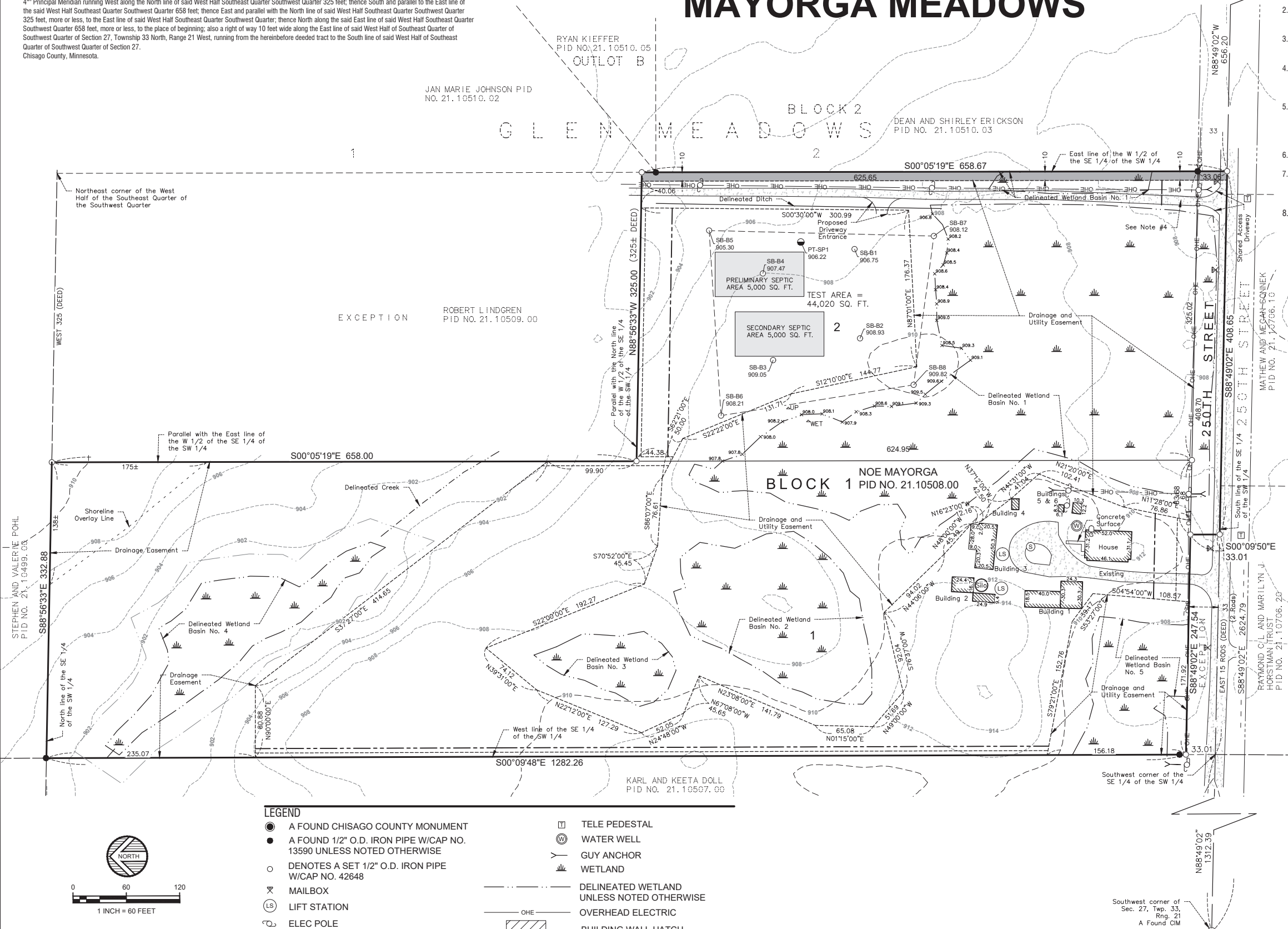


SEC. 27, T33, R21
CITY OF WYOMING
CHISAGO COUNTY, MINNESOTA

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WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

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- A FOUND CHISAGO COUNTY MONUMENT
- A FOUND 1/2" O.D. IRON PIPE W/CAP NO. 13590 UNLESS NOTED OTHERWISE
- DENOTES A SET 1/2" O.D. IRON PIPE W/CAP NO. 42648
- ✕ MAILBOX
- Ⓛ LS LIFT STATION
- ⌋ ELEC POLE
- ⌋ GAS METER

- | | |
|---|--|
|  | TELE PEDESTAL |
|  | WATER WELL |
|  | GUY ANCHOR |
|  | WETLAND |
|  | DELINEATED WETLAND
UNLESS NOTED OTHERWISE |
|  | OVERHEAD ELECTRIC |
|  | BUILDING WALL HATCH |
|  | GRAVEL SURFACE |
|  | 10 FT. WIDE ACCESS PER
WARRANTY DOC. NO. A-651049 |

DATE:	October 2022	DATE	AMENDMENTS	BY	PREPARED FOR: NOE MAYORGA I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
SCALE:	AS SHOWN				
DRAWN BY:	JMM				
CHECKED BY:	KLJ				
FILE NUMBER:	2022-11276				Kelly L. Jordan DATE: 10/17/2022 LIC. NO. 42648

MAYORGA MEADOWS

KNOW ALL PERSONS BY THESE PRESENTS: That Noe Mayorga, a single person and Edin Mayorga Ohajaca, a single person, as joint tenants, owners of the following described property:

The West Half of the Southeast Quarter of the Southwest Quarter (W 1/2 SE 1/4 SW 1/4) of Section 27, Township 33 North, Range 21 West, Chisago County Minnesota, described as follows: West Half Southeast Quarter Southwest Quarter, Section 27, EXCEPTING a piece of land 2 rods wide and 15 rods long, deeded to Fritof Isrealson and described as following: Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter; thence running East along the South line of said Southeast Quarter of Southwest Quarter 15 rods to the West line of Forest Lake Chisago City Road; thence along the said West line of said road 2 rods; thence West 15 rods to the West line of said Southeast Quarter Southwest Quarter; thence South along said West line 2 rods to the place of beginning; and EXCEPTING: Commencing at the Northeast corner of the West Half of Southeast Quarter of Southwest Quarter of Section 27, Township 33 North, Range 21 West of the 4th Principal Meridian running West along the North line of said West Half Southeast Quarter Southwest Quarter 325 feet; thence South and parallel to the East line of the said West Half Southeast Quarter Southwest Quarter 658 feet; thence East and parallel with the North line of said West Half Southeast Quarter Southwest Quarter 325 feet, more or less, to the East line of said West Half Southeast Quarter Southwest Quarter; thence North along the said East line of said West Half Southeast Quarter Southwest Quarter 658 feet, more or less, to the place of beginning; also a right of way 10 feet wide along the East line of said West Half of Southeast Quarter of Southwest Quarter of Section 27, Township 33 North, Range 21 West, running from the hereinbefore deeded tract to the South line of said West Half of Southeast Quarter of Southwest Quarter of Section 27.

Chisago County, Minnesota.

Have caused the same to be surveyed and platted as MAYORGA MEADOWS, and do hereby denote 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 only.

In witness whereof said Noe Mayorga, a single person and Edin Mayorga Ohajaca, a single person, have hereonto set their hands this ____ day of ____, 20 ____.

Noe Mayorga

Edin Mayorga Ohajaca

STATE OF MINNESOTA
COUNTY OF _____
This foregoing instrument by Noe Mayorga, a single person and Edin Mayorga Ohajaca, a single person, was acknowledged before me this ____ day of ____, 20 ____.

Notary Public, Minnesota
My Commission Expires 1/31/20 ____

I hereby certify that I have surveyed and platted or directly supervised the surveying and platting of the land described on this plat; this plat is a correct representation of the boundary survey; all mathematical data and labels are correctly designated on the plat; all monuments depicted on the plat have been correctly set; all water boundaries and wet lands as of this date are shown and labeled; and all public ways are shown and labeled.

Dated this ____ day of ____, 20 ____.

Kelly L. Jordan, Licensed Land Surveyor
Minnesota License No. 42648

STATE OF MINNESOTA
COUNTY OF CHISAGO
The foregoing Surveyor's Certificate by Kelly L. Jordan, Minnesota License No. 42648, was acknowledged before me, this ____ day of ____, 20 ____.

Notary Public, Minnesota
My Commission Expires 1/31/20 ____

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 505.021, Minnesota Statutes this ____ day of

____, 20 ____.

Chisago County Surveyor

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

Chisago County Auditor

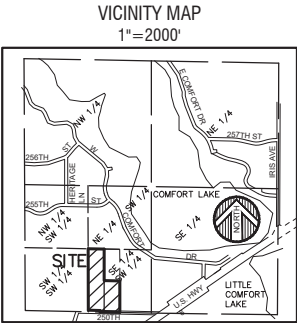
I hereby certify that the taxes for the year 20 ____ on the property described herein are paid this ____ day of ____, 20 ____.

Chisago County Treasurer

Document No. _____

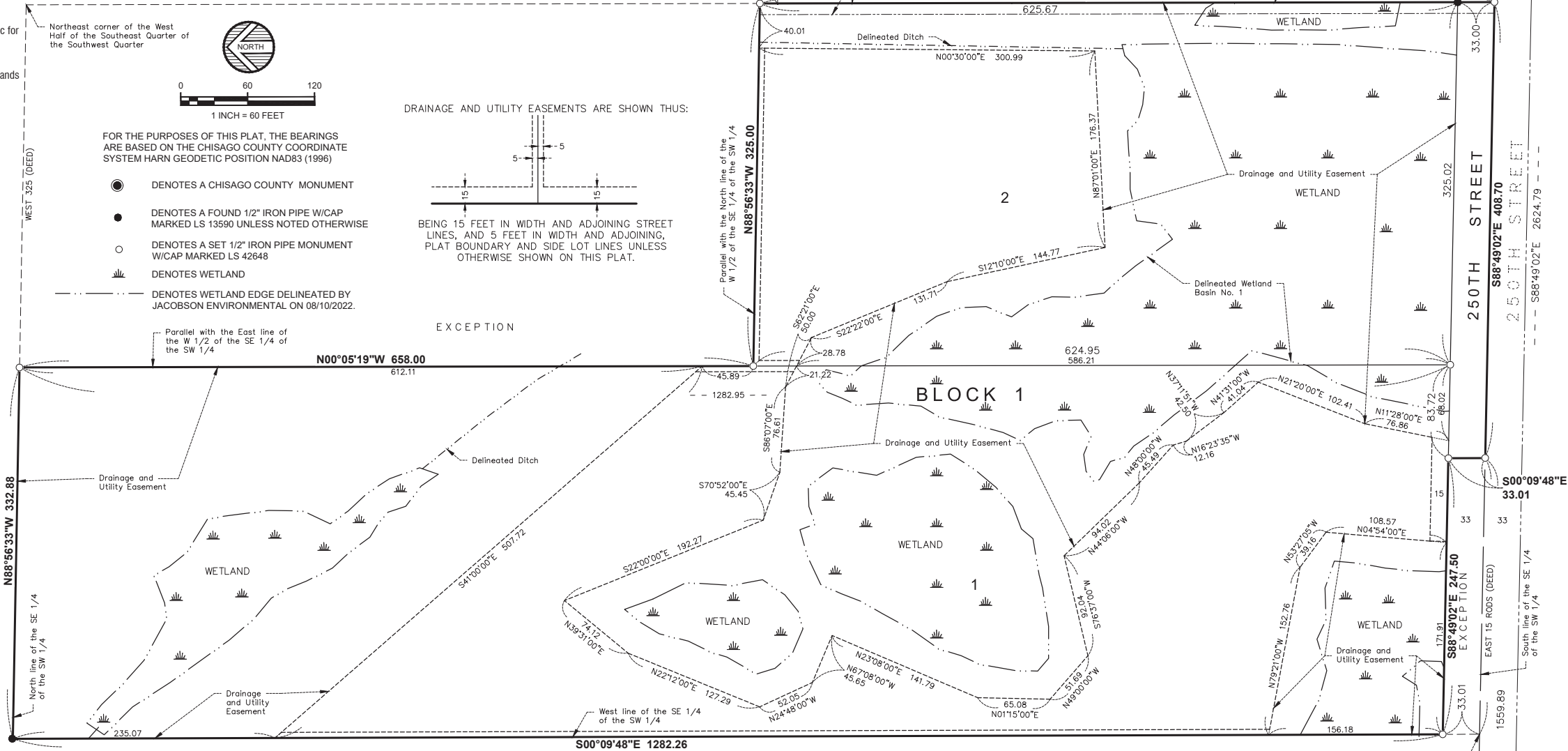
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this ____ day of ____, 20 ____, at ____ o'clock ____ M., and was duly recorded in the Chisago County Records.

Chisago County Recorder



SEC. 27, T33, R21
CITY OF WYOMING
CHISAGO COUNTY, MINNESOTA

South Quarter corner of
Sec. 27, Twp. 33, Rng. 21
A Found CIM



Southwest corner of the
SE 1/4 of the SW 1/4

Southwest corner of Sec.
27, Twp. 33, Rng. 21
A Found CIM

CITY OF WYOMING PLANNING AND ZONING

TO:	Planning Commission
DATE:	August 7, 2025
MEETING DATE:	August 12, 2025
FROM:	Kim Lindquist, City Planner
	Fred Weck
RE:	PUD Amendment
OWNER:	Summer Field LLC
APPLICANT	Centra Homes
PROPERTY:	Sumer Field 4TH Addition
FILE NOS.:	C-25-004

OVERVIEW

Centra Homes, the future owner of the remaining development of Summer Fields, is requesting a modification to the existing PUD to allow reduced lot widths for the remaining lots. The proposal is to reduce the lot widths to 65' with 5' side yard setbacks, for a total of 10' between houses. The change in lot width will increase the total lots from 51 to 60. Because the property was approved as a PUD, changes to the PUD require an amendment, which prompts review of a CUP for the PUD. Further, the western portion of the project is within the Shoreland Overlay District and therefore a Conditional Use Permit is required for approval of the amendment to the 2020 PUD (Resolution No 20-12-115).



One area of change since the recent approvals is the extension of 258th Street to link up with the existing gravel roadway, also 258th, which provides access to several rural residential lots north of the plat. This change, from a cul-de-sac to a road extension, is also one reason more lots are provided in the current plan. The roadway will be paved throughout the new urbanized development and then will transition to gravel, generally consistent with the current rural gravel road in the north. The applicant has also shown the extension of a roadway and utilities to the undeveloped property to the west known as the “Delmonico Property” as previously required as the property is located in the MUSA.

STAFF RECOMMENDATION

Based on staff's analysis of the request and the goals and objectives of the City of Wyoming, staff recommends approval of an amended Conditional Use Permit for a Planned Unit Development amendment in the Shoreland District to amend the lot widths for the Summer Field PUD to 65' subject to the following:

1. The side yard setbacks shall be 5' and 15' for side yard corner lots.
2. There shall be no construction within the standard drainage and utility easements regardless of the building pads shown on the plans.
3. Public utilities located along lot lines require greater easements and therefore greater side yard setbacks. All parcels that contain public utilities will provide expanded side yard easements and setbacks as required by the City Engineer.
4. The final setbacks and easements for each lot must be approved by the City staff.
5. The applicant shall install a 258th Avenue paved to City design standards up to the property line of the plat. The applicant shall install a gravel roadway from the property line to link with the existing gravel section of 258th Street. The roadway shall be within designated right of way or easement and shall not intrude into the adjoining wetland and shall be 24' in width.
6. The applicant is still responsible for the construction of the lift station and backup generator (Lift Station 9) necessary to serve the remaining developable area and as outlined in previous plan approvals. Plans will be provided to the applicant to bid with their project.
7. All other conditions of the Conditional Use Permit for the PUD Resolution No 20-12-115 remain unchanged.

BACKGROUND

In January 2020, the City reviewed and approved a sketch plan for the Subdivision. On January 14, the Joint Park Planning Commission met to discuss the development and agreed to cash in lieu of land dedication. Also, during January, a wetland delineation was completed that identified 7 wetlands within the project area. In September 2020, WSB finalized an Environmental Assessment Worksheet (EAW) for the Subdivision. The EAW determined that the proposed project "does not have the potential for significant environmental effects." Conclusions from EAW also found that the project does not have the potential for significant environmental effects to trigger the need for an Environmental Impact Statement (EIS).

On October 20, 2020, a preliminary plat and request for rezoning parcels containing the Subdivision from R1 – Rural Residential I to R4 – One and Two Family were reviewed and approved by the City Council with recommended conditions from staff. In November 2020, the City approved a Conditional Use Permit for a Planned Unit Development that applied to the entire development. The applicant also received final plat approval for a 19-lot subdivision, which formed the first phase of Summer Fields.

The project has been approved for three phases of construction with the final 3rd Addition plat being located on the north section of Euclid Avenue. In 2024, the property owner requested modifications to the side yard setbacks, changing them from 7.5' to 5'. The reason given for the change is the additional room to provide for a 3rd stall garage. The amendment was granted.

STAFF REVIEW

The applicant is requesting approvals to permit reduction in lot width to 65' while keeping the 5' side yard setbacks approved in 2024. As noted above, the reason for the initial reduction in side yard setbacks was to allow 3-stall garages. The applicants' submitted house plans illustrate the ability to provide a 3rd stall, some within the design of the structure and others as a construction option. The applicant indicated that the housing styles are approximately 50' wide, including garages for the two designs submitted, the Ivy and Maple. The reduction of lot width is similar to the conversation about side yard setback reductions; people don't spend a lot of time in their side yards, and with housing costs continuing to go up, some savings could be realized. In this instance, the future developer has housing styles which vary from the initial plans. These plans are reasonable and can fit into reduced width lots. The applicant should be aware that the City does not intend to provide any variances for any of the lot development.

Because the requested action is only for an amendment to the PUD, platting for the area would still come before the City. Often public and private utilities are located within side yards, particularly along shared lot lines. Therefore, appropriate easements and setbacks are required; typically, the standard 5' side yard easements, for a total of ten feet is enough for private utility construction and provision of any necessary swales for drainage purposes. This means the entire setback will be covered by easement. At the time of platting, staff will conduct a final check on the needed utility easements, which in some cases may result in some lots having larger side yard easements, and setbacks, than 5'.

During the initial review, staff noted that there were only minor changes to grading plans. Therefore, no significant changes to site grades or drainage plans from that initially approved in 2020 and 2024 are anticipated.

CUP STANDARDS

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. Granting of a Conditional Use Permit is required for approval of PUD and a PUD in the Shoreland area. These standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.
Residential development is consistent with the Comprehensive Plan and the approved PUD. 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.
The current request increase the number of lots slightly, by nine additional lots. It is not expected that the unit increase will create an excessive demand on existing parks, schools, street and other public facilities. 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.

The request does not impact the distance or screening previously anticipated with the 2020 approvals. The standard has been met.

4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.

The request results in a total of nine additional lots spaced throughout the remainder of the project and should not have an adverse impact on any 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.

The use is consistent with the Comprehensive Plan and new housing is desired within the community. 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.

The property will continue to be used for residential purposes. 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.

The request will not significantly alter the anticipated traffic generation of the approved subdivision. 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.

N/A

10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.

The amendment to the PUD through the CUP process should not be detrimental to the public health, safety, or general welfare of the community.

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.

N/A

12. The use will preserve and incorporate the site's important natural and scenic features into the development design.

The request does not alter the proposal enough to impact any natural or scenic features as compared to the current approval.

13. The use will cause minimal adverse environmental effects.

The proposed change will not create any adverse environmental effects. This standard has been met.

Next Steps

The City Council will review the Planning Commission's recommendation at the next regularly scheduled meeting.



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

LAND USE APPLICATION: CONDITIONAL & INTERIM USE PERMIT

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: South of 258th St and west of Kettle River Road

Applicant(s): Name(s) Centra North LLC

Address [REDACTED]

City Minneapolis

State MN

Zip 55433

Phone Number [REDACTED]

Email [REDACTED]

Owner(s) - If other than Applicant(s):

Name(s) Summer Field LLC

Address [REDACTED]

City [REDACTED]

State MN

Zip 55013

Phone Number [REDACTED]

Email [REDACTED]

Owner(s) Signature(s) _____

Date _____

Legal description of property: Outlot A Summer Field 1st Addition

Property Identification Number: R.21. 10582.50

Present Zoning: R4

Present use of property: One home on the entire property, the remainder is vacant.

Proposed use of property: Residential

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:

A detailed site plan showing the following information from Sec. 40 - 111, A-K also including:

- 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 & 25 of the Zoning Ordinance. It 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 and 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

Applicant(s) Signature(s) [Signature]

Date 7/16/2025

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, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

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

OFFICE USE ONLY

Date Complete Application Received 7/21/25

Application # [REDACTED]

60 Days 9/19/25

Date Application Received 7/21/25

By: [Signature]

Official

Fee: **\$220.00 + Escrow**

Date Paid 7/21/25

Check # 5221

Escrow - Commercial is \$1,000.00 & Residential is \$750.00

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Centra North LLC

Address: 11460 Robinson Dr NW Minneapolis, MN 55433

Type of Business: Land Developer and Home Building

Business name: Centra Homes, 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 ☐ No Explain: A detailed answer has been provided in the Letter dated 7/19/2025 to the City Staff
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?
☐ Yes ☒ No Explain: A detailed answer has been provided in the Letter dated 7/19/2025 to the City Staff
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 ☐ No Explain: A detailed answer has been provided in the Letter dated 7/19/2025 to the City Staff
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☒ Yes ☐ No Explain: A detailed answer has been provided in the Letter dated 7/19/2025 to the City Staff
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☒ Yes ☐ No Explain: A detailed answer has been provided in the Letter dated 7/19/2025 to the City Staff
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☒ Yes ☐ No Explain: A detailed answer has been provided in the Letter dated 7/19/2025 to the City Staff
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 ☐ No Explain: A detailed answer has been provided in the Letter dated 7/19/2025 to the City Staff
8. Will the proposed use generate only minimal vehicular traffic on local streets?
☒ Yes ☐ No Explain: A detailed answer has been provided in the Letter dated 7/19/2025 to the City Staff
9. Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: A detailed answer has been provided in the Letter dated 7/19/2025 to the City Staff
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?
☐ Yes ☒ No Explain: _____
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: A detailed answer has been provided in the Letter dated 7/19/2025 to the City Staff
12. Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?
☐ Yes ☒ No Explain: A detailed answer has been provided in the Letter dated 7/19/2025 to the City Staff
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☒ Yes ☐ No Explain: A detailed answer has been provided in the Letter dated 7/19/2025 to the City Staff
14. Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: A detailed answer has been provided in the Letter dated 7/19/2025 to the City Staff

Application # _____

Revised 01/24/23



July 18, 2025

Fred Weck
Zoning Administrator
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

RE: Conditional Use Permit #2, Summer Field

Dear Mr Weck,

We are pleased to submit this application requesting Amendment #2 to the Conditional Use Permit for Summer Field, specifically proposing an update to the lot layout and density of the undeveloped portion of the subdivision. Centra is excited to work with the City as we prepare the site for development work and home construction.

The first and second additions of Summer Field have previously been started and built by others. This Amendment #2 is requesting a slight change to the undeveloped portion of Summer Field that was previously approved.

This Amendment #2 has increased the lot count of the undeveloped land from 52 lots (as approved in the original Preliminary Plat) to 60 lots.

This project and requested Conditional Use Permit Worksheet questions are described in more in this letter.

Lot Sizes and Width

The primary requested change in this Conditional Use Permit is focused on Lot Widths. We are requesting a minimum width of 65' wide with 5' side yard setbacks and 135' deep with 25' front and 35' rear setbacks.

This request for lot width changes will continue to allow a quality house product - see next section - and provide the opportunity to gain economic efficiencies at this site and hit housing price points that are in demand within the City of Wyoming.

With these changes the minimum lots size is 8,316 sf, the maximum lot is 16,453 sf and the average lot is 9,992 sf. These numbers exclude one large lot on which the existing house will stay.

Floorplans & Architecture

We are proposing a variety of houses with multiple elevations and interior options. Our smallest home is a 1,092 square foot, 2 bed, 1 bath home with a 2 car garage and full unfinished basement. This home is focused on providing an affordable entry point into homeownership, we expect that this home will always be built with the 3 Car Garage option selected and that a future homeowner will finish the basement to get an almost 2,000 sf 4 bedroom, 2 bath home. We will also offer a 3 Car, 3 bed, 2 bath home with over 1,300 sf on the upper level; this home will also have an unfinished basement for the potential of a 2,400 sf 5 bed, 3 bath home. Sample floorplans, elevation and color options are included in Exhibit A.

All of the floorplans have multiple elevations and exterior color options to provide variety and character to the neighborhood.

Building and streetscape design and scaling are an integral part of community planning. Varied articulation along the building façades breaks up the streetscape and landscaping softens the hard edges of buildings and paved surfaces, all while providing shade to reduce heat island effect. Thus, Centra incorporates decorative elements on our home facades and has integrated landscaping throughout the community. Centra's homes feature multiple decorative elements on each front elevation such as window grids, bay windows or bump outs, dormers, ornamental shutters, decorative brackets and eave returns, and color or texture changes.

All front and rear yards of the homesites will incorporate turf, with two front yard trees. All ponding areas will be planted with the appropriate seed mixes ensuring vegetation and erosion control.

Homeowners Association

There is an existing Homeowners Association in the original phase of Summer Field. We are proposing to join the existing HOA and continue the required maintenance of open space, ponding and storm water that is proposed in the original approvals of Summer Field.

We are coordinating with the existing HOA Board to formalize the integration of the new homes into the Association. Maintenance of common areas, ponding, and stormwater management will continue in accordance with the original approvals for Summer Field.

Open Space

There is a large wetland complex in the center of this site. This wetland complex includes wetlands and some rare plants. This plan proposes to avoid all wetlands and preserve these rare plants. Many of the homes will take advantage of the open views of this wetland area by having homes back up to the wetland area.

This area will be owned by the Homeowners Association and not the individual home buyers. In addition wetland signs will be installed at the property edges to highlight the protective nature of the wetlands.

Location & Vehicular Access

Summer Field is located off of Kettle River Blvd and south of Summer Field 1st Addition. The primary access to this neighborhood will be at the new road connection of 255th Street and Kettle River Boulevard and a secondary access at Euclid Avenue. A southbound right hand turn lane is proposed as part of this application/amendment.

The northern connection to Summer Field is proposed to be at 258th Street. 258th Street is currently a dirt/gravel road from the Sunrise Meadows West plat (roughly the back corner of 25824 Edison Avenue) to the driveway of 4646 258th Street - a length of roughly 980 feet. Then 258th Street becomes what appears to be a 'private driveway' from the edge of the driveway of 4646 258th Street to the edge of the proposed plat of Summer Field - a length of roughly 180 feet. We are proposing to end the curb, gutter, pavement and associated utilities at the edge of the plat and then improve this 180 foot private driveway to become a gravel road similar to the remainder of 258th Street. Limiting improvements to gravel at the 180' section of 258th Street will maintain emergency access while discouraging through traffic, preserving neighborhood character and minimizing disruption to adjacent properties. If the neighbors and City would like to leave this 180' driveway section as-is to reduce the potential use of this section as a neighborhood access, we are open to that option as well.

Development & Construction Schedule

We are striving to get a phase of development completed in 2025. The schedule is very tight and we are working closely with City Staff to be able to start a few homes in 2025.

The questions that are part of the Conditional Use Permit Worksheet are answered with additional detail in Exhibit B to this letter.

This proposed Amendment represents a modest, thoughtful evolution of the previously approved plan. It balances the City's goals for housing affordability, neighborhood character, environmental stewardship, and infrastructure efficiency. We respectfully request the Planning Commission and City Council support this Amendment and look forward to bringing this new phase of Summer Field to life.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "David Pattberg", with a long horizontal flourish extending to the right.

David Pattberg
Land Manager
Centra Homes LLC
(dba Centra North LLC)

Exhibit A

Split-Level Home

The IVY

2 – 4 Beds | 1– 2 Baths | 2– 3 Garage Bays | 1092 – 1980 fsf



Elevation A



Elevation B



Elevation C

FEATURES

Covered Entry (*per plan*)

Kitchen Center Island

Walkout Lower Level
(*per plan*)

Stone Accents Across
Front of Home

Third Garage Bay
(*shown; per plan*)

Lots of Room for Future
Expansion, including a
Spacious Family Room
and Two Additional
Bedrooms

CENTRA HOMES LLC

CentraHomes.com

The IVY

2 - 4 Beds | 1 - 2 Baths | 2 - 3 Garage Bays | 1092 - 1980 fsf



CENTRA HOMES LLC

CentraHomes.com

Split-Level Home

The MAPLE

3 – 5 Beds | 2 – 3 Baths | 3 Garage Bays | 1,345 – 2,404 fsf



Elevation A (1350 - 2404 fsf)



Elevation B (1345 - 2399 fsf)



Elevation D (1345 - 2399 fsf)

FEATURES

- Covered Entry
- Kitchen Island
- Vaulted Ceiling in Great Room
- Primary Suite with Walk-in Closet
- Walk-in Closet in All Main Level Bedrooms
- Three-Bay Garage

CENTRA HOMES LLC

CentraHomes.com

The MAPLE

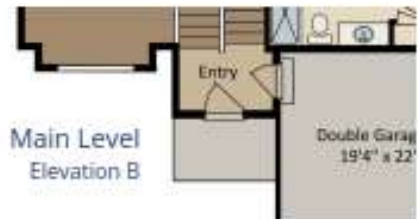
Main Level
Elevation A



Unfinished Lower Level



Main Level
Elevation B



Main Level
Elevation D



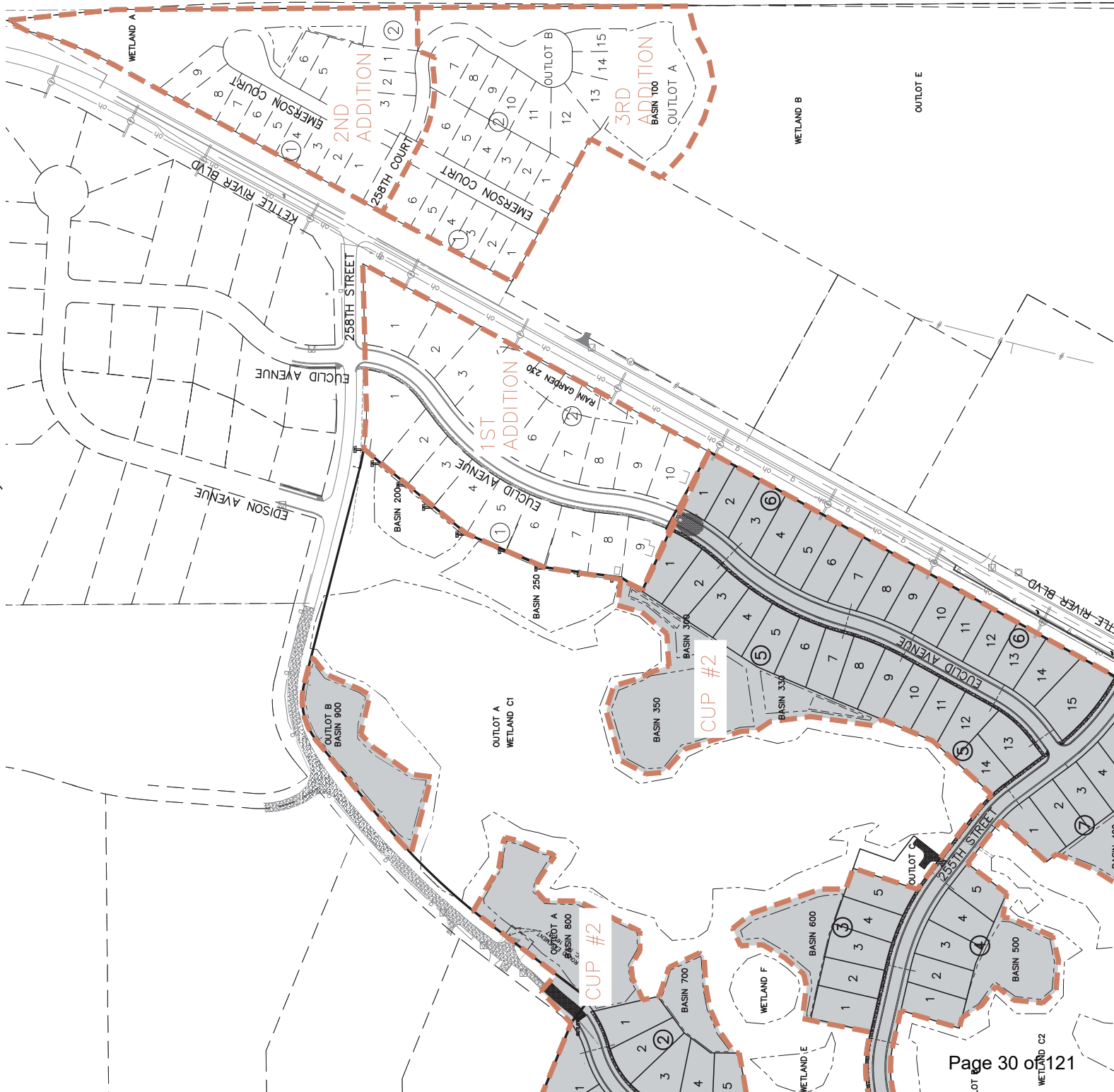
Exhibit B

Conditional Use Worksheet Questions and Explanations

The following responses are provided to address the City's Conditional Use Permit evaluation criteria and demonstrate how this application meets or exceeds the standards for approval.

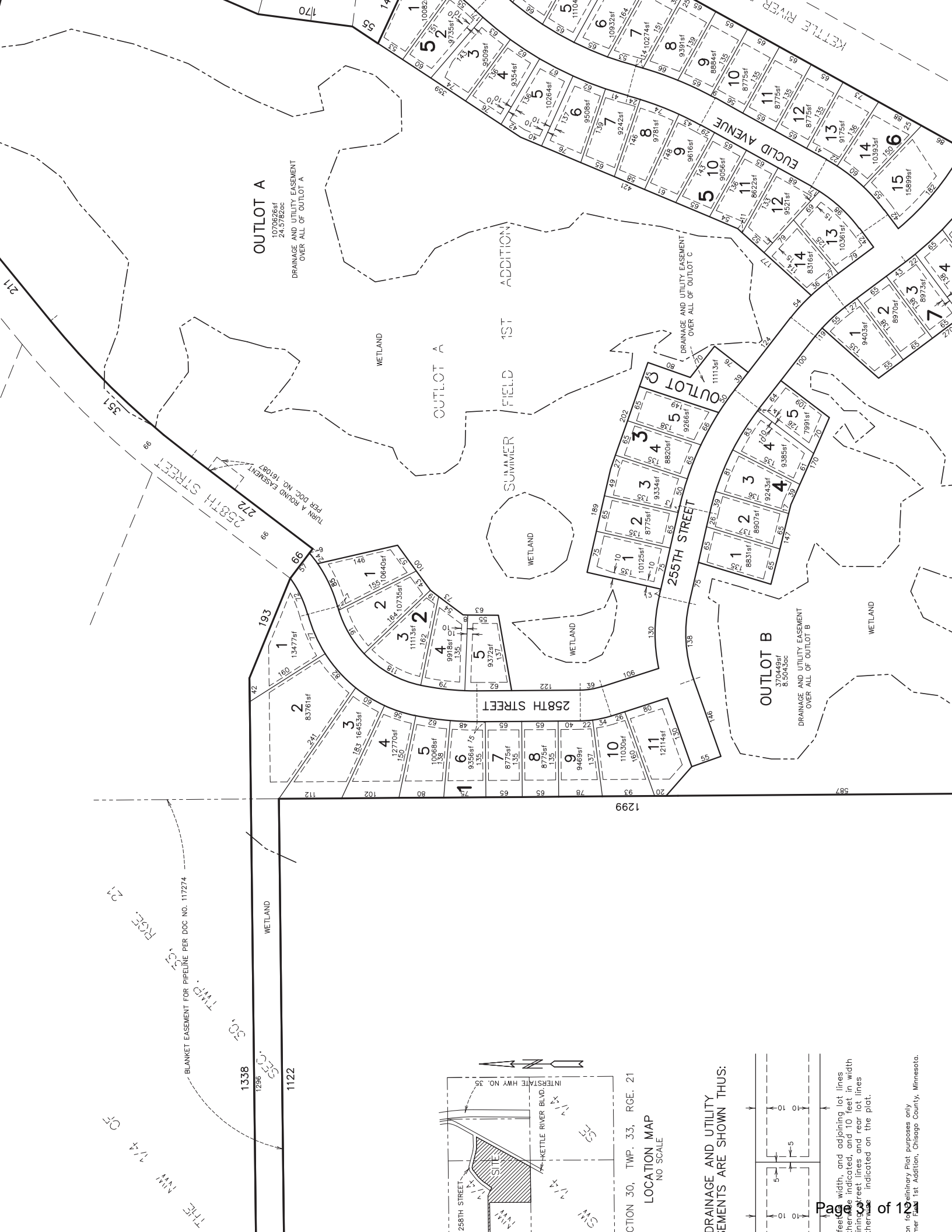
1. **Yes**, the proposed use is in conformity with the Comprehensive Plan and development policy by:
 - a. Utilizing land efficiently by allowing additional density for a more intensive use of the single family land and providing a broader mix of residential housing - since 65' wide lots are not found in the City at this point.
 - b. Expanding the municipal utilities to this area in a staged and efficient manner and removing one private wastewater system.
 - c. Diversity Housing Options by creating a slightly smaller lot than the traditional single family lots and building a smaller home that will hit a price point for new construction that is not available in the City at this time.
 - d. Protect the Natural Environment by preserving the wetland on the property and making it a central feature of the neighborhood. In addition the site has 4 rare plant species as defined by the MN Department of Natural Resources. An onsite inspection of these plants has been completed and this proposal preserves all locations of these identified rare plants.
 - e. Pursue a Thriving Local Economy by increasing the property tax base and thus tax revenue for the City, School District, County and State.
2. **No**, this proposed will not create an excess demand on parks, schools, streets and other public facilities
 - a. While additional housing units may incrementally increase the demand on public infrastructure, the improvements proposed—including the new turn lane and staged utility expansion—ensure the development does not place an excess burden on parks, schools, or streets.
 - b. The connection to Kettle River Blvd will included a dedicated turnlane which will minimize the impact on the streets
3. **Yes**, the proposed use will be sufficiently compatible with the adjacent development and thus not decrease the value of the surrounding property. It will also not deter the development of the nearby vacant land.
 - a. The surrounding land is street, residential (city services) or large lots that have the potential to be developed in the future
 - b. This proposed use will extend sewer and water to the adjacent parcels as well as install a sanitary sewer lift station designed to be deep enough to serve future parcels
 - c. This proposed use also provides the privacy of the adjacent parcels if the owners are not ready to develop
4. **Yes**, the proposed structure(s) and use will **not** have an adverse impact on adjacent properties.

- a. The proposed homes will match the existing homes in Summer Field
- b. The existing parcel to the south has an existing natural buffering of trees for the first lot in the proposed plan and then physical separation of either wetlands or ponding for the future lots.
- c. The existing parcel to the west is vacant
- d. The properties at the end of 258th St even though will technically be 'connected' to this proposed use will only be connected by a 'gravel drive' and we don't expect traffic to travel across this connection
- 5. **Yes**, the proposed use will be related to the overall needs of the City and existing land use.
 - a. As discussed in the Comprehensive Plan, this use will provide a housing option that is not found in the City at this time.
- 6. **Yes**, the proposed use will be consistent with the purpose of the Zoning Ordinance and other City Ordinances.
 - a. The Zoning Ordinance is for residential use and this will continue to be residential use
- 7. **Yes**, the proposed use is located, designed, maintained and operated to be compatible with the existing or intended character of the district.
- 8. **Yes**, the proposed use will generate only minimal traffic on the local streets.
 - a. New housing does generate some additional traffic and the proposed project will be bringing a turn lane to increase the safety and traffic flow in the area.
- 9. **No**, the proposed use will not create traffic hazards or unsafe access to parking needs.
 - a. The proposed turn lane will reduce traffic hazards and provide smoother traffic flow along Kettle River Blvd
 - b. In addition, the attached garages and length and width of the driveways will allow multiple vehicles to park in the garage and on the driveways. Finally the width of the lots will allow spacing for on-street parking for larger gatherings
- 10. **No**, the existing businesses nearby will not be adversely affected by the proposed use.
 - a. We were not able to identify any nearby businesses that would be negatively affected.
- 11. **No**, the proposed use will not be detrimental to public health, safety or general welfare.
- 12. **No**, the proposed use will not be hazardous, detrimental or disturbing to the present and potential surrounding land uses due to water pollution, odor, fumes and/or general unsightliness.
- 13. **Yes**, the proposed use will preserve or incorporate the site's important natural and scenic features by:
 - a. Preserving and maintaining the central wetland feature that is central the property.
 - b. All rare plants that are found on the property have been identified and will be protected in a similar fashion as the wetlands.
- 14. **No**, the proposed use will not cause adverse environmental effects.
 - a. The stormwater will be 'rate controlled' and cleaned through the use of wetland buffers, natural plantings and engineered ponding to reduce any adverse stormwater runoff.



SHEET INDEX

- 0.1 COVER SHEET
- 0.2 LEGEND SHEET
- 1.1 EXISTING CONDITIONS
- 2.1 PRELIMINARY PLAT
- 3.1-3.2 SITE PLAN
- 4.1-4.4 GRADING PLAN
- 5.1 EROSION CONTROL
- 6.1 SEEDING PLAN
- 7.1 WETLAND BUFFER
- 8.1 SANITARY SEWER & STORM SEWER CONNECTION
- 9.1-9.2 TURN LANE PLAN
- 10.1 TURN LANE PLAN
- 11.1-11.9 DETAILS



RESERVED FOR RECORDING DATA

RESOLUTION NO. 20-12-115

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A PLANNED UNIT
DEVELOPMENT IN THE SHORELAND DISTRICT
AT
PROPERTY IDENTIFICATION NUMBERS 21.10582.05 & 21.10582.10**

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, Moxness Development Group has applied for a Conditional Use Permit to allow the creation of a residential Planned Unit Development consisting of single family dwellings and detached townhomes on property legally described as:

That part of the Northwest Quarter of the Northwest Quarter, East Half of the Northwest Quarter and West Half of the Northeast Quarter, all of Section 30, Township 33 North, Range 21 West, Chisago County, Minnesota, described as follows:

Commencing at the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 30; thence North 86 degrees 11 minutes 07 seconds East, assumed bearing along the South line of said Northeast Quarter of the Northwest Quarter, 454.84 feet to the center line of the easement described in Document Number 161087 in the Chisago County Recorder's Office; thence South 34 degrees 04 minutes 02 seconds West, along said center line, to the point of beginning of the parcel to be described at a point distant 8.84 feet Northeasterly of the point of beginning of said center line; thence return Northeasterly and Easterly, along said center line, 1240 feet, more or less, to the West line of the Northwest Quarter of the Northeast Quarter of said Section 30; thence Northerly, along said West line, 760 feet, more or less, to the North line of said Northwest Quarter of the Northeast Quarter; thence Easterly, along said North line, 360 feet to a point hereinafter known as "Point A"; thence continuing Easterly, along said North line, to the Westerly right-of-way line of Kettle River Boulevard (also known as Service Drive B of

Interstate Highway No. 35); thence Southerly, along said Westerly right-of-way line, to the South line of the North 66 feet of said Northwest Quarter of the Northeast Quarter; thence Westerly, along said South line, to a line drawn Southerly, perpendicular to the North line of said Northwest Quarter of the Northeast Quarter, from said "Point A"; thence Southerly, along said perpendicular line, 584 feet; thence Easterly, deflecting 90 degrees to the left, to the center line of Kettle River Boulevard; thence Northeasterly, along said center line, to the Westerly line of Interstate Highway No. 35; thence Southeasterly, Northeasterly and Southerly, along said Westerly right-of-way line, to the East line of the Southwest Quarter of the Northeast Quarter of said Section 30;

thence Southerly, along said East line, to the South line of said Southwest Quarter of the Northeast Quarter; thence Westerly, along said South line, 780 feet, more or less, to the Southeast corner of the parcel described in Document Number 112392; thence Northeasterly, along the Easterly line of said parcel, 280 feet, more or less, to the Northeasterly corner of said parcel; thence Northwesterly, along the Northerly line of said parcel, 165 feet, more or less, to the Southeast corner of the parcel described in Document Number 118964; thence Northeasterly, along the Easterly line of said parcel and along the Easterly line of the parcel described in Document Number 118963 and along the Easterly line of the parcel described in Document Number 117664, a distance of 1012 feet, more or less, to the Northeast corner of said parcel described in Document Number 117664; thence Northwesterly, along the Northeasterly line of said parcel, 420 feet, more or less, to the center line of Kettle River Boulevard; thence Southwesterly, along said center line, to the South line of the Southeast Quarter of the Northwest Quarter of said Section 30; thence Westerly, along said South line, to the West line of said Southeast Quarter of the Northwest Quarter; thence Northerly, along said West line, to the South line of the Northwest Quarter of the Northwest Quarter of said Section 30; thence Westerly, along said South line, to the West line of the East 1122 feet of said Northwest Quarter of the Northwest Quarter; thence Northerly, along said West line, to the North line of the South 50 feet of the North Half of the Northwest Quarter of said Section 30; thence Easterly, along said North line, to a line that bears North 70 degrees 55 minutes 25 seconds West from the point of beginning; thence South 70 degrees 55 minutes 25 seconds East, along said line to the point of beginning. Excepting therefrom that part thereof deeded to Wyoming Township recorded in Document Number 171102 which is described as follows:

That part of the NW1/4 of NE1/4, Sec. 30, Twp. 33 North, Range 21 West, described as follows: Commencing at the point of intersection of the center line of Kettle River Boulevard with the center line of 258th Street as described on Document Number 161087 (which point is the terminus of said 258th Street); thence SW'ly, along the center line of said Kettle River Boulevard, 100 feet to the point of beginning of the parcel to be described; thence NW'ly, at a right angle, 33 feet to the NW'ly right-of-way line of Kettle River Boulevard; thence SW'ly, at a right angle, 2 feet; thence SE'ly, at a right angle, 66 feet to the SE'ly right-of-way line of said Kettle River Boulevard, thence NE'ly, at a right angle, 2 feet; thence NW'ly, at a right angle, 33 feet to the point of beginning.

Also Except:

That part of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section Thirty (30), Township Thirty-three (33) North, Range Twenty-one (21) West, Chisago County, Minnesota, described as follows: Beginning at a point on the north line of said Northwest Quarter of the Northeast Quarter, distant 360 feet easterly of the North Quarter corner of said Section 30, thence westerly along said north line to the west line of said Northwest Quarter of the Northeast Quarter thence southerly along said west line to

the center line of a road easement for 258th Street as described on document number 161087, thence easterly along said center line to the center line of Kettle River Boulevard, thence northerly along said center line to the south line of the north 650 feet of said Northwest Quarter of the Northeast Quarter, thence westerly along said south line to a line drawn southerly perpendicular to the north line of said Northwest Quarter of the Northeast Quarter from the point of beginning, thence northerly along said perpendicular line to the south line of the north 66.00 feet of said Northwest Quarter of the Northeast Quarter, thence easterly along said south line to the westerly right of way line of Kettle River Boulevard (also known as Service Drive B of Interstate Highway No 35; thence northerly along said westerly right of way line to the north line of said Northwest Quarter of the Northeast Quarter, thence westerly along said north line to the point of beginning.

Also Except:

All that part of Interstate Highway 35 on file in the office of the county recorder, document number 157337, and set forth in the Minnesota Department of Transportation Monumentation Plat No. 13-M2 all in the West Half of the Northeast Quarter (W 1/2 of NE 1/4) of Section 30, Township 33 North, Range 21 West, according to the recorded plat thereof, Chisago County, Minnesota.

All in Chisago County, Minnesota.

WHEREAS, on November 24, 2020, 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 the site be developed in substantial compliance with the Preliminary Plat revised to address City Engineer comments.
2. All by laws, Property Owner's Association Articles of Incorporation, and Protective Covenants must be approved by the City Attorney.
3. The homes built on lots east of Kettle River Boulevard as part of the Subdivision must be detached, single-family structures.
4. Floor plans and architectural elevation renderings of the proposed residential structures be provided and approved by City Staff.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 1st DAY OF DECEMBER, 2020.

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:	Planning Commission
DATE	8/4/2025
MEETING DATE:	8/12/2025
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Conditional Use Permit for Continued Use of Substation with Construction of Tower, Tower Height Variance, Tower Setback Variance
APPLICANT:	Xcel Energy
PROPERTY OWNER:	Xcel Energy – re: George Wojcicki
PROPERTY:	5920 250th St
FILE NO.:	C-25-005 & V-25-004

OVERVIEW

The applicant, Xcel Energy, requests a conditional use permit for construction of a 140-foot monopole for a private LTE network at an existing substation, within the R-1 Rural Residential District. The installation of the 140-foot monopole requires two variances for construction:

- 1) a variance for the height of the tower within the Residential zoned districts district and
- 2) a variance for the monopole setback from the property line in a residential zoning district.

The proposed tower is 140' in height when the ordinance allows only 75' height in residential districts (the property is zoned residential but not designated residential in the comprehensive plan). Further the ordinance requires a setback of four times the height of the structure, which the proposal does not meet. At its shortest, the tower is setback 60' from the southwest lot line, meaning the monopole would be restricted to 15'. Conversely the setback for a 140' tower would require setbacks of at least 560'.

The applicant's narrative states that the installation of this monopole is necessary for deployment of Advanced Grid technology. Xcel indicates that they are deploying these monopoles across the state. They state that this installation is crucial to the development of a private (LTE) network which will allow secure communication between Xcel Energy assets, including meters and substations.

SITE CHARACTERISTICS

The property is approximately 8 acres and comprised of one tax parcel. The property is located at the intersection of 250th Street and US Highway 61 (Forest Boulevard). As the narrower side of the corner lot, the Forest Boulevard side is considered the frontage. A

dirt/gravel driveway on the western half of the property connects the electrical substation grounds to 250th St. The footprint of the substation measures roughly 1 acre with the remaining acreage dedicated to agriculture. A fence measuring approximately 854 feet long surrounds the entire substation footprint.

The electrical substation itself is currently functional and already has towers, poles, and cables present within the fenced perimeter. The only site change proposed by the Applicant are the installation of the 140-foot monopole located at the southwestern corner of the substation, the installation of a pLTE cabinet adjacent to the monopole, and the relocation of a security camera system to sit on the pLTE tower/frame. The monopole would have a diameter of approximately 5.5 feet. Three additional antennae would sit at 135 feet centerline height of the monopole. The monopole will be reinforced by a structural frame extending upwards to 135 centerline height.

The site is currently zoned R-1 Rural Residential, but it is proposed to be rezoned to R-3 Single-Family Residential in the future. The rezoning will not affect this request as the regulations are for any residentially zoned property.

The setbacks of the monopole are approximately:

325 ft from the north property line,

366 ft from the east property line,

78 ft from the south property line,

60 ft from the southwest property line.

The nearest residence from the monopole would be 550 feet away – west across US Highway 61. The lot to the west contains a residence which is approximately 620' from the monopole.

The ordinance requires thirteen (13) conditions be met for granting a conditional use permit in the rural residential district. The ordinance requires that a variance request meets eight (8) criteria for the approval of an application. Sec. 40-789 requires that variance requests for towers, antenna, or wireless telecommunications facilities meet an additional seven (7) criteria for approval.

STAFF RECOMMENDATION

The requirements of Chapter 40, Article V, Division 6, “Conditional Use Permits”, Section 40-112 and Chapter 40, Article VI, Division 16 “Notification of Variance and Conditional Uses” as contained in the city of Wyoming Ordinance have been complied with. Staff is recommending approval of a Conditional Use Permit for the continued use of an electrical substation on the subject property to be used for transmission and telecommunications activities in the R-1 Rural Residential zoning district, a height variance for the installation of a 140-foot monopole, and a setback variance for the monopole tower based upon the findings of fact and subject to the following conditions.

1. The monopole tower, frame, and all new associated equipment must be complementary to the materials located at the existing electrical substation.
2. The applicant shall obtain a building permit for the installation of monopole and equipment. Construction of the monopole can only occur during daylight hours

- from 7:00 AM to 5:30 PM. No more than 5 employees must be on the construction site at any one time to minimize disruption to residential traffic patterns.
3. All on-site vegetation shall remain during construction or replaced if removed.
 4. The proposed monopole, accessory cabinet, and security camera system shall be built consistent with the plans submitted for the Wyoming Substation Electrical Layout NH-54870 and Wyoming Substation General Arrangement NH-54872.DGN plan sets.
 5. The monopole shall not exceed 140 feet in height.
 6. The property needs to comply with all applicable local, state and federal regulations including meeting all zoning ordinance requirements.

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The subject property is zoned R-1 Rural Residential but is guided for Industrial and General Business in the Comprehensive Plan. The Rural Residential district allows “telecommunications facilities” as a conditional use, as well as other uses determined to be similar to those listed as permitted and conditional use in Section 40-182.

The zoning and surrounding guided uses are as follows:

North – R-1 – Rural Residential; Guided Industrial and General Business

South – MUD – Mixed-Use District; Guided Public and Semi Public

West – US Hwy 61

East – R-1 – Rural Residential; Guided for Mixed Use

Conditional Use Permit Standards

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. Granting of a Conditional Use Permit is required for approval of a telecommunication facility use in the R-1 Rural Residential zoning district. The standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.
The proposed use would be a continuation of the site’s current use as an electrical substation and monopoles are a conditional use by ordinance. The 2022 Comprehensive Plan guides this parcel for Industrial and General Business use.
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.
The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities.
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.

The use will be compatible with adjacent land uses as the site is already developed as an electrical substation. The perimeter fence will help screen the monopole from public view along with the existing vegetation on the property.

4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.

As stated, the perimeter fence and vegetation surrounding the substation acts as a screen to the site, however, the monopole will be visible given its height. The Applicant states that the monopole will be built of the same materials as the existing substation equipment to promote uniformity. The monopole will also be clustered next to existing substation poles and structures to minimize any further changes to the public's view.

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.

The telecommunications proposed is allowed by the existing ordinance. The applicant indicates the monopole is important to their overall electrical system.

6. The use will be consistent with the purpose of this and other City Ordinances.

The ordinance currently allows this use if it can comply with ordinance CUP standards. Recommended conditions of approval and granting of variances are necessary for the application to comply with City ordinance standards.

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.

The proposed substation and monopole are compatible with the R-1 Rural Residential district's intent to promote very low-density development.

The proposed monopole does not meet the design and setback requirements of the R-1 District as well as general zoning requirements. This is why the Applicant is requesting a tower setback and height variance.

8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.

The use currently generates minimal vehicular traffic as the site is unmanned. Parking locations exist along the driveway connecting the substation to 250th Street, as well as the interior of the fenced-in area.

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.

The proposal does not impact existing nearby businesses.

10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.

The Applicant proposes to limit construction of the monopole apparatus to daylight hours, with work typically finishing before 5:30 PM. Three to five employees will

perform the construction. The proposal appears reasonable considering the rural nature of the surrounding area and the existing substation use.

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.

The use will not negatively affect the property or the surrounding land uses relating to water pollution, odor, or fumes.

12. The use will preserve and incorporate the site's important natural and scenic features into the development design.

The proposed monopole would not require any additional grading or alteration to the existing vegetation outside the substation perimeter.

13. The use will cause minimal adverse environmental effects.

The proposal should not cause any adverse environmental effects to the site.

Staff finds that the application meets all of the CUP standards for approval.

Variance Standards

Section 40-120(5) states that a variance may only be granted in the event that the following circumstances exist:

1. The property in question cannot be put to a reasonable use if used under the conditions allowed by this ordinance.

The City Code (Sec. 40-778 (2)) states that in all residential zoning districts other than Designated Residential Property, the maximum height of any tower shall not exceed one (1) foot in height for each four (4) feet the tower is setback from a Designated Residential Property – up to a maximum of seventy-five (75) feet in height. Since the proposed monopole is proposed to be 140 feet tall – the tower would be required to be setback at least 560 feet from the residential properties on all sides. The 4:1 setback-to-height ratio would only allow a monopole to reach up to 15 ft. tall – as the southwestern property line would only be 60 feet away from the monopole location. The lot could not accommodate a setback that large while still accommodating Xcel's security requirement of putting the monopole within the substation perimeter and maintaining space for trucks to turn around within the facility.

The applicant already has a substation use on the property. The addition of a monopole on the site is reasonable and consistent with the city's interests to group like uses rather than introduce them into multiple locations in the city.

2. Exceptional or extraordinary circumstances apply to the property which does not apply generally to other properties in the same zone or vicinity, and result from lot

size or shape, topography, or other circumstances over which the owners of the property, since enactment of this Ordinance, have had no control.

The City Code makes provisions for telecommunications towers, but the height limitation does not address the business and technology needs of the applicant. Based upon the applicant's narrative, the LTE system is necessary to ensure proper security to keep their system operational and reliable. Monopole height is one of the factors that aids in providing a more reliable system.

3. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

The literal interpretation of the ordinance would not deprive the applicant of rights commonly enjoyed by other properties. However, the site location and business demands of the use mean that other similar users may expect similar treatment to ensure their utility system is safe and reliable.

4. The special conditions or circumstances do not result from actions of the applicant.

The transmission requirements of the LTE network require the monopole to be at least the proposed 140 ft. in height. The Applicant note there are already other transmission poles at the site, at approximately 85-90' in height.

5. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.

It is anticipated that other essential utility services may request a variance from tower heights, based upon their analysis of their system and what is necessary to successfully maintain and operate the system to the benefit of the public.

6. The variance requested is the minimum variance which would alleviate the hardship.

The 140-foot tower is required to accommodate the LTE network coverage as proposed in the Wyoming Sub PLTE Coverage map included in the application. Technological standards require a tower at least that tall to meet the minimum transmission requirements.

To meet the resulting 4:1 setback to height ratio, the tower must be setback at least 560 feet from each residential property line. This is not feasible because Xcel's security and engineering standards require the monopole to be located within the substation perimeter fence.

7. The variance would not be materially detrimental to the purposes of this Ordinance, or to property in the same zone.

The applicant must adhere to the ordinance standards and conditions of approval for the conditional use permit, which will mean the site is consistent with the existing and intended character of the Rural Residential zoning district.

8. Economic conditions or circumstances alone shall not be considered in the granting of a variance request if a reasonable use of the property exists under the terms of the ordinance.

Economic circumstances are not a factor in the variance application. The Applicant is instead seeking relief due to the technological requirements of the monopole and LTE system.

Staff believe the requests meet the 8 criteria for granting a variance. In addition, the requests meet all seven findings for fact for granting a variance.

The proposal will not:

- (a) Impair an adequate supply of light and air to adjacent property.
- (b) Unreasonably increase the congestion in the public right-of-way.
- (c) Increase the danger of fire or endanger the public safety.
- (d) Unreasonably diminish or impair established property values within the neighborhood.
- (e) Cause an unreasonable strain upon existing municipal facilities and services.
- (f) Be contrary in any way to the spirit and intent of this Ordinance.
- (g) Have a negative direct or indirect fiscal impact upon the City or school district unless the proposed use is determined to be in the public interest.

Telecommunications Facilities Variance Standards

In addition to meeting the general variance standards and conditions of approval listed above, Section 40-789 requires additional standards to be met for all “towers, antennas, or wireless communications facilities.”

1. The viability of Code complying alternative locations for the proposed tower, antenna, or wireless telecommunication facility.

The monopole has a limited number of alternative locations. Xcel’s security and engineering standards mandate that the monopole is located within the perimeter of the existing electrical substation. In this case, the monopole would need to be located within the fenced-in perimeter. The Applicant has chosen this particular site to meet this requirement.

2. The impacts of the tower, antenna, or wireless telecommunication facility at the proposed site relative to the impacts of the tower, antenna, or wireless telecommunication facility at a Code complying alternative location.

It would appear that the impacts of the proposed monopole will be minimal at the site given the existing development on the property including existing poles.

3. The extent to which there is a significant gap in coverage surrounding the proposed tower, antenna, or wireless telecommunication facility or other evidence of inadequate service due to antenna location.

There is a gap in coverage regarding the security of the existing Xcel Energy network. The development of Advanced Grid technology is setting a higher cybersecurity standard for existing utility infrastructure. The installation of the monopole will move telecommunications between Xcel Energy assets from a public network to a private LTE network.

4. The extent to which the proposed tower, antenna, or wireless telecommunication facility is the least intrusive, lowest impact design available.

The Applicant will take steps to minimize the presence of the tower from the public by constructing it in similar materials to the current development on site. The introduction of the monopole at the substation should not dramatically change the look of the property.

5. The extent to which the height of the proposed tower, antenna, or wireless telecommunication facility could be reduced and still provides adequate coverage.

According to the applicant the engineering requirements of the monopole require a minimum structure height of 140 feet to integrate into the LTE network. Xcel Energy LTE architects have determined the proposed monopole height based on terrain, foliage, obstructions near the site and network utilization patterns are all taken into account when identifying the height of the monopole.

6. The extent to which the size of the proposed accessory equipment could be reduced.

The proposed monopole will have an accessory pLTE cabinet located approximately 10 feet away from the monopole. The cabinet will measure approximately 28 square feet in area. The existing security camera tower will be removed, and all equipment will be relocated onto the new monopole frame.

7. The feasibility of placing the proposed accessory equipment underground.

Locating the network underground would be counterproductive to the requirements for connecting the existing Xcel Energy assets to the LTE network.

Next Steps

The City Council will review the Planning Commission's Conditional Use and Variances requests at the next regularly scheduled meeting.



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

LAND USE APPLICATION: CONDITIONAL & INTERIM USE PERMIT

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: 5920 250th St

Applicant(s): Name(s) Xcel Energy

Address [REDACTED]

City Minneapolis

State MN

Zip 55401

Phone Number [REDACTED]

Email [REDACTED]

Owner(s) - If other than Applicant(s):

Name(s) _____

Address _____

City _____

State _____

Zip _____

Phone Number _____

Email _____

Owner(s) Signature(s) Brian Sullivan

Digitally signed by Brian Sullivan
DN: cn=US, E=brian.sullivan@xcelenergy.com, O=Xcel Energy, OU=Sting & Land Rights Agent, CN=Brian Sullivan
Date: 2025.07.10 10:15:27 -0500

Date 7/7/25

Legal description of property: (Property deed included in application)

Property Identification Number: R.21. 211056400

Present Zoning: R-1 (Soon to be rezoned as industrial)

Present use of property: Electrical substation

Proposed use of property: Continued use of substation with construction of 140' monopole to propagate a private LTE network

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:

A detailed site plan showing the following information from Sec. 40 - 111, A-K also including:

- 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
 - 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
 - Landscaping and Screening in accordance with Article VII, Divisions 14 & 26
 - Lighting Plan in accordance with Article VII, Division 15
- A letter explaining the proposed use and how it will be operated
 - A completed Conditional & Interim Use Permit Worksheet
 - Applications for uses described in Article VI, Divisions 7, 18 & 19 and Article VII, Divisions 2, 8, 10, 17-20 & 25 of the Zoning Ordinance. It must include the information necessary to show compliance with the applicable section of the ordinance.
 - 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
 - The application fee and escrow must be paid at the time of application - The fee is **not** refundable and the unused portion of the escrow will be returned to the applicant.
 - Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s) George Wojcicki

Digitally signed by George Wojcicki
DN: C=US, E=george.wojcicki@xcelenergy.com, O=Xcel Energy, OU=Sting and Land Rights Agent, CN=George Wojcicki
Date: 2025.07.09 10:32:14 -0500

Date 7/7/25

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, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

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

OFFICE USE ONLY

Date Complete Application Received 7/24/25

Application # [REDACTED]
60 Days 9/24/25

Date Paid 7/24/25

Date Application Received 7/10/25

By: [Signature]
Official

Check # ✓

Fee: **\$220.00 + Escrow**

Escrow - Commercial is \$1,000.00 & Residential is \$750.00

Revised 01/24/23

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Xcel Energy

Address: Minneapolis, MN 55401

Type of Business: Public Utilities

Business name: Xcel Energy

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 ☐ No Explain: The project is a security measure and promotes a safer and more reliable energy grid
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?
☐ Yes ☒ No Explain: Facility is unmanned - no stress on existing utilities
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 ☐ No Explain: Adjacent residential properties are currently separated from site with extensive and dense screening vegetation
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☒ Yes ☐ No Explain: Proposed monopole will be similar in style to existing equipment at the substation
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☒ Yes ☐ No Explain: Similar monopoles being deployed at other substations throughout metro. Cyber security measure to increase overall network reliability and energy delivery to customers
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☒ Yes ☐ No Explain: Yes, the proposed use is consistent with the purpose of the ordinance, to provide for the health, safety and welfare of its residents
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 ☐ No Explain: Consistent with the substation within it will be located, as well as the future industrial zoning of the parcel
8. Will the proposed use generate only minimal vehicular traffic on local streets?
☒ Yes ☐ No Explain: Other than during construction, vehicle traffic will be limited to a few trips per month - this is an unmanned facility
9. Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: No - substation is unmanned, parking is provided for within the substation
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?
☐ Yes ☒ No Explain: Not located near businesses
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: Network frequency is far below hazardous levels
12. Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?
☐ Yes ☒ No Explain: No pollution, odor, or fumes will be generated by proposed monopole
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☐ Yes ☒ No Explain: The property has considerable tree cover - none of which will be disturbed by this project
14. Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: No adverse environmental effects will occur as a result of the monopole's construction

Application # _____

Revised 01/24/23



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

LAND USE & VARIANCE APPLICATION

A variance application initiates a request for an allowance to vary from the terms of the Ordinance and is heard by the Planning Commission who will make a recommendation to the City Council. The City Council will make the final decision.

Property Address: [REDACTED]

Applicant(s) Information:

Name(s) Xcel Energy
Address [REDACTED]
City Minneapolis State MN Zip 55401

Home [REDACTED]
Work [REDACTED]
Email [REDACTED]

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

Name(s) _____
Address _____
City _____ State _____ Zip _____

Home _____
Work _____
Email _____

Owner(s) Signature(s) Brian Sullivan

Digitally signed by Brian Sullivan
DN: G+US, E=brian.sullivan@xcelenergy.com, OU=St. Ring & Land
Rights Agent, O=Xcel Energy, CN=Brian Sullivan
Date: 2025.07.10 11:33:22 -0500

Date 7/7/25

Legal description of property: (Deed included in application)

Property Identification Number: R.21 211056400 Present Zoning: R-1 (Soon to be rezoned as industrial)
Present use of property: Electrical substation
Proposed use of property: Electrical substation w/ installation of 140' monopole to establish a private LTE network
Description of request: Construction of a 140' monopole to establish a private LTE network. Proposed tower location is ~80' of the property line

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

1. A detailed map of the property showing the location of existing and proposed structures and improvements and existing land uses and buildings of adjacent properties within 500 feet. A survey is required for all setback variances.
2. A letter to the Planning Commission describing the variance request and how the request satisfies the criteria found in Sec. 40 – 120, (5), (a) – (j).
3. A completed Variance Worksheet (attached).
4. The variance fee (\$220.00) must be paid at the time of application. 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.
5. Any other information deemed necessary by the Zoning Administrator or Planning Commission. *(A variance application for a property in a Shoreland District must include a valid Septic System Certificate of Compliance)*

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

Applicant(s) Signature George Wojcikl Date 7/7/25

Digitally signed by George Wojcikl
DN: G+US, E=george.wojcikl@cityofwyomingmn.org, OU=City of Wyoming, O=City of Wyoming, CN=George Wojcikl
Date: 2025.07.10 11:33:22 -0500

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 7, Variances, is attached to this application and by signing this application, the applicant acknowledges that it has been read and understood.

OFFICE USE ONLY

Application # [REDACTED]
Date Complete Application Received 7/24/25

Date Application Received 7/10/25
60 Days 9/22/25
Date Paid 7/24/25

By: [Signature]
Official
Check # [Signature]

Fee \$220.00 + Escrow \$750.00
Revised 01/24/23

City of Wyoming Variance Worksheet

Applicant(s): Xcel Energy Phone: [REDACTED]

Address: [REDACTED] Minneapolis, MN 55401

Variance request description: Construction of a 140' monopole to establish a private LTE network. Proposed tower location is ~80' of the property line

City Ordinance Section number: 40-282, (9); 40-778, (3)

Answer the following questions based on the criteria found in Sec. 40 – 120, (5), (a) – (j). If needed, use a separate page. **All questions must be answered.**

Criteria #1 The property in question cannot be put to a reasonable use if used under the conditions allowed by this Ordinance.
Applicant - Can the property in question be put to a reasonable use if used under the conditions allowed by this Ordinance? ☐ Yes ☒ No

Describe: Height limits set forth by the zoning ordinance would not allow for the desired range of the network to be achieved. Setback requirements set forth by the zoning ordinance would only allow for a 40' tall tower, which would not be tall enough to propagate the PLTE network's necessary range.

Criteria #2 Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of property since enactment of this Ordinance have had no control.
Applicant - Do exceptional or extraordinary circumstances apply to the property that do not apply generally to other properties in the same zone or vicinity, and do they result from lot size or shape, topography, or other circumstances over which the owners of property since enactment of this Ordinance have had no control? ☒ Yes ☐ No

Describe: The substation and the proposed PLTE monopole are an essential service. To meet Federal Energy Regulatory security requirements the PLTE network (verses a public network) is being constructed for cyber security and constructed within the substation property to physically secure the monopole.

Criteria #3 That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
Applicant - Does the literal interpretation of the provisions of this Ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance? ☐ Yes ☒ No

Describe: The parcel is due to be rezoned by the city as industrial, but is currently residential. Neighboring properties are zoned residential, though not used as substations

Criteria #4 The special conditions or circumstances do not result from actions of the applicant.
Applicant - Do the special conditions or circumstances result from actions of the applicant? ☐ Yes ☒ No

Describe: The proposed height of the monopole is necessary to propagate the network's desired range. The setback variance is necessary as the parcel is not big enough to adhere to the 2:1 ratio as put forth by the zoning ordinance.

City of Wyoming Variance Worksheet (Continued)

Criteria #5 That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.
Applicant - Will granting the variance requested confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district? ☐ Yes ☒ No

If yes, describe. _____

Criteria #6 The variance requested is the minimum variance which would alleviate the hardship.
Applicant - Is the variance you are requesting the minimum variance which would alleviate the hardship?
☒ Yes ☐ No

Describe: The requested variances to the structure height and setbacks are the minimum necessary to complete project goals.

Criteria #7 The variance would not be materially detrimental to the purposes of this Ordinance, or to property in the same zone.
Applicant - Will the variance be materially detrimental to the purposes of this Ordinance, or to property in the same zone? ☐ Yes ☒ No

Describe: The granting of these variances will not affect adjacent property owners

Criteria #8 Economic conditions or circumstances alone shall not be considered in the granting of a variance request if a reasonable use of the property exists under the terms of the ordinance.
Applicant - Is the requested variance for economic reasons? ☐ Yes ☒ No

Describe: The request for the variance is not based on economic considerations

Criteria #9 In the Flood Plain District, no variance shall be granted which permits a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area or permits standards lower than those required by state law.
Applicant - Is the property in a Flood Plain District? ☐ Yes ☒ No

Criteria #10 Variances shall be granted for earth-sheltered construction by state statutes when in harmony with this Ordinance.
Applicant - Is the variance for earth-sheltered construction? ☐ Yes ☒ No

If yes, how is the request in harmony with the ordinance? _____

July 10, 2025

Zoning Administration
City of Wyoming – Planning & Zoning Department
26885 Forest Blvd
Wyoming, MN 55092
Fred Weck – Zoning Administrator

Re: Conditional Use Permit & Variance Request – Xcel Energy PLTE Monopole
Xcel Energy Wyoming Substation
Address: █████ █████
PID: 211056400

Dear Mr. Weck,

Ensuring the energy grid is secure from cyber and physical threats is a top priority for Xcel Energy and our partners across the electric industry. As Advanced Grid technology is deployed, this responsibility grows. The Advanced Grid uses several devices that are interconnected on the energy grid, and it is critical that we not only keep the devices secured, but also safeguard the connection and all the information being transmitted. Various security measures have been developed and are in place to help Xcel Energy deliver on our commitment to operational excellence.

One such security measure is the establishment of a private Long-Term Evolution (LTE) network to facilitate communication between Xcel Energy equipment. Across Minnesota, Xcel Energy has been installing monopoles and self-support structures at several of our substations for the establishment of such a network. The more that this network is expanded, the more secure and reliable it becomes for the company. With this in mind, Xcel Energy is applying for a site plan review permit for the installation of a 140-foot-tall monopole at our Rosemount Substation located in Rosemount, Minnesota. The monopole will have three antennas, commonly referred to as sectors, near the top of the structure at a centerline height of 135'. Xcel Energy is applying for the following:

- A conditional use permit for a 140' private telecommunications monopole at a public utility substation in an industrial district
- A variance for the proposed 140' height of the monopole
- A variance for the setback of the proposed monopole

The installation of this monopole is a crucial part of our ongoing initiative to enhance the security and reliability of our electrical network. The monopole will serve as a key component in establishing a private (LTE) network for secure communications between Xcel Energy assets, including meters and substations, as the antennae affixed to the monopole will establish the network.

In the current digital age, the security of our assets is of paramount importance. By taking these assets off the public cellular network, we aim to significantly reduce the risk of cyber threats and ensure the integrity of our operations. It is essential to understand that this network is *entirely private*. No member of the public, including many internal Xcel Energy employees, will be allowed access to this network, and this network will not be used by anyone to take or make phone calls. This monopole is *strictly* used to communicate between Xcel Energy fixed assets and take their communications off the public cellular spectrum. To accomplish this, Xcel Energy has leased out this spectrum for the next 30 years. This move is part of a wider initiative to improve both the physical security and cybersecurity of our electrical network.

Xcel Energy has considered all available alternatives in co-locating the pLTE antenna on the existing lightning rods and other structures within the substation facility. However, attaching an antenna atop an electrified transmission structure poses an immediate safety risk for Xcel Energy employees and contractors, as outages would need to be scheduled to perform routine maintenance, inconveniencing local customers. Additionally, none of the existing structures within the substation are tall enough for our pLTE network to have the height to give the network the desired range, necessitating the construction of the 140-foot-tall monopole on the property. Due to Xcel Energy's security policy relating to this project, Xcel is unable to co locate these antennas on existing third-party telecommunications facilities. pLTE Antennas and monopoles are subject to the same security requirements as our substations. As a result, it makes the most sense from a security standpoint to locate the monopole within our existing substation.

The height requirement is due to a several factors. Xcel Energy pLTE architects utilize a professional software to perform propagation studies that allows them to visualize how the site would propagate based on several different antenna heights. There are many elements that are reviewed when performing the propagation studies. Terrain, foliage other obstructions at or near the same height, etc. are taken into consideration. Power consumption, download speeds, upload speeds and latency are also reviewed. Based on those many elements, the centerline antenna height and monopole height are then determined. Typically, in the twin cities metro area the antenna centerline height of 135' and a monopole at 140' would support our findings for this network. For additional context, the transmission poles parallel to the western boundary of the property along Hwy 61 are approximately 80-95 feet tall.

The parcel is rectangular in shape, bounded by 250th St to the south, Hwy 61 to the west, and residential properties to the north and east through dense screening vegetation. The nearest residence is approximately 450' away from the proposed site of the monopole.

The monopole will not be detrimental to the health, safety, or welfare of employees working on the site or people near the site. Additionally, the pole will not impede future developments on nearby properties, all use will be completely contained within the substation property. Additionally, the monopole will not place an undue burden on public utilities or roads, since it will not require any utility hookups. Adequate parking already exists at the substation property. The monopole will not emit any odor and is far enough away from residential properties that it will not cause sight pollution. No noise or additional traffic in the area will be generated as a result of this monopole, except during the construction phase. During construction, several semis will deliver pole materials. Construction activities will be limited to daylight hours, with work typically finishing before 5:30 PM, with three to five employees constructing the monopole. Finally, this monopole will not require any grading, nor will impact natural features like woodlands or wetlands.

The proposed location of the monopole is near the southwest corner of the facility, approximately 80 feet north of the southern property line and right of way line of 250th St. The

location within the substation is in conflict with the setbacks set forth by the city's zoning ordinance. Under current conditions, communications devices such as this proposed monopole must have a 2:1 setback to height ratio. With the current proposed placement, the monopole would only be able to be about 40' tall, which would not be tall enough to propagate the network to the desired range. Xcel is unable to place the monopole anywhere else within the fenced facility on the property, as there are other pieces of equipment, as well as the need for space for trucks to turn around when within the facility.

We assure you that Xcel Energy will act in good faith and fair dealing in co-locating the monopole. We understand the importance of maintaining the aesthetic integrity of our city and are committed to ensuring that the monopole blends seamlessly with its surroundings.

We kindly request your consideration of our application for this site plan permit. We believe that this project is not only necessary for the security and efficiency of our operations but also beneficial to the residents of Monticello by ensuring the reliable delivery of electricity.

Attached for your review and approval is a land use application for a site plan review, a site plan, the legal description of the property, a map showing the anticipated coverage of the proposed monopole, and profile views of the substation infrastructure. Xcel Energy respectfully requests your approval our application.

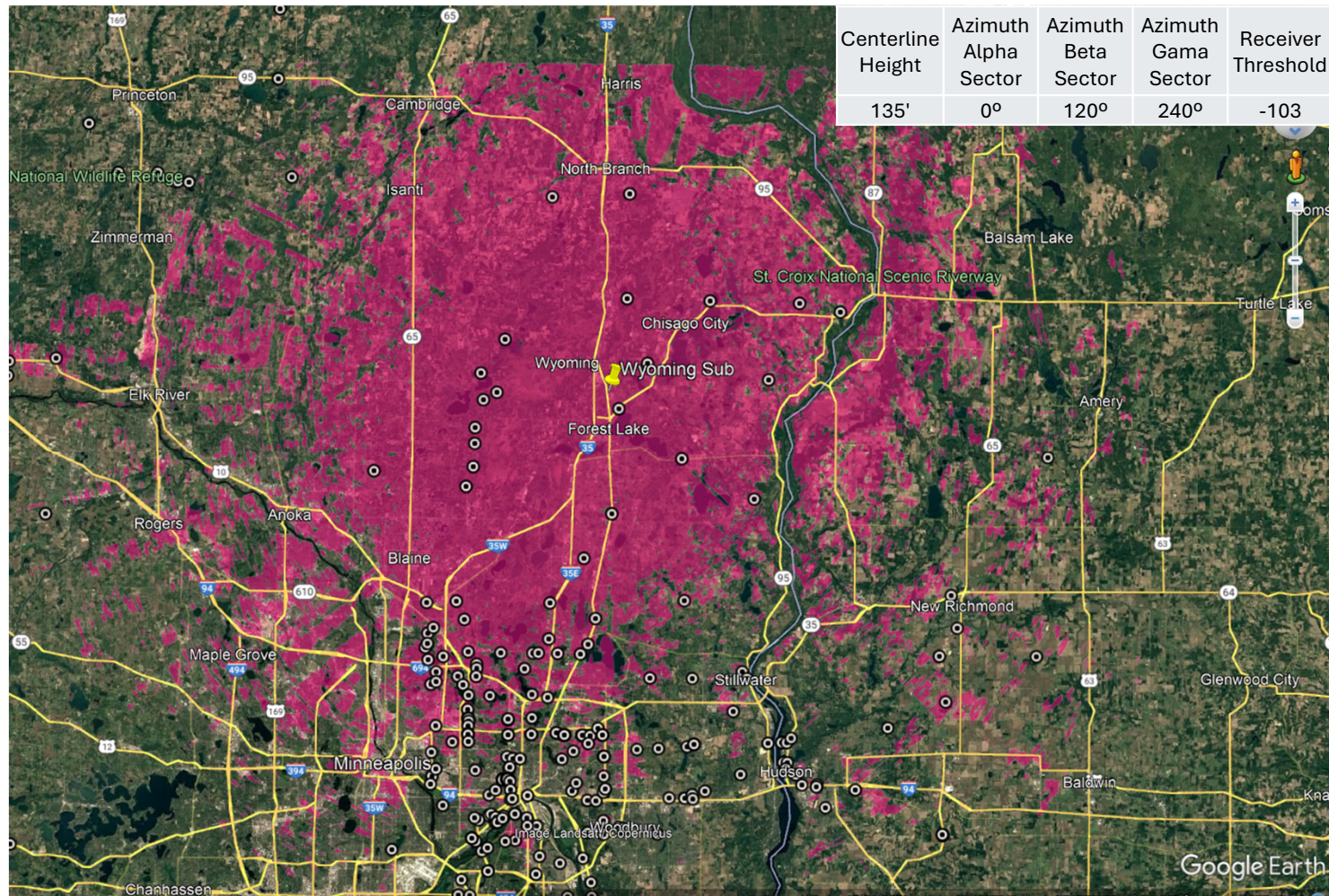
Sincerely,

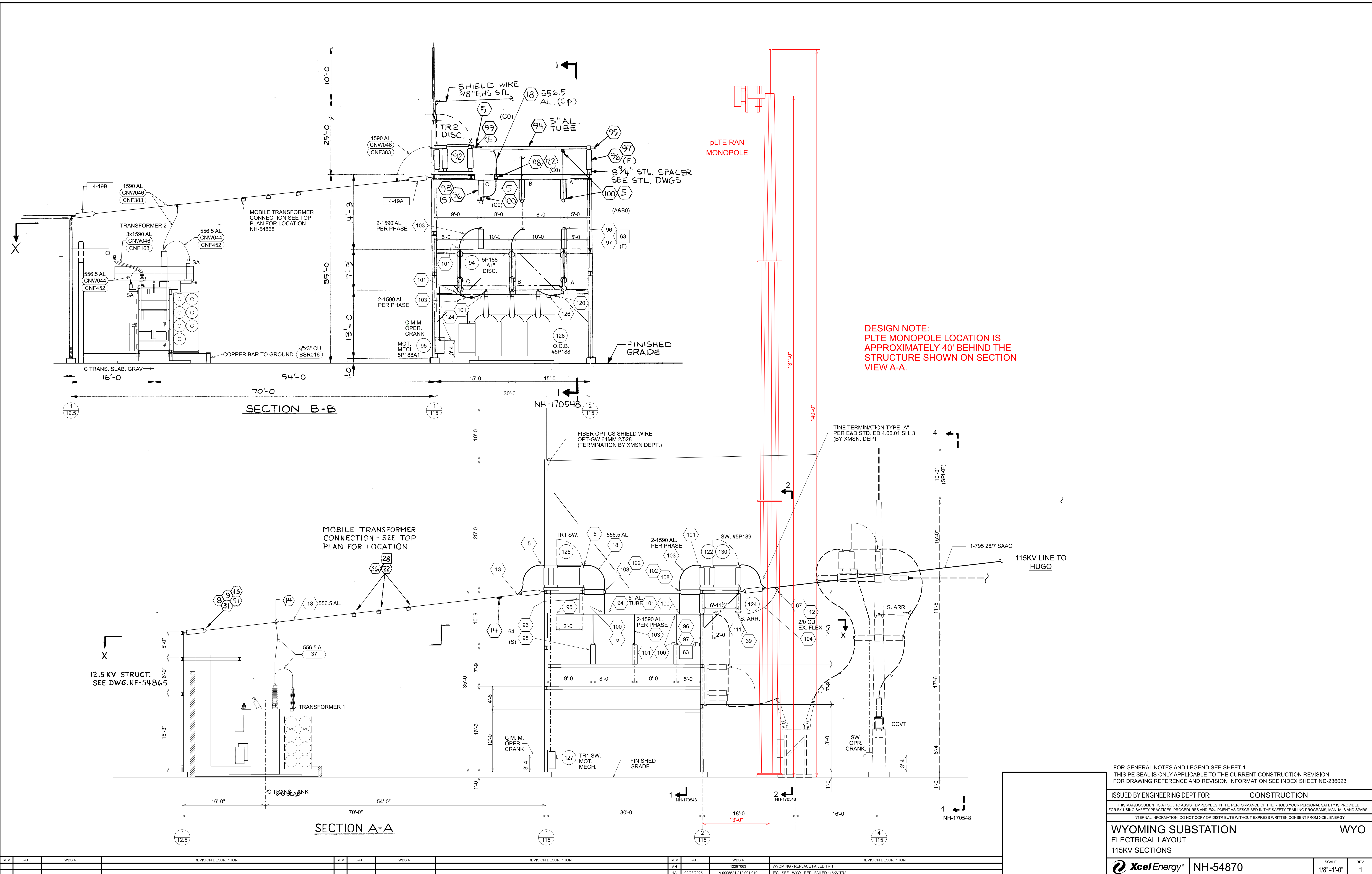


George Wojcicki
Siting and Land Rights Agent



Wyoming Sub PLTE Coverage





**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE	8/5/2025
MEETING DATE:	8/12/2025
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Interim Conditional Use Permit for Cannabis Cultivator and Interim Conditional Use Permit or Cannabis Microbusiness
APPLICANT:	Brandon Zehier
PROPERTY OWNER:	David and Kelly Wosiaka
PROPERTY:	7745 Wyoming Trail
FILE NO.:	I-25-001

OVERVIEW

The applicant, in concert with the property owner is requesting approvals for two conditionally permitted interim uses dealing with cannabis. The applicant is requesting approvals for a Cannabis Cultivator and a Cannabis Microbusiness permit. Because this is a fairly new ordinance, and there are multiple cannabis uses, the definitions of the two requested uses are provided below:

Cannabis Cultivator: A cannabis business that grows cannabis plants from seed or immature plant to mature plant, harvest the cannabis flower from a mature plant, and packages and labels immature cannabis plants and seedlings and cannabis flower for sale pursuant to MN Statute Section 342.30.

Cannabis Microbusiness. A cannabis business that grows cannabis plants from seed or immature plant to mature plant, harvest the cannabis flower from a mature plant, makes cannabis and/or hemp concentrate, manufactures artificially derived cannabinoids, adult-use cannabis products, lower-potency hemp edibles, and /or hemp-derived consumer products, and sells immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to other cannabis businesses and to consumer, including on-site consumption, pursuant to MN Statute Section 342.28

The request is to operate these two businesses at the existing property which is currently zoned R- 1, Rural Residential. The existing zoning ordinance does not permit these two uses in the R-1 zoning district.

Historically, the site was zoned Agricultural and then the property was rezoned to R-1. At the time of the rezoning, the property was operated as a hobby farm. The change in zoning meant the non-commercial farm operation was a legal nonconformity and has been allowed to continue. The ordinance (Section 40-430) also has a section which allows expansion of a legal nonconforming Agricultural Operation; however, the ordinance does not allow a “change to a different use, other than those permitted in the applicable district.”

The City Attorney has weighed in on the ordinance referenced by the applicant, section 40-430. Section 40-430 specifically states:

Section 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.

The City Attorneys opinion is that the cannabis uses proposed introduce a new use to the site and are not an expansion of the existing use. This is predicated on the fact that the two cannabis uses are unique and new uses to the City. Cannabis uses were first allowed by ordinance in November 2024, which is after the applicants’ property had been rezoned to R-1. In other words, at the time the property became a legal nonconformity, Cannabis Cultivator and Cannabis Microbusinesses were not permitted in the agricultural district and therefore these uses are new uses.

Further, the existing hobby farm does not conduct commercial operations. The attorney notes that “incidental plant sales on a once a year (basis) does not amount to a full commercial operation”.

STAFF RECOMMENDATION

The application for Cannabis Cultivator and Cannabis Microbusiness do not meet the requirements of Chapter 40, Article V, Division 6, “Conditional Use Permits”, Section 40-112 as contained in the city of Wyoming Ordinance. Therefore, Staff is recommending denial of the applications for Interim Conditional Uses for a Cannabis Cultivator and a Cannabis Microbusiness based upon the following findings of fact:

1. The property is zoned R-1 Rural Residential and Cannabis Cultivator and Cannabis Microbusiness are not permitted, conditional, or interim uses in the R-1 zoning district.
2. The introduction of the Cannabis Cultivator or Cannabis Microbusiness use is not an expansion of the existing legal nonconforming agricultural use on site but is

rather a change to a different use than what is currently occurring at the property. Introduction of a new use is not allowed by ordinance.

3. Cannabis Cultivator and Cannabis Microbusinesses are considered new uses to the City and the zoning ordinance and would not be allowed under Zoning Ordinance Section 40-430.

SITE CHARACTERISTICS AND APPLICATION

The property is approximately 5 acres and contains a residence and several outbuildings that support agricultural use. The application indicates where the proposed cultivation would be along with responses to the standards for granting of an interim conditional use permit. Because the use is not allowed on the site, staff is not providing a full analysis of the proposed operations or compliance with I-CUP standards.

Next Steps

The City Council will review the Planning Commission's recommendation of denial and take final action at the next regularly scheduled meeting.

2nd Appl



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

LAND USE APPLICATION: CONDITIONAL & INTERIM USE PERMIT

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: 7745 Wyoming Trail, Chisago City, MN 55013

Applicant(s): Name(s) Tyler Jerecek

Address

City Burnsville

State MN

Zip 55379

Phone Number

Email

Owner(s) - If other than Applicant(s):

Name(s) David & Kelly Wosika

Address

City Chisago City

State MN

Zip 55013

Phone Number

Email

Owner(s) Signature(s) David Wosika Kelly Wosika

Date 7-10-25

Legal description of property: Section 22 Township 003 Range 021 P10R SE 1/4 of NW 1/4 T10N R02E S01E

Property Identification Number: R.21. 21.10358.00

Present Zoning: Rural Residential I

Present use of property: Hay Field

Proposed use of property: cannabis crop

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:

A detailed site plan showing the following information from Sec. 40 - 111, A-K also including:

- 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
 - 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
 - Landscaping and Screening in accordance with Article VII, Divisions 14 & 26
 - Lighting Plan in accordance with Article VII, Division 15
- A letter explaining the proposed use and how it will be operated
 - A completed Conditional & Interim Use Permit Worksheet
 - Applications for uses described in Article VI, Divisions 7, 18 & 19 and Article VII, Divisions 2, 8, 10, 17-20 & 25 of the Zoning Ordinance. It must include the information necessary to show compliance with the applicable section of the ordinance.
 - 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
 - The application fee and escrow must be paid at the time of application - The fee is **not** refundable and the unused portion of the escrow will be returned to the applicant.
 - Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s) [Signature] Date 07-08-25

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, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

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

OFFICE USE ONLY

Date Complete Application Received 7/21/25

Application #

60 Days 9/1/25

Date Paid 7/3/25

Date Application Received 7/3/25

By: [Signature]

Official

Check # Cash

Fee: **\$220.00 + Escrow**

Escrow - Commercial is \$1,000.00 & Residential is \$750.00

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Tyler Jereczek

Address: [REDACTED]

Type of Business: Cannabis Cultivation

Business name: Tyler Detail 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.

- Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
☒ Yes ☐ No Explain: Following state guidelines and city rulings
- 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?
☐ Yes ☒ No Explain: Only 3 employees, only at site.
- 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 ☐ No Explain: Only out of view and surrounded by trees in field.
- Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☒ Yes ☐ No Explain: Will not be visible
- Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☐ Yes ☒ No Explain: It's not affecting the city
- Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☒ Yes ☐ No Explain: Following all guidelines and ordinances
- 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 ☐ No Explain: Maintaining and following all guidelines and laws.
- Will the proposed use generate only minimal vehicular traffic on local streets?
☒ Yes ☐ No Explain: Only a few cars per day
- Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: Parking on land and no needs for large equipment
- 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?
☐ Yes ☒ No Explain: Everything on property. No noise or visibility.
- Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: None of these at all.
- Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?
☐ Yes ☒ No Explain: None of these.
- How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☐ Yes ☐ No Explain: It's just a fenced in area. Like a large garden
- Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: Similar to a garden. No adverse effects.

Application # I-25-001

Revised 01/24/23

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Tyler Jereczek

Address: [REDACTED]

Type of Business: Cannabis Micro Business for Cultivation

Business name: Tyler Retail 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 ☐ No Explain: Correctly Zoned
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?
☐ Yes ☒ No Explain: No, Very minimal employment.
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 ☐ No Explain: 1 acre of clear land. No obstructions
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☐ Yes ☒ No Explain: Will be covered from view by fence.
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☒ Yes ☐ No Explain: Following all guidelines of the County.
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☒ Yes ☐ No Explain: Following all guidelines.
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 ☐ No Explain: Following all guidelines of County.
8. Will the proposed use generate only minimal vehicular traffic on local streets?
☒ Yes ☐ No Explain: Will not have a lot of traffic flow.
9. Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: Minimal traffic flow added.
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?
☐ Yes ☒ No Explain: Cultivation will be fenced in.
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: Will not add to any of these
12. Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?
☐ Yes ☒ No Explain: Will not contribute to any of these
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☒ Yes ☐ No Explain: Will all be fenced in and no garbage or rubbish.
14. Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: Will be kept clean and clean practices.

Application # I-25-001

2. E FINISHED GRADING AND DRAINAGE PLAN.

Our site will be planted in tilled soil in an existing tilled field. We will run irrigation lines that will delivery water to our plants without extra waste. We will not have any drainage needs. As we will utilize all nutrients delivered to crops.

3. SOIL TYPE AND LIMITATIONS FOR INTENDED USE.

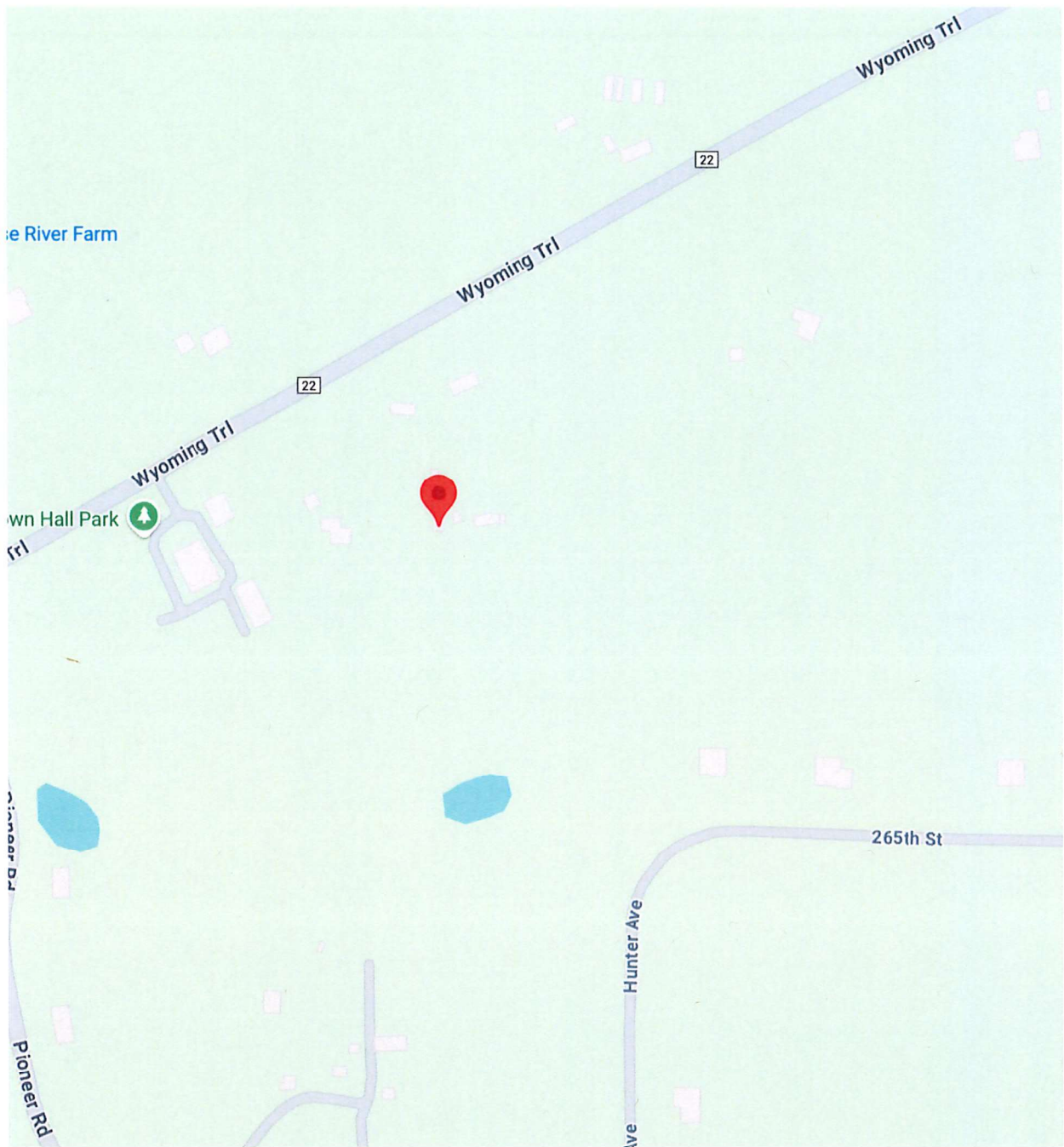
Our soil is not clay or sand based. It is more silty and non compact.. We will run soil tests and amend with nutrients to ensure best results. We will also test for heavy metals and comply with all state testing.

5. DESCRIBE HOW THE CULTIVATION OF THE CANNABIS WILL BE CONDUCTED AND SECURED.

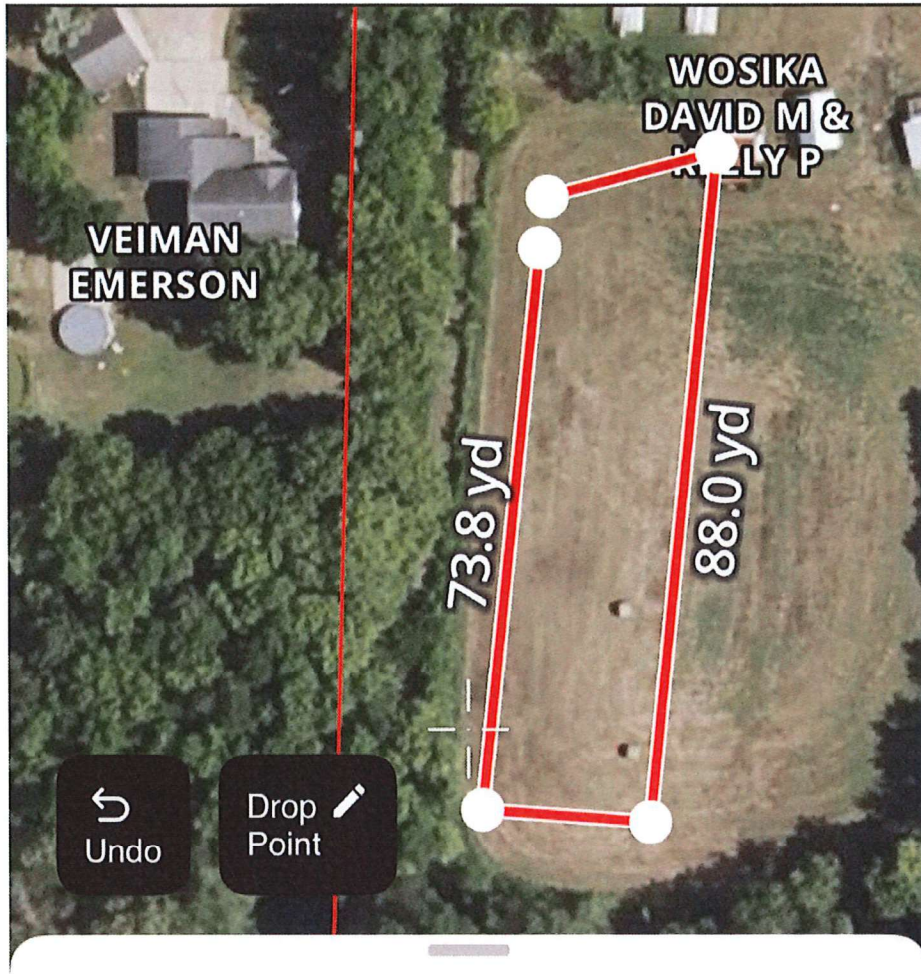
We will follow all guidelines under state law. We will have 6FT tall fencing and proper cameras and security in good standing with state guidelines. Proper storage, transportation and waste management.

7. ON WHAT DATE, OR UPON WHAT EVENT, WOULD THE APPLICATION DESIRE INTERIM USE TO EXPIRE?

December 31,2035







Line Name

Line 07/11/25 18:07

Distance

↔ **207.4** yd

Elevation Gain

↗ **0** ft

Elevation Loss

↘ **0** ft

Folders

+ Add

Save



**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE	July 16, 2025
MEETING DATE:	August 12, 2025
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Conditional Use Permit for Commercial Outdoor Recreation Areas use in the Agriculture District
APPLICANT:	John B Hastings Family Limited Partnership
PROPERTY OWNER:	John Hasting Family Limited Partnership
PROPERTY:	28186 Kettle River Blvd
FILE NO.:	C-25-001

OVERVIEW

The applicant is John B Hastings Family Limited Partnership, and they are requesting an updated conditional use permit for Commercial Outdoor Recreation Areas in the Agriculture zoning district. The application is to update the current city permit to more accurately reflect the activities currently occurring at the site and approve those anticipated in the future. The applicant currently runs three fall activities, the Pinchaven Farm Fall Festival & Pumpkin Patch, the Dead End Hayride and Haunted House and the Great Pumpkin Trail. The first two activities have occurred at the site for some time and were initially anticipated in the existing 2004 CUP. The Great Pumpkin Trail started in 2024. Additional activities which occur at the site include school field trips from May through July. Weddings had previously occurred at the site and have ceased as of May 2024. The applicant is also anticipating additional activities on the site, a Holiday Event Series which would be from Thanksgiving through New Years, and a Winter Event series which could be from the first week of January through March.

The City had requested a review and potential revision to the current 2004 Conditional Use Permit primarily due to neighborhood and City concerns about traffic, noise, dust and road maintenance associated with the number of vehicle trips generated by the Events. Based upon the current operations, staff believes that the present operations are out of compliance with the prior 2004 approval, with special consideration to condition #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.

And condition #6:

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. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.

The intention of this review is to update the permit to allow reasonable use of the property with commercial outdoor recreation activities while addressing neighborhood and community concerns about the amount of activity at the site, and resulting impacts, and allow, in the future, some increase in the amount of events at the property.

UPDATE

On June 10, the Planning Commission reviewed the application and held the public hearing. The staff walked through the report, highlighting areas of concern and recommended conditions of approval. The applicant submitted several pieces of information to the Commission, including their response to the conditions of approval and information from the traffic engineer they had contacted. The applicant requested some changes to the conditions of approval and indicated they would like to work with the City to come to an agreement on the site operations moving forward and the conditions of approval.

The applicants' comments centered on potential costs associated with the conditions including the traffic study, potential recommended mitigation measures and the paving of Kettle River Boulevard. They had also expressed reservations about the limitation on adding new activities and the review process for new Events. It was requested that they keep the same operating time period as the current 2004 permit, September 15 – November 15 and it was clarified that they start their last haunted trail/haunted house group tour at midnight. It was also noted that they have been talking to a traffic engineer and are prepared to implement some changes to the site operations to address some of the traffic concerns.

Public comments focused primarily on the amount of traffic generated by the use and the impact it has on the enjoyment and use of their properties. They noted the amount of traffic as well as the length of time Kettle River Blvd is impacted by the site traffic. Other members of the public indicated support for the project and indicated they lived close to the site and were not negatively impacted by the use. They supported the use and the prominence of the use within the Metro area.

Since the Commission meeting, staff has discussed the conditions of approval and made some revisions to the conditions to try and address or clarify some of the issues raised by the applicant. These modifications were forwarded to the applicant and staff and the applicant submitted additional comments. The conditions below reflect some changes due to the applicants' comments but not all.

The applicant had expressed concern about Condition #4 which requires paving of the public road section of Kettle River Blvd from the existing paved section to 280th Street. They indicated other property owners will benefit from the paved road, and they are

concerned about the final cost since there is no limit on total cost. Upgrades to infrastructure relating to the demands of a specific development project have occurred in the past. Previously, the City had required as part of the Liberty Ponds project that Heath Avenue be paved and as part of the Preserve at Birch Lake, July Avenue be paved. In both cases, the public road was an existing gravel road and approximately 1 mile of road was paved to provide good, paved, access to the new subdivisions.

The applicant has also expressed some reservations about limiting the number of attendees to the property as noted in Condition #5. The conditions of approval are designed to reduce traffic, noise and dust impacts to adjoining property owners, which is consistent with conditional use permit standards found in the ordinance. Staff anticipates a measure of success of the traffic operational plan will be a substantial reduction in queuing on the public section of Kettle River Blvd, reducing negative impacts to adjoining neighbors, and improving access for emergency vehicles.

Staff believes the use of the property has an impact on the adjoining neighborhood and the conditions of approval are there to mitigate these impacts and allow approval of a Conditional Use Permit for a Commercial Outdoor Use.

Prior to the report being finalized a second meeting with the applicant and their traffic engineer along with many of the City staff met to begin discussions about operational changes being investigated to improve traffic circulation and reduce traffic back-ups.

STAFF RECOMMENDATION

The requirements of Chapter 40, Article V, Division 6, “Conditional Use Permits”, Section 40-112 and Chapter 40, Article VI, Division 16 “Notification of Variance and Conditional Uses” as contained in the city of Wyoming Ordinance have been complied with. Staff is recommending approval of a Conditional Use Permit for an Outdoor Recreation Use on the subject property to be used for outdoor activities including Haunted Hayride, Pumpkin Trail, and Fall Festival in the A-Agriculture zoning district upon the findings of fact and subject to the following conditions.

1. The property owner shall expand the entrance drive or similar site changes that will increase stacking of automobiles off of the public Kettle River Blvd right of way. Stacking areas should be installed to significantly reduce potential car stacking on city streets. A plan including grading, tree removal, and stormwater standards is required, if additional grading, and tree removal are needed. If the applicant is using the existing site development as is, additional permits may not be required. A final plan for the stacking changes is required prior to any site modifications for staff review and approval. These recommendations may be part of the final traffic operational plan. The increased stacking area shall be implemented prior to the 2025 Fall Festival season begins.
2. A traffic study shall be conducted by SRF, after the 2025 fall season, with data collection during the Fall Events to address traffic generation associated with the events and activities currently being implemented including the current and future

- conditions analysis and the timing of the traffic on the streets to be paid for by the property owner with the city as the client. The report should provide potential mitigation measures as necessary. Thereafter, the City may collect data regarding traffic volume to the Property every odd year and in the event such data indicates a volume increase of at least 10% of the peak day traffic or a 20% increase in the ADT as compared to the previous study the City may require an updated traffic study be completed and paid for by the property owner.
3. Upon completion of any traffic study, completed pursuant to condition 2, the property owner shall be responsible for completing the remediation requirements identified in the traffic study to mitigate the impacts caused by the uses on the property owner's Property.
 4. The property owner shall be solely responsible for the cost of paving and expanding the stretch of Kettle River Boulevard North beginning from property owner's property extending south along the boulevard up to the existing paved surface near East Viking Boulevard. Such paving of the road shall be completed in accordance with all City and state requirements and managed, designed and constructed by the City, or their designated representative, in the same manner as any other public road improvement project within the City except that the property owner and applicant shall bear sole responsibility for the cost of the improvement. Improvement of the road must be completed no later than January 1, 2028. Delays in the installation of the paved road, through no fault of the applicant, shall not constitute non-compliance with the conditions of approval. The applicant shall pay for the costs by January 1, 2028, or 2 months after receipt of the final invoice from the City, whichever is later.
 5. Due to the traffic impacts associated with the use and the adverse effects impacting neighboring residents and the City, the number of visitors are capped at the number provided by the property owner in their 2025 application for average daily and peak attendance: the Pumpkin Trail, the Pinehaven Fall Festival, and the Haunted Hayride. Upon the paving and expansion of the road as provided in condition 4 and satisfaction of the remaining conditions regarding traffic and patron queuing, the property owner may request the City amend the conditional use permit to allow an increase in visitors which may be granted by approval of the City in its sole discretion.
 6. The latest operating time for the Haunted Hayride and all site events proposed at the site is 12 midnight. All operations shall be closed at midnight and customers shall be removed at midnight. It is understood that employees will be on-site after midnight for clean-up. In the event taxi or rideshare services (such as Uber, Lyft, or similar platforms) are unavailable or inaccessible for a patron who is unable to safely transport themselves away from the Property, the property owner shall make reasonable efforts to assist in securing safe transportation. In any event, if property owner is aware rideshare services will not be available for patrons the property owner must make commercially reasonable efforts to notify patrons that such

services will not be available for departure from the Property and patrons should arrange other transportation.

7. The property owner shall design and implement a site traffic operational plan which addresses operational traffic concerns including changes to address traffic, roadway maintenance and emergency vehicles, and local resident access concerns. Such traffic operational plans shall include commercially reasonable means to prevent queuing of vehicles onto Kettle River Boulevard North. The applicant shall reimburse the City's police department for 10 hours of Special Event Officer Fees (based on Fee Schedule) in compensation for administrative time associated with organizing and managing the use of officers for traffic control by various agencies. The property owner shall comply with the traffic plan upon city approval of the operational plan starting in 2025 and during the time period of the Conditional Use Permit unless this condition is modified in the future. The plan shall be submitted at least by August 1, 2025, and prior to commencement of the Fall Events. The applicants and City staff shall meet prior to each fall season starting in 2026 to discuss operations and traffic control for the upcoming events.
8. The property owner will pay the city for up to two city contracted calcium chloride-based treatments per year and reimburse the City for additional grading costs along the gravel roadway above and beyond what would be deemed typical maintenance on a gravel road due to the unusually high volume of traffic on Kettle River Boulevard, north of Viking Blvd. The City will work with the property owner to time road maintenance so that it meets the needs of the city and the operations of the applicant's business.
9. The City has approved the three fall Events listed in Condition 5. Prior to hosting any new Events at the property, including but not limited to the proposed Holiday Event and Winter Event Series, the property owner must submit detailed information regarding the Event and activities proposed at the Event for City Council approval. In the event the City Council determines a proposed Event will increase the intensity of use on the property beyond that of the three fall Events, Council may deny the Event or approve with additional conditions. For any new Event, the property owner shall have a neighborhood meeting and invite all residents along Kettle River Blvd, north of Viking Blvd so they can see what events and individual activities are proposed and how the business will operate. In no case will the hours of operation or the anticipated traffic counts be greater than what is experienced at the site for the Fall events. Lighting information and an illumination plan is required and must comply with ordinance standards. The property owner is not permitted to host any stand-alone concerts or other stage performances that are not associated with a larger Event.
10. Each year, prior to the opening of the Haunted Hayride and Haunted House event, an operational permit per the state fire code is granted by the City Building Official or Fire Marshal.

11. Any new construction on the site is subject to review and approval of building permits prior to any construction occurring.
12. The Haunted Hayride and Haunted House event shall operate between the dates of September 15 and November 15 annually.
13. The property owner is permitted to host Events on twenty separate weeks during the months of September through March. An “Event” shall include any organized, scheduled gathering or happening on the property available for public attendance for which the public attendees are required to pay admission or otherwise have a ticket or seasonal pass to attend; but Event shall not include tours by schools or non-profits or other small group tours which are permitted on the property and not subject to the restrictions in this condition. The Event may be hosted on however many days of the week the property owner chooses, but an Event held on at least one day during a given week shall count toward the twenty-week limit. No Events shall be held between the months of April through August.
14. The property needs to comply with all applicable local, state and federal regulations including meeting all zoning ordinance requirements.

Next Steps

The City Council will review the Planning Commission’s Conditional Use review at the next regularly scheduled meeting.

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE	June 6, 2025
MEETING DATE:	June 9, 2025
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Conditional Use Permit for a Commercial Outdoor Recreation Areas use in the Agriculture District
APPLICANT:	John B Hastings Family Limited Partnership
PROPERTY OWNER:	John Hasting Family Limited Partnership
PROPERTY:	28186 Kettle River Blvd
FILE NO.:	C-21-0001

OVERVIEW

The applicant is John B Hastings Family Limited Partnership, and they are requesting an updated conditional use permit for Commercial Outdoor Recreation Areas in the Agriculture zoning district. The application is to update the current city permit to more accurately reflect the activities currently occurring at the site and approve those anticipated in the future. The applicant currently runs three fall activities, the Pinehaven Farm Fall Festival & Pumpkin Patch, the Dead End Hayride and Haunted House and the Great Pumpkin Trail. The first two activities have occurred at the site for some time and were initially anticipated in the existing 2004 CUP. The Great Pumpkin Trail started in 2024. Additional activities which occur at the site include school field trips from May through July. Weddings had previously occurred at the site and have ceased as of May 2024. The applicant is also anticipating additional activities on the site, a Holiday Event Series which would be from Thanksgiving through New Year's, and a Winter Event series which could be from the first week of January through March.

The City had requested a review and potential revision to the current 2004 Conditional Use Permit primarily due to neighborhood and City concerns about traffic, noise, dust and road maintenance associated with the number of vehicles trips generated by the events. Based upon the current situation, staff believes that the present operations are out of compliance with the prior 2004 approval, with special consideration to condition #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.

And condition #6:

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. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.

The intention of this review is to update the permit to allow reasonable use of the property with commercial outdoor recreation activities while addressing neighborhood and community concerns about the amount of activity at the site, and resulting impacts, and allow some increase in future events at the property.

SITE CHARACTERISTICS

The site is approximately 165 acres and comprised of four different tax parcels. The uses primarily occur on the larger property with parking spreading into other adjoining lots. It is estimated there are approximately 1800 stalls available for parking although they are not stripped. Access is from the southeast, from Kettle River Blvd, which is a gravel road. Due to the geology of the area, to the west is Carlos Avery WMA, there is no ability to obtain an additional access to the site. Therefore, all traffic to and from the site are accessing the property from E. Viking Blvd to Kettle River Blvd and ultimately unto the private drive for the property, generally north of 280th.

The property is zoned and guided for Agriculture use, and the applicant indicates that farming, along with the event activities occur at the site. Additionally, there are some other operations at the site which includes a tree service and composting operations. These uses are considered agriculture but may also contribute to some of the traffic related concerns generated by the site. For example, staff believes the commercial vehicles for the tree service operation may be over the size and weight limit permitted on the city streets and are contributing to the degradation of the gravel roadway.

The property contains numerous outbuildings to facilitate commercial outdoor recreation events. Building permits are required for all construction and the Fire Marshall must also inspect them. As part of their events, food and liquor may be available and licenses are required for the vendors.

A transportation study by Chisago County may impact the adjoining road system in the future. The County is currently studying the East Viking Boulevard corridor west of I- 35. Chisago County is collaborating with MNDOT and the City on this study to determine ways in which improvements can be made to improve operations, how access can be managed, and to improve safety. A number of working alternatives and traffic data have been shared with the applicant's traffic engineer to aid in their understanding of the traffic concerns. The results of this study may ultimately impact some of the operations in the area of this project.

EVENTS

Over time it appears that the number of activities offered at the differing events have increased. The addition of differing activities means that the length patrons stay for each event most likely grew. In discussions with the applicant, it was indicated that customers spend approximately 3-6 hours at the Pinehaven Farm Fall Festival (Pumpkin Patch), which is open from 10 am to 7 pm on Fridays, Saturdays, and Sundays.

The Haunted Hayride (haunted house) activity is estimated to take 1 3/4-2.0 hours and is open on a variable schedule. At the start of the event schedule, the hayride may only be open on weekends with expanded weekday options as the nights get darker earlier and it gets closer to Halloween. Per the 2004 permit, the Haunted Hayride is open for 2 months, September 15-November 15. It is unclear if that is rigidly followed or if the dates slide somewhat depending upon the calendar. Regardless, the number of days should not increase. The 2004 permit also states the haunted house shall close at midnight each day when the hayride is open. It is also unclear whether all haunted

hayride operations shut down at midnight or the last run-through occurs at midnight. The activity generally opens at dusk sometime around 6:30 or 7 and runs till midnight.

The most recent event addition is the Pumpkin Trail which started in 2024. The applicant indicated that the Trail closes about 1 hour before the hayride starts and its' customers are more younger families than the attendees to the Hayride. It is estimated that customers to the pumpkin trail spend approximately 1.5 hours at the site. It is difficult to draw too many conclusions about the Trail impact on the property given it has only been in operation one year.

As noted the applicant is exploring a Holiday Event and Winter Event that will mean activities at the site from Thanksgiving through March. It is assumed that most of the attendance would be during the weekends although not all.

While there are more events provided than that in 2004, and also more activities at some of the events, it appears that the popularity of the events, particularly the Hayride has also increased. In 2004 the applicant proposed parking for 222 vehicles which has now grown to parking for 1800 vehicles.

The applicant has information about the number of visitors to the property primarily through their on-line reservation system. They have indicated there is also some "walk-up" attendees. As depicted in their application for the 2024 season they estimate the following attendance:

Pinehaven Farm Fall Festival (Pumpkin Patch)

Average Daily Attendance; 3,000

Peak Attendance: 6,400

Walk-Up: Approximately 30%

The Dead End Hayride (and haunted house)

Average Daily Attendance: 2,870

Peak Attendance: 5,600

Walk-Up: Approximately 2%

The Great Pumpkin Trail

Average Daily Attendance: 1,625

Peak Attendance: 3,200

Walk-Up: Approximately 11%

School Tours and other Small Gatherings

Average Daily Attendance: 200

Peak Attendance: 650

The applicant noted that there is not a lot of overlap between the different events and the customers. The Haunted Hayride customers do not typically go to the Fall Festival activities prior to the Hayride. Meaning they each have discrete customers and unique vehicle trips to the site. It is more likely that some of the Fall Festival attendees may also participate in the Pumpkin Trail, although given that there is only one year of operation it is unclear how many of the customers overlap the two events.

In discussions with the applicant's traffic consultant, he suggests using 2.75 persons in a vehicle to estimate the vehicle traffic. In staff's opinion it makes sense to assume that people are carpooling for these events, particularly since many are family oriented and some riders would be under the driving age. Using the information above, the number of vehicles per event equates to:

Pinehaven Farm Fall Festival (Pumpkin Patch)

Average Daily Attendance; 3,000 approximately 1091 vehicles

Peak Attendance: 6,400 approximately 2,327 vehicles

The Dead End Hayride (and haunted house)

Average Daily Attendance: 2,870 approximately 1044 vehicles

Peak Attendance: 5,600 2,036 vehicles

The Great Pumpkin Trail

Average Daily Attendance: 1,625 approximately 591 vehicles

Peak Attendance: 3,200 approximately 1,164 vehicles

(not including school tours or special events)

Given the overlapping dates of the fall activities it is assumed some of the peak days of the Fall Festival could be the same date of the peak Hayride attendance, meaning over 9,000 people could be coming to the site on one fall day, and creating approximately 4,000 vehicle round trips.

An additional source of vehicular trips is the number of employees that are employed for the fall events. The Supplemental Information found in the application provides total employment information on a per day basis. There are two different pages, one noting the Mid Minnesota Entertainment which has total employees of approximately 447. These are the employees that work at the Haunted Hayride and Haunted House event and the Pumpkin Trail. The other listing of employees is from the Pinehaven Farm employees who are associated with the Fall Farm Festival. In 2024, there were 110 employees in this category. It is recognized that not all of the employees work at the same time, although many would be working on the busier days of the fall events. And while the employee hours may be staggered given the different operating hours of the events, and the different tasks individuals do during their shift, they are driving to the site which increases the Average Daily Traffic by several hundred each day.

TRAFFIC IMPACTS

The main issues raised regarding the existing land uses on the site relate to traffic generation and the impacts on Kettle River Blvd. In part this is due to the fact that the road is a gravel road, creating problems with dust and prompting excessive maintenance on the road by the City, due to the documented vehicular trips. Residents have concerns about gaining reasonable access to their homes in a timely manner and all parties are concerned about good access for emergency vehicles. The applicant has contacted a transportation engineer who is assisting them with a traffic management plan. He indicated there are several issues in play; the one-way access, the gravel road, and the left turns necessary at Kettle River and Viking Blvd which cause back-ups along the entire access system, and the concern over the ability for quick, easy emergency vehicle access to the site and residential access route.

Staff is requesting the applicant submit a traffic operational plan which addresses concerns listed above. There are some key ideas which were mentioned by the applicant and in discussion with their traffic consultant that would be helpful and should be initiated at the site. Further, staff has some recommendations. These are as follows:

1. Provide personnel/contract officers for traffic control at the intersection of Kettle River Blvd and E. Viking Blvd.

It is estimated the majority of traffic to the site comes from Hwy 35. That means that traffic leaving the site must turn left at Kettle River Blvd unto E. Viking Blvd to access Hwy 35, regardless of whether the customer is heading north or south. A left turn takes more time than a right turn and the vehicle often needs to wait longer for cross traffic before making the turn. It has been noted by the applicant and the City that this intersection does not function well during high volume dates, because of the left turn movement, causing back-ups and delays along the entire stretch of Kettle Blvd. Contract officers with Wyoming PD and/or the County Sheriffs officers would be able to direct traffic, and therefore clear out the intersection faster than the current situation. This is a recommendation from the Traffic Engineer City staff and is a recommendation of approval as part of an overall traffic operations plan.

2. Increase the private access at the entrance to the site and provide more on-site vehicle stacking.

To reduce conflicts into and out of the site, the applicant should expand the driveway into the property from Kettle River Blvd. The applicant has attendees who assist in organizing parking, which saves time as compared to customers finding their own parking stalls. However, there is a lot of stacking which occurs along the private entrance drive and cars continue to stack unto the Kettle River Blvd, a public roadway. The applicant should expand the private access drive, which generally starts north of 280th. The applicant should ensure there is ample room for two-way traffic and should consider widening drive lanes for additional vehicle stacking. If that is not possible, or in addition to, the applicant should provide additional on-site stacking so that vehicles do not stack unto the public roadway. This would require installation of an additional driveway system interior to the site where vehicles can wait until they can enter the parking lot.

The ordinance requires thirteen (13) conditions be met for granting a conditional use permit in the agricultural district.

NEW CONDITIONS ARE IN UPDATED STAFF REPORT FOR AUGUST 12, PLANING COMMISSION MEETING

STAFF RECOMMENDATION

~~The requirements of Chapter 40, Article V, Division 6, “Conditional Use Permits”, Section 40-112 and Chapter 40, Article VI, Division 16 “Notification of Variance and Conditional Uses” as contained in the city of Wyoming Ordinance have been complied with. Staff is recommending~~

approval of a Conditional Use Permit for an Outdoor Recreation Use on the subject property to be used for outdoor activities including Haunted Hayride, Pumpkin Trail, and Fall Festival in the Agriculture zoning district upon the findings of fact and subject to the following conditions.

- ~~1. The property owner shall expand the entrance drive to the site to increase stacking of automobiles off of the public Kettle River Blvd right of way. Stacking areas should be installed to significantly reduce potential car stacking on city streets. A plan including grading, tree removal, and stormwater standards is required prior to implementation of the drive aisle expansion or interior stacking area for city staff review and approval. The increased stacking area shall be implemented prior to the 2025 Fall Festival season begins.~~
- ~~2. A traffic study shall be conducted after the 2025 fall season to address traffic generation associated with the events and activities currently being implemented including the current and future conditions analysis and the timing of the traffic on the streets to be paid for by the property owner with a consultant chosen by the City. The report should provide potential mitigation measures as necessary. Thereafter, the City may collect data regarding traffic volume to the Property every odd year and in the event such data indicates a volume increase of at least 10% of the peak day traffic or a 20% increase in the ADT as compared to the previous study the City may require an updated traffic study be completed and paid for by the property owner.~~
- ~~3. Upon completion of any traffic study, completed pursuant to condition 2, the property owner shall be responsible for completing the remediation requirements identified in the traffic study to mitigate the impacts caused by the uses on the property owner's Property.~~
- ~~4. The property owner shall be solely responsible for the cost of paving and expanding the stretch of Kettle River Boulevard North beginning from property owner's property extending south along the boulevard up to the intersection with East Viking Boulevard. Such paving of the road shall be completed in accordance with all City and state requirements and managed, designed and constructed by the City, or their designated representative, in the same manner as any other road improvement project within the City except that property owner shall bear sole responsibility for the cost of the improvement. Improvement of the road must be completed no later than January 1, 2028.~~
- ~~5. Due to the traffic impacts associated with the use and the adverse effects impacting neighboring residents and the City, the number of visitors are capped at the number provided by the property owner in their 2025 application for average daily and peak attendance and no additional activities shall be added to the three fall events: the Pumpkin Trail, the Pinehaven Fall Festival and the Haunted Hayride. Upon the paving and expansion of the road as provided in condition 4 and satisfaction of the remaining conditions regarding traffic and patron queuing, the property owner may request the City permit an increase in visitors and activities which request may be granted by approval of the City in its sole discretion.~~
- ~~6. The operating hours for the Haunted Hayride and all site events proposed at the site is 12 midnight. All operations shall be closed at midnight and customers shall be removed at midnight. In the event taxi or rideshare services (such as Uber, Lyft, or similar platforms) are unavailable or inaccessible for a patron who is unable to safely transport themselves away from the Property, the property owner shall make reasonable efforts to assist in~~

~~securing safe transportation. In any event, if property owner is aware rideshare services will not be available for patrons the property owner must make commercially reasonable efforts to notify patrons that such services will not be available for departure from the Property and patrons should arrange other transportation.~~

- ~~7. The property owner shall design and implement a site traffic operational plan which addresses operational traffic concerns including changes to address traffic, roadway maintenance and emergency vehicle and local resident access concerns. Such traffic operational plan shall include commercially reasonable means to prevent queuing of vehicles onto Kettle River Boulevard North. The property owner shall comply with the traffic plan upon city acceptance of the operational plan. shall be submitted by August 1, 2025 and all recommendations implemented prior to commencement of the Fall Events.~~
- ~~8. The property owner will pay the city for up to two city contracted calcium chloride based treatments per year and reimburse the City for additional grading costs along the gravel roadway above and beyond what would be deemed typical maintenance on a gravel road due to the unusually high volume of traffic on Kettle River Boulevard. The City will contact the property owner prior to road maintenance occurring.~~
- ~~9. The property owner shall submit detailed information about the activities proposed for the two new events proposed, the Holiday Event and Winter Event Series, subject to City Council approval prior to initiating any new events. The property owner shall have a neighborhood meeting and invite all residents along Kettle River Blvd so they can see what activities are proposed and how the business will operate. In no case with the hours of operation or the anticipated traffic counts be greater than what is experienced at the site for the Fall events. Lighting information and an illumination plan is required.~~
- ~~10. Each year, prior to the opening of the Haunted Hayride and Haunted House event, an operational permit per the state fire code is granted by the City Building Official or Fire Marshal.~~
- ~~11. Any new construction on the site is subject to review and approval of building permits prior to any construction occurring.~~
- ~~12. The Haunted Hayride and Haunted House event operates for a total of 8 weeks generally running from mid-September to November 1. The new Holiday Event Series shall operate for no longer than 8 weeks and the Winter Event Series shall not operate for longer than 12 weeks.~~
- ~~13. The property needs to comply with all applicable local, state and federal regulations including meeting all zoning ordinance requirements.~~

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The subject property is zoned and guided for A-Agriculture. The Agriculture district allows “commercial outdoor recreation areas that are similar to public recreation areas including recreational camping area, golf course, swimming pools, and resorts” as well as other uses determined to be similar to those listed as permitted and conditional use. The applicant proposes a semi-public recreational use which is similar to the conditional uses described in Section 40-172.

June 9th Meeting Report Abridged for August Meetings

The zoning and surrounding guided uses are as follows:

North – A-Agriculture and Carlos Avery WMA Rural Neighborhood

South – A-Agriculture

East – Hwy 35

West – A-Agriculture

Conditional Use Permit Standards

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. Granting of a Conditional Use Permit is required for approval of a commercial outdoor recreation use in the Agriculture zoning district. The standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.

The use can be in conformance with the Comprehensive Plan and the Zoning Ordinance so long as the use meets other standards for granting a conditional use, which means there is not excessive demand on public infrastructure or not impacts on adjoining neighbors. Conditions of approval address these concerns.

This use is fairly general in nature and the Commission and Council may wish to provide more direction, which would include additional regulations to permit this use in an agriculture zone. The ability to have a year-round commercial, non-agricultural use may not be what is desired by the community and may not be what would be expected by the surrounding neighborhood.

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.

The use currently places an excessive demand on existing public streets, beyond that which would be anticipated for a gravel road. Industry standards for paving a gravel road are generally in the 250-500 vehicles per day. The current use generates over that ADT amount and could result in 2 or 3 times that many vehicles on various operational days based upon the applicant's information. A condition of approval recommends the applicant pave the Kettle River Blvd, most likely with three lanes to permit better flow of traffic for customers and also residents of the area which are negatively impacted by the amount of traffic. A three-lane road can also provide flexibility during operations should emergency vehicles need to access the site or neighborhood. Compliance with conditions should assist in meeting this standard. The anticipated traffic study in 2025 and the traffic management plan will also assist in addressing traffic-related issues which would be forthcoming.

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.

The existing events and the proposed new events are separated some distance from adjoining development so that property values should not be depreciated.

4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.

There are few adjacent properties not owned by the applicant and therefore the site appearance should have no impact on adjoining 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.

The uses proposed are allowed by the existing ordinance. This standard has been met.

6. The use will be consistent with the purpose of this and other City Ordinances.

The ordinance currently allows this use if it can comply with ordinance CUP standards. Recommended conditions of approval, along with implementation of the traffic study and traffic operational plan may be necessary to comply with CUP required standards.

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.

The applicant must adhere to the ordinance standards and conditions of approval for the conditional use permit, which will mean the site is consistent with the existing and intended character of the Agriculture zoning district.

8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.

The use currently generates significant vehicular traffic as compared to a traditional agricultural use. There are recommended conditions of approval to address traffic related concerns. However, it is unclear if the conditions will be successful in addressing all issues, such as traffic backups, access to homes by residents, and emergency vehicle access. If so, additional modifications are required which could result in a cap on customers to the site for the fall events or the new winter events.

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.

The proposal does not impact existing nearby businesses.

10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.

The current operations do not comply with this standard due to site traffic generation which is detrimental to the public, health, safety and general welfare as noted in the staff report.

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.

The use will not negatively affect the property or the surrounding land uses relating to water pollution, odor, fumes, and unsightliness. The proposed use will cause additional traffic on Kettle River Boulevard, which is currently a gravel road and the increased traffic may cause additional dust to spread onto surrounding properties, these issues may be mitigated by proposed conditions regarding the paving of Kettle River Boulevard.

12. The use will preserve and incorporate the site's important natural and scenic features into the development design.

The proposal is not anticipated to significantly change the site appearance.

13. The use will cause minimal adverse environmental effects.

The proposal should not cause any adverse environmental effects.

POLICY DISCUSSION

The City may want to review the zoning ordinance in the future so there are more performance standards required for commercial outdoor recreational uses. Because the ordinance is fairly general, additional performance standards would allow the city to limit the amount of activities on future sites, which could reduce impacts to adjoining neighbors and the community. For example, with the proposed additional events, the site will operate as a commercial use for approximately 6 months of the year without being held to the performance standards of other commercial entities in the community.

Next Steps

~~The City Council will review the Planning Commission's Conditional Use review at the next regularly scheduled meeting.~~

Fred Weck

From: Pinehaven Farm [REDACTED]
Sent: Thursday, July 17, 2025 1:43 PM
To: Fred Weck
Cc: Jeremy hastings; Brent Faymerville
Subject: Re: John B Hastings FLP CUP

Good Afternoon Fred,

We are writing to respectfully ask for an extension to our CUP Application. Being that we have not had any communication from any City Staff since we submitted additional information on July 9th, we feel more time is needed to continue meeting with City Staff about the conditions. We would like to extend the deadline to November 15th, 2025. We all would like to see this process wrapped up by our season open, extending to November gives us extra time if needed.

We would also like to note that we have been speaking with Neil in regards to our Traffic Plan and Condition 7. The plan is in the works and we will be meeting with Neil around August 1st.

We will also be reaching out to you Fred, in regards to other permits that may need to be completed before season open in regards to Condition 13.

If there are any questions regarding our last submission, feel free to reach out. We would be happy to set up a meeting with staff to keep the process moving forward.

Best Regards,

John and Sue Hastings
Pinehaven Farm
Owner

Jacque Hastings
Pinehaven Farm
General Manager

Jeremy Hastings
Mid Minnesota Entertainment
Owner

On Jun 19, 2025, at 14:33, Pinehaven Farm [REDACTED]

Good Afternoon Fred,

I am writing to respectfully ask for an extension to our CUP Application. We feel we are close to coming to the end of the process, but a little more time to continue meeting with City Staff about the CUP conditions would be a benefit so we can make sure the whole process is done right and not rushed. We would like to have the deadline extended to August 10th.

Best Regards,

John and Sue Hastings
Pinehaven Farm
Owner

Jacque Hastings
Pinehaven Farm
General Manager

Jeremy Hastings
Mid Minnesota Entertainment
Owner



MEMORANDUM

SRF Project No. 18981.00

To: Jeremy Hastings
Brent Faymoville
Marc Baker
Mid-Minnesota Entertainment

From: John Maczko, PE, PTOE

Date: June 9, 2025

Subject: Event Management Review Recommendations at Pinehaven Farms

Introductions

Dear Jeremy, Brent and Marc,

Thank you for the opportunity to learn about your operation and needs related to the successful events at Pinehaven Farms. The events include:

- Pinehaven Farm - Mid September (Saturday and Sunday) – October (Friday – Saturday) 10 a.m. to 7 p.m.
- Great Pumpkin Trail – October (most days 6:30 p.m. to 10:30 p.m.)
- Dead-End Hayride – Mid September (Fri-Saturday 7 to 11 p.m. -October Sunday thru Thursday 6:30 to 10 p.m.; Friday – Saturday 6:30 pm to 12 a.m.)

This letter is intended to provide a summary of recommendations and suggested steps forward in reviewing and developing an event management plan for your events. It was developed after discussions as outlined in my project update and review of data that we were able to obtain or were provided. Please see the summary below.

Background

- Pinehaven Farms utilizes timed entry ticketing to manage arrivals for all events.
 - Dead-End Hayride – since 2012-13
 - Pinehaven Farm Daytime events – since 2020 (COVID driven)
 - Great Pumpkin Trail – 2024 (first year of event)
- Complaints/concerns
 - More complaints in 2024 than in past years. First year of pumpkin patch?
 - Ingress and Egress issues

www.srfconsulting.com

3701 Wayzata Boulevard, Suite 100 | Minneapolis, MN 55416-3791 | 763.475.0010

Equal Employment Opportunity/Affirmative Action Employer

- Dust
- Increased maintenance on Kettle River Boulevard
- Emergency response concerns on high volume days with limited access.
- Roadway safety on Viking Boulevard - 35E to Kettle River Boulevard area

- Attendance

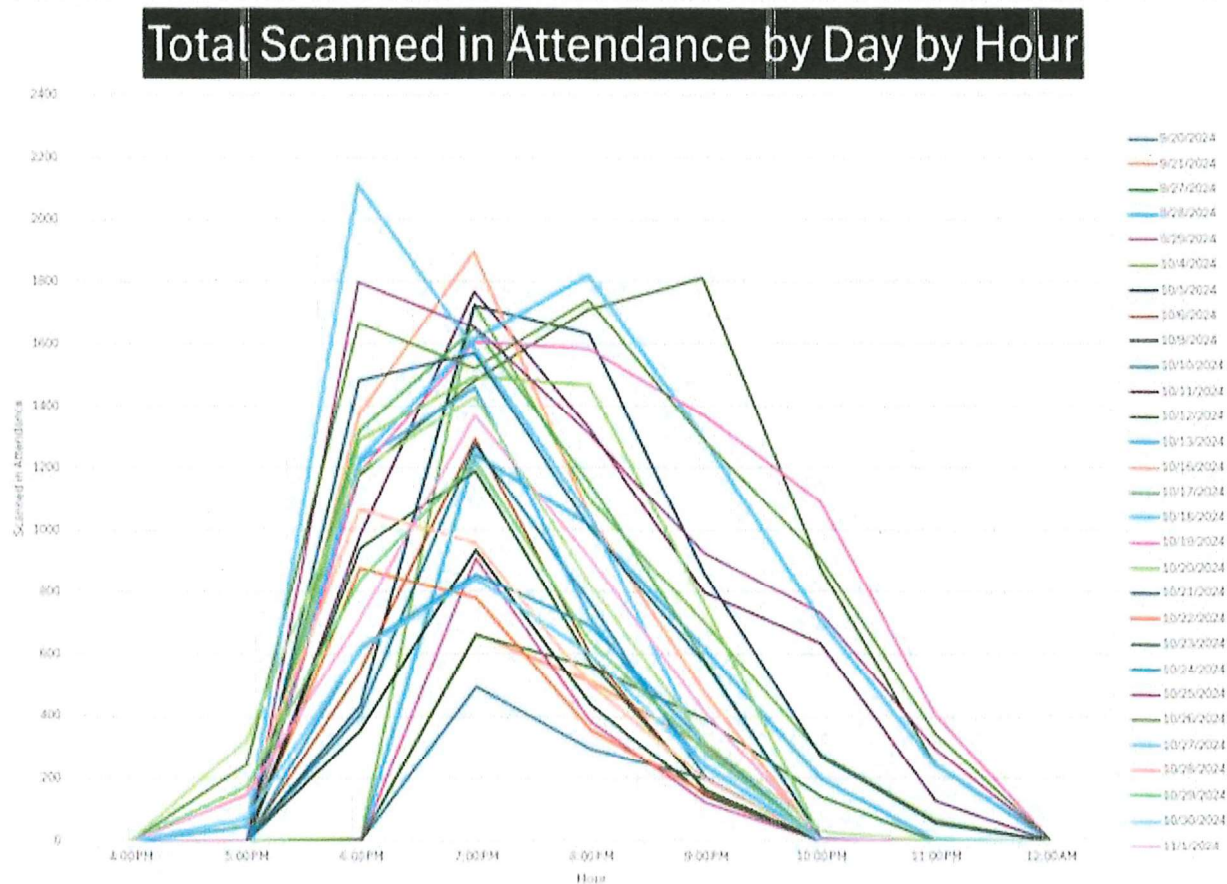


Figure 1 Total Scanned Attendance by Day by Hour

- Parking operations
 - Parking staff are regular employees who are familiar with parking the event.
 - Utilize a one-way operation with turnouts to get cars into the parking lot.
 - Parking lot capacity is 1736 vehicles
 - Working to create a one-way loop around the entire north hay grounds that are used for parking in 2025
 - Expand the entrance width from Kettle River Boulevard to parking lots.

- Viking Boulevard/Kettle River Boulevard
 - This intersection is the only access to Pinehaven Farm
 - Kettle River Boulevard is a gravel roadway
 - Intersection gets congested on heavy attendance nights
 - Last year was the worst year for traffic
 - Freeway ramps Kettle River Boulevard and business access all close together
 - MnDOT does adjust signal timing at Freeway ramps for event as needed.
 - All other access points to Viking Boulevard are side street stops.
 - No traffic control officers have been utilized for traffic control in past events
- Traffic Information
 - 5-year Crash Summary
 - 75% of crashes (9) at East Viking and Kettle River occur in October
 - 25-30% of crashes (2 east ramp 3 west ramp) at the ramps occur in September and October.

Intersection	Crash Severity					
	PDO	Possible Injury	Minor Injury	Sever Injury	Fatal	Total
East Viking Blvd & McDonalds Access	0	0	0	0	0	0
East Viking Blvd & Kettle River Blvd	7	1	4	0	0	12
TH 61 & I-35 NB Ramp	6	1	1	0	0	8
TH 61 & I-35 SB Ramp	9	1	1	0	0	11
Total	22	3	6	0	0	31

Intersection	Crash Type					
	Angle	Rear End	Sideswipe	Pedestrian	Bike	Total
East Viking Blvd & McDonalds Access	0	0	0	0	0	0
East Viking Blvd & Kettle River Blvd	10	2	0	0	0	12
TH 61 & I-35 NB Ramp	5	3	0	0	0	8
TH 61 & I-35 SB Ramp	4	7	0	0	0	11
Total	19	12	0	0	0	31

Figure 2 Crash Summary

- Kettle River Boulevard volumes (2022 Traffic Counts north of Viking) *provided by WSB*.
 - Traffic counts do not balance out for a dead-end roadway. NB volume is significantly higher than SB volumes. Total ADT ranges from 190vpd in September to over 2500vpd in October.
 - Counts are about 1/3 of 2024 estimates based on attendance numbers and a 2.75 persons per vehicle occupancy rating.
 - Counts are unreliable at this time.

Future Plans

- Possible development of Property on NW Quadrant area of Kettle River Boulevard and East Viking Boulevard that could re-align Kettler River Boulevard as it is too close to the Freeway ramps with the proposed development.
- The city of Wyoming and Chisago County are studying corridor alternatives as part of the development proposal.
 - Most likely alternatives include relocating Kettler River Boulevard further west on E Viking Boulevard and construction of single lane roundabouts at the new intersection and the 35 SB ramps. This may include a roundabout NB 35 ramps, but MnDOT has nothing planned at this time.
 - There is no funding or timing on any improvements at this time.
- MnDOT has no improvements planned in this corridor, but they may become interested if other improvements are made.

Recommendations

Based on current information based on 2024 attendance data and the desire to be conservative we make the recommendations below. Our experience is that it is much better to be overprepared than underprepared and scrambling for resources. It is easier to release resources than to obtain them when needed. Lessons learned this year and collection of actual vehicle ingress and egress flow data will allow further refinement.

A future re-routing of Kettle River Boulevard and reconstruction of Viking Boulevard would help to improve traffic flow in the Viking Boulevard and Kettler River Boulevard area. However, a final layout has not yet been determined and funding for any construction is out into the future. The existing system is functional and only breaks down on days, predominantly in October, when the pumpkin patch and the dead-end hayride are operating so these recommendations address those concerns.

Recommendations are as follows:

- First and most important, convene a formal Event Management Group to develop the operational details of an event management plan. This group should include Pinehaven Farms staff/Consultant, Wyoming police, fire and EMS and Public Works, Chisago County Engineering and MnDOT. This team works together to make the event successful and ensure issues are identified and addressed in the plan and work together to address any items that may come up.
- Implement one-way circulation pattern around the hay field parking area. This will assist in getting vehicles off Kettle River Boulevard and into the site quicker.
- Complete widening the entrance to the site to 36' minimum to allow 3 lanes of traffic. This will improve ingress egress and allow greater emergency vehicle access.
- Park vehicles two rows at a time with the first vehicle pull through second vehicle behind it for speed and efficiency to again reduce parking time.
- Continue expansion of a separate pedestrian walkway to keep pedestrians off of the vehicle access roads.
- Based conservatively on 2024 attendance provide traffic control officers at Viking Boulevard and Kettle River Boulevard for Friday Saturday and event days in October. (10,11,17,18,24,25, 31) and November 1. Coverage should be from 6:00pm – 12am in early October and 6pm to 1am on the last two weekends (see Figure 3)
- Based conservatively on 2024 attendance provide traffic control officers at Viking Boulevard and Kettle River Boulevard for Sunday, Holiday, and MEA weekdays in October. (15,16,) Coverage should be from 6:00pm – 11pm/12pm (See Figure 3)
- Provide temporary or permanent intersection lighting and temporary event traffic management signing on Viking Boulevard for the safety of all including the traffic control officers.
- Traffic counters (data cameras) should be used to accurately count vehicles both NB and SB on Kettler River Drive north of Viking Boulevard to accurately measure arrival and departure rates of vehicles. This data will be used to further refine the event management plans.
- Emergency vehicles should split traffic on the "virtual centerline" of Kettle River Boulevard to make egress to the site. Any future roadway improvements should consider a 3-lane section.33-36' wide to accommodate Emergency vehicles.

We believe the above recommendations will provide a marked improvement over 2024 experiences. We also believe that lessons will be learned as the event progresses and more data is collected. Being flexible and able to adjust on the fly will be important. Experience shows that items will come up that will need to be addressed but being adequality resourced will make those adjustments easier.

Conditional use Request and Talking Points

-Clarification Points-

Page 2 – Site Characteristics:

We would like to clarify that our parking lot **is striped**. Although it is a grass surface, we have invested in a GPS-guided robotic system that accurately paints parking stripes. This ensures clear and consistent organization of vehicles. We are confident in the number of parking spots available.

Page 2 – Events:

We understand there was some question regarding the dates of the Haunted Hayride. We would like to clarify that the Haunted Hayride has always operated within the timeframe established by the current 2004 CUP, which permits events from **September 15 to November 15**. While the exact event dates may vary slightly each year depending on how weekends fall—particularly the first weekend of November—they have consistently remained within the approved window.

Page 3 – Events:

The start time for the Haunted Hayride varies slightly throughout the season based on sunset, but the event consistently opens between **6:00 PM and 7:00 PM** each operating night. Additionally, we would like to clarify that the **Pumpkin Trails** area closes **one hour prior** to the scheduled closing time of the Haunted Hayride each night.

Page 5 – Traffic Impacts: Item 1:

We would like to note that this item was briefly discussed with members of city staff last year, and we are fully in agreement with the proposed direction. We had intended to move forward during last season, but due to timing and the need for proper planning, it was not feasible to implement at that time.

-Staff Recommendations-

Condition 1:

"The property owner shall expand the entrance drive to the site to increase stacking of automobiles off of the public Kettle River Blvd right of way. Stacking areas should be installed to significantly reduce potential car stacking on city streets. A plan including grading, tree removal, and stormwater standards is required prior to implementation of the drive aisle expansion or interior stacking area for city staff review and approval. The increased stacking area shall be implemented prior to the 2025 Fall Festival season begins."

We find the expectations outlined in this section to be reasonable; however, we do have some follow-up questions for clarification. If we use cones or flags to designate temporary driving lanes or vehicle stacking areas within our grass parking lot, would this require any additional permits—such as a grading permit—or trigger compliance with stormwater management standards?

Condition 2:

"A traffic study shall be conducted after the 2025 fall season to address traffic generation associated with the events and activities currently being implemented including the current and future conditions analysis and the timing of the traffic on the streets to be paid for by the property owner with a consultant chosen by the City. The report should provide potential mitigation measures as necessary. Thereafter, the City may collect data regarding traffic volume to the Property every odd year and in the event such data indicates a volume increase of at least 10% of the peak day traffic or a 20% increase in the ADT as compared to the previous study the City may require an updated traffic study be completed and paid for by the property owner."

We find this condition to be reasonable; however, we respectfully request the continued use of the traffic study consultant we are currently working with. (John Maczko with SRF Consulting) This firm has already begun evaluating our event and is highly knowledgeable in event-specific traffic issues. SRF Consulting has a very extensive record of working with and providing mitigations for many special events throughout the state including but not limited to traffic at the Minnesota Renaissance Festival, the Republican National Convention, the Superbowl, Xcel Energy Center and other similar special events. John and his firm are the highest qualified to partner with the City and our event to work together on traffic issues for current and future years.

We have no objection to completing and funding a traffic study when the measures that are outlined in this condition are met, but we believe it would be inefficient and counterproductive to bring in a new consultant at this stage. The existing firm is already engaged with both city staff and our team, and transitioning to a new consultant would create unnecessary delays and require additional time to get them up to speed.

Condition 3:

"Upon completion of any traffic study, completed pursuant to condition 2, the property owner shall be responsible for completing the remediation requirements identified in the traffic study to mitigate the impacts caused by the uses on the property owner's Property."

While we agree in principle with this condition, we believe further clarification is needed regarding the scope of "remediations" that may result from future traffic studies. As this pertains specifically to seasonal event traffic, and not year-round usage, we want to ensure that any **"reasonable"** required mitigation remains proportionate to the temporary nature of the traffic patterns.

We are absolutely willing to cooperate on traffic mitigation efforts that are appropriate and manageable within **reason**, and we would like to **reiterate our request to be directly involved** in selecting any traffic study firms moving forward. We believe this ensures continuity, accuracy,

and fairness, especially given that our current consultant is already engaged and familiar with the event and site.

We also would like to see that any future development that causes or brings traffic to Kettle River Blvd should also be responsible for addressing their additional traffic load it impacts with full recognition of the Pinehaven Farm/Mid-Minnesota operational needs.

We feel that stating it in fashion with some boundaries of reasonable expectations would benefit the longevity and forward progression within this condition.

*"Upon completion of any traffic study, completed pursuant to condition 2, The property owner shall be responsible for completing **reasonable** remediation requirements identified in the traffic study to mitigate the impacts caused by the uses on the property owners Property."*

Condition 4:

"The property owner shall be solely responsible for the cost of paving and expanding the stretch of Kettle River Boulevard North beginning from property owner's property extending south along the boulevard up to the intersection with East Viking Boulevard. Such paving of the road shall be completed in accordance with all City and state requirements and managed, designed and constructed by the City, or their designated representative, in the same manner as any other road improvement project within the City except that property owner shall bear sole responsibility for the cost of the improvement. Improvement of the road must be completed no later than January 1, 2028."

We have significant concerns with this condition as currently written, primarily due to its open-ended nature. We respectfully request clarification on the following key points:

- Responsibility for future repairs: If the road or intersection at Viking Blvd and Kettle River Blvd fails after being paved, who will be responsible for the cost of repairs?
- Ongoing maintenance obligations: Given that our traffic is seasonal, while the intersection experiences year-round use, what portion of ongoing road maintenance would be attributed to us?
- Impact on neighboring properties: Paving the road is likely to have multiple pros and cons. We have included a document that outlines "When to pave a gravel road".
<https://mnltap.umn.edu/resources/gravel>

We believe it is critical to host a meeting with all affected property owners to review the pros and cons of paving the road. It is important that everyone fully understands the scope, expectations, and long-term implications of this project.

Additionally, we strongly feel that obtaining a realistic cost estimate for this project is essential. The final price tag represents a major variable that could ultimately make the project financially unattainable for a business of our size. Without a clear understanding of the costs involved, it is difficult to make an informed commitment.

Again, we are not opposed to this condition in principle, but taking on a project of this scale within the current 2.5-year timeframe would pose a serious challenge to our business and its future operations.

Condition 5:

"Due to the traffic impacts associated with the use and the adverse effects impacting neighboring residents and the City, the number of visitors are capped at the number provided by the property owner in their 2025 application for average daily and peak attendance and no additional activities shall be added to the three fall events: the Pumpkin Trail, the Pinehaven Fall Festival and the Haunted Hayride. Upon the paving and expansion of the road as provided in condition 4 and satisfaction of the remaining conditions regarding traffic and patron queuing, the property owner may request the City permit an increase in visitors and activities which request may be granted by approval of the City in its sole discretion."

We respectfully request that this condition be revised to allow for **reasonable growth and modifications** to our existing business operations. In our industry, the ability to evolve and adapt is critical to long-term sustainability. Limiting our ability to make operational improvements or adjustments—such as layout changes, infrastructure upgrades, or expanded programming within the scope of current events—would place us at a significant disadvantage, especially in light of rising costs related to labor, electrical infrastructure, and overall operations.

We propose that the language be revised to restrict **"new events"**—such as winter festivals or entirely new event formats not currently held—until the road is paved, rather than restricting all "activities." This would preserve our ability to adapt and improve within the framework of our current event offerings.

Additionally, as stated in **Condition 2**, safeguards are already in place to address future growth through the requirement of a traffic study and annual operational traffic plans. This built-in check-and-balance system ensures that any additional growth in traffic will be evaluated for potential impacts, including traffic management, prior to implementation.

Condition 6:

"The operating hours for the Haunted Hayride and all site events proposed at the site is 12 midnight. All operations shall be closed at midnight and customers shall be removed at midnight. In the event taxi or rideshare services (such as Uber, Lyft, or similar platforms) are unavailable or inaccessible for a patron who is unable to safely transport themselves away from the Property, the property owner shall make reasonable efforts to assist in securing safe transportation. In any event, if property owner is aware rideshare services will not be available for patrons the property owner must make commercially reasonable efforts to notify patrons that such services will not be available for departure from the Property and patrons should arrange other transportation."

The operating hours of the Haunted Hayride have consistently aligned with the 2004 CUP, which allows the event to close at **midnight**. Based on the nature of our operations, it typically takes **up to 1.5 hours** to fully clear patrons from the property after closing.

To clarify our standard procedures:

- On **Friday and Saturday nights**, ticket sales close at **11:30 PM**, the event officially **closes at midnight**, and all patrons are off the property by **1:30 AM**.
- On **Sunday through Thursday nights**, we close by **10:30 PM**, with all patrons off the property by **midnight**.

We respectfully request that this condition be updated to reflect these established practices and timelines that already fall in line with the current 2004 CUP.

Condition 7:

"The property owner shall design and implement a site traffic operational plan which addresses operational traffic concerns including changes to address traffic, roadway maintenance and emergency vehicle and local resident access concerns. Such traffic operational plan shall include commercially reasonable means to prevent queuing of vehicles onto Kettle River Boulevard North. The property owner shall comply with the traffic plan upon city acceptance of the operational plan. shall be submitted by August 1, 2025 and all recommendations implemented prior to commencement of the Fall Events."

We find this condition to be reasonable. We are already working with John Maczko with SRF Consulting to come up with and implement a traffic management plan for this season ahead of the formal traffic study completion outlined in Condition 2 that will be completed after the 2025 season. When we are completed with this plan, we will submit John's suggestions to City Staff.

Condition 8:

"The property owner will pay the city for up to two city contracted calcium chloride based treatments per year and reimburse the City for additional grading costs along the gravel roadway above and beyond what would be deemed typical maintenance on a gravel road due to the unusually high volume of traffic on Kettle River Boulevard. The City will contact the property owner prior to road maintenance occurring."

We are not opposed to contributing to the cost of additional road maintenance as outlined in this condition. However, we respectfully request that the condition also include language allowing us to **work directly with the Public Works Department** to develop a coordinated maintenance plan. This would include joint decision-making on **when maintenance is needed** and **when it should be scheduled**.

Based on our experience from past seasons, we know that certain treatments—such as applying calcium chloride—can have **unintended negative effects** if timed poorly (e.g., immediately before a major rain event or too close to the start of operations). Collaborative planning will help ensure that maintenance efforts are both **effective and non-disruptive** to the neighbors and the events.

Condition 9:

"The property owner shall submit detailed information about the activities proposed for the two new events proposed, the Holiday Event and Winter Event Series, subject to City Council approval prior to initiating any new events. The property owner shall have a neighborhood meeting and invite all residents along Kettle River Blvd so they can see what activities are proposed and how the business will operate. In no case with the hours of operation or the anticipated traffic counts be greater than what is experienced at the site for the Fall events. Lighting information and an illumination plan is required."

We respectfully request that the language in this condition be revised to replace "Holiday/Winter events" with "Any New Events." Earlier in the process, there was a lack of clarity from staff on whether the updated CUP needed to account for potential future events. While we do not disagree with the intent of this condition, we believe that the revised language would provide greater flexibility and clarity moving forward.

Condition 10:

"Each year, prior to the opening of the Haunted Hayride and Haunted House event, an operational permit per the state fire code is granted by the City Building Official or Fire Marshal."

We are already in compliance with this condition and can absolutely continue to anticipate and plan for this as part of our ongoing operations.

Condition 11:

"Any new construction on the site is subject to review and approval of building permits prior to any construction occurring."

We have no issues with this condition and are fully prepared to comply as required.

Condition 12:

"The Haunted Hayride and Haunted House event operates for a total of 8 weeks generally running from mid-September to November 1. The new Holiday Event Series shall operate for no longer than 8 weeks and the Winter Event Series shall not operate for longer than 12 weeks."

In accordance with the 2004 CUP, the Haunted Hayrides have always operated within the approved timeframe of **September 15th to November 15th**. While the event only runs for **8 weeks total**, the exact start and end dates can shift slightly within that window depending on the calendar—particularly how the Halloween holiday falls. For example, if Halloween lands midweek, we often continue through the following Sunday, which can extend operations beyond November 1st but still remain within the permitted time frame.

We respectfully request that the CUP continue to allow the Haunted Hayride to operate **between September 15th and November 15th, for a total of 8 operating weeks.**

Condition 13:

"The property needs to comply with all applicable local, state and federal regulations including meeting all zoning ordinance requirements."

We have no issues with this condition and are fully prepared to comply as required.



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

LAND USE APPLICATION: CONDITIONAL & INTERIM USE PERMIT

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: 28186 Kettle River Blvd, Wyoming MN, 55092

Applicant(s): Name(s) John B Hastings Family Limited Partnership

Address

City Wyoming

State MN

Zip 55092

Phone Number

Email

Owner(s) - If other than Applicant(s):

Name(s) John B Hastings Family Limited Partnership

Address

City Wyoming

State MN

Zip 55092

Phone Number

Email

Owner(s) Signature(s) [Signature] Susan Hastings

Date 3/31/25

Legal description of property: See Exhibit A attached

Property Identification Number: R.21. See Exhibit A attached Present Zoning: Agriculture

Present use of property: Agricultural

Proposed use of property: Agricultural

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:

A detailed site plan showing the following information from Sec. 40 - 111, A-K also including:

- 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 & 25 of the Zoning Ordinance. It 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 and 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

Applicant(s) Signature(s) [Signature]

Date 3/31/25

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, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

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

OFFICE USE ONLY

Date Complete Application Received 3/31/25

Fee: \$220.00 + Escrow

Escrow - Commercial is \$1,000.00 & Residential is \$750.00

Application # C-25-001

60 Days 7/29/25

120 Days 3/31/25

Date Paid 3/31/25

Date Application Received 3/31/25

By: [Signature]

Official
Check # 6140

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: John B Hastings Family Limited Partnership
Address: [REDACTED]

Type of Business: Agriculture / Agritourism / Entertainment
Business name: Pine Haven Tree Farms, Inc / Mid Minnesota Entertainment

Answer the following questions based on the standards contained in Sec. 40 – 112 of the City of Wyoming Zoning Ordinance for CC
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 ☐ No Explain: Please see Exhibit B for detailed explanations for questions 1-14.
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?
☒ Yes ☐ No Explain: _____
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 ☐ No Explain: _____
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☒ Yes ☐ No Explain: _____
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☒ Yes ☐ No Explain: _____
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☒ Yes ☐ No 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 ☐ No Explain: _____
8. Will the proposed use generate only minimal vehicular traffic on local streets?
☒ Yes ☒ No Explain: _____
9. Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ 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?
☐ Yes ☒ No Explain: _____
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ 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, and general unsightliness or other nuisances?
☐ Yes ☒ No Explain: _____
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☒ Yes ☐ No Explain: _____
14. Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: _____

Brent Faymoville

Pinehaven Tree Farms, Inc. / Mid Minnesota Entertainment LLC

28186 Kettle River Blvd

Wyoming, MN 55092

3/31/2025

City of Wyoming

Planning and Zoning Department

26885 Forest Boulevard

PO Box 188

Wyoming, MN 55092

RE: Conditional Use Permit (CUP) Application – Pinehaven Farms / Dead End Hayride

To Whom It May Concern:

On behalf of Pinehaven Tree Farms, Inc. and Mid Minnesota Entertainment LLC, we respectfully submit the completed Conditional Use Permit (CUP) application for review and consideration. The final Conditional Use Permit will be for the property owned by The John B. Hastings Family Limited Partnership.

We have addressed all questions and items requested in the application and accompanying correspondence, answering each to the best of our knowledge, based on current and historical operations, public feedback, and collaborative discussions with city staff and local residents. Where exact data was unavailable, we provided well-informed estimates supported by internal records and observations.

It is our sincere intention for this process to be as open, transparent, and cooperative as possible. We welcome any follow-up questions or clarifications you may need and are readily available to meet, discuss, or provide additional information at any point during the review process.

We remain committed to being a more responsible community partner and look forward to working together toward a CUP that supports the long-term success of Pinehaven Farms while addressing the needs and interests of the City of Wyoming and its residents.

Thank you for your time, consideration, and ongoing support.

Sincerely,

Brent Faymoville

Pinehaven Tree Farms, Inc. / Mid Minnesota Entertainment LLC



Exhibit B

Conditional & Interim Use Permit Worksheet

Criteria for Approval:

1. Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?

Yes, the proposed plan aligns with the City of Wyoming's Comprehensive Plan. Our events play a direct role in supporting the City's goals of economic vitality, community engagement, and land stewardship.

By attracting thousands of visitors each season, we help bring new patrons to local businesses that might not otherwise receive that traffic. Our events also offer residents of Wyoming and nearby communities a place to connect with agriculture, entertainment, and one another—creating meaningful, family-centered experiences during the operational season.

We believe our continued operations complement the City's broader vision by promoting tourism, supporting small businesses, and preserving the area's agricultural character in a way that is both educational and enjoyable for all ages.

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?

Our events consistently draw large crowds to the City of Wyoming, generating significant visitor interest and activity. However, despite the volume of attendees, we place minimal demand on city parks, schools, and public facilities or utilities. The primary area of impact is on local roadways, particularly East Viking Boulevard and Kettle River Boulevard, during peak event times.

To address this, we are actively working with a professional traffic consultant from SRF Consulting Group to conduct a comprehensive traffic study. This study will help us better understand the flow and volume of event-related traffic and identify actionable solutions to reduce congestion and lessen the strain on city streets.

We are hopeful that through this study—and in partnership with the City via an updated Conditional Use Permit (CUP)—we can implement improvements that significantly reduce traffic impacts and create a more efficient and positive experience for both event attendees and local residents.

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?

Our event, located at 28186 Kettle River Blvd, Wyoming MN 55092 is sufficiently separated by distance from other area businesses and major development land as to not cause any depreciation in value to any businesses or nearby residence.

4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?

We at Pinehaven Farm take the appearance and cleanliness of our property very seriously and are committed to keeping the facilities and grounds in a clean and organized matter as to not effect adjacent properties.

5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?

Yes, Pinehaven Farm and its associated events represent the largest tourism activity within the City of Wyoming, drawing thousands of guests from across the state and region each year. While the scale of attendance has grown significantly, the farm remains deeply rooted in agriculture, and that heritage is reflected throughout its programming. From pumpkin patches and hayrides to educational farm tours, every event celebrates the land, the season, and the traditions that have defined Pinehaven Farm for generations.

6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?

The property is currently zoned Agricultural, and our events are fundamentally rooted in agriculture and the crops grown on-site. While a portion of our operations includes entertainment elements, these are designed to complement and support our agricultural mission, not replace it. The core of our business remains centered on farming, seasonal harvests, agritourism, and family entertainment.

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?

The land where the event/business is located is zoned Agriculture and the operations, designs, and maintenance aligns with zoning district characteristics.

8. Will the proposed use generate only minimal vehicular traffic on local streets?

Please see Question (2)

9. Will the proposed use create traffic hazards or unsafe access or parking needs?

Please see Question (2)

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?

Our events bring in a diverse customer base that also patronizes other local businesses, contributing positively to the local economy. We believe this increased foot traffic supports restaurants, gas stations, retail shops, and other small businesses in the area, creating a net benefit for the broader Wyoming community.

11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?

The establishment or maintenance of the event, will have no effect on the public's health, safety, or general wellbeing.

12. Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?

The event will not create any negative effect on area water and/or water supply. The event will not create an odor or fumes that could cause negative effects on any persons, place, or land area.

13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?

Pinehaven Farms and its events are committed to being an event centered on the beauty of our land and Agriculture background and history. We use safe and modern farming practices to farm our crops and to preserve the natural features of the land surrounding our property.

14. Will the proposed use cause adverse environmental effects?

Pinehaven Farm and its events are committed to operating in a way that is safe for the environment of the land and surrounding areas of the property.

Exhibit C

Cover Letter Questionnaire

1. Comprehensive Review of Current Operations:

• Document all activities conducted at Pinehaven Farms in 2024 as well as those that are anticipated in 2025, including seasonal events stemming from the original CUP (e.g., hayride, haunted house, food vendors, etc.), off-season usage (e.g., weddings and private celebrations), accessory uses on the properties, and any changes in activities or business practices since the original CUP approval in 2004.

Summary of Current and Proposed Property Uses

The following is a comprehensive outline of all events and activities currently held on the property, including the time of year in which each occurs. This summary reflects all events that took place during the 2024 calendar year, as well as scheduled events for 2025. In addition, we have included potential future events that are under consideration but do not yet have defined start dates. These are included to maintain scheduling flexibility and support potential future business growth.

Corporate functions and other private events are generally coordinated to align with the existing event calendar and typically occur in conjunction with one of the major seasonal events listed below.

Current and Recurring Events

1. **Pinehaven Fall Festival**
Occurs annually from August through mid-November.
A family-friendly event featuring seasonal attractions, pick your own pumpkin patch, and community-focused activities.
2. **The Dead End Hayride**
Runs from September through mid-November.
A popular fall attraction offering immersive haunted hayrides and walk-through experiences.
3. **The Great Pumpkin Trail**
Held September through mid-November.
A family-oriented trail walk with festive displays, pumpkin patches, and interactive elements and photo opportunities.

Off-Season Activities

- **Spring Farm Field Trips**
May through July.
Educational farm visits offered to local schools and youth groups, providing hands-on learning experiences in agriculture.

Proposed Future Events (Tentative)

These events are currently under consideration to enhance the property's offerings. While there are no definitive launch dates at this time, we are requesting that the associated time frames remain available to allow for potential future development.

- **Holiday Event Series**

Tentative schedule: Thanksgiving through the first week of January.

Envisioned as a festive, family-oriented experience featuring seasonal lights, entertainment, and themed attractions.

- **Winter Event Series**

Tentative schedule: First week of January through March.

Potential offerings may include winter-themed activities, such as snow play areas, winter photo ops and seasonal food and beverage options.

Weddings

As of **May 2024**, weddings will no longer be hosted on-site.

- *Evaluate compliance with the original CUP conditions, including operational dates and hours, and assess the activities, operations, expansion, and usage that may require modifications to the permit.*

Compliance with Original CUP and Historical Use of Property

The original Conditional Use Permit (CUP) was specifically drafted to cover the structure associated with the haunted house attraction. All nighttime events currently taking place on the property, including The Dead End Hayride and similar experiences, have remained within the parameters established by that original CUP. Specifically:

- **Dates of Operation:** All nighttime events continue to occur within the date range approved in the original CUP. No expansions have been made beyond the scope of the originally permitted seasonal timeframe.
- **Hours of Operation:** The event hours also remain consistent with the original CUP. The latest closing time is 12:00 AM, with sufficient time allocated afterward to safely move all guests through the attraction and off the property.

Regarding **Pinehaven Farm**, it is important to note that this portion of the events has never required a CUP. Pinehaven Farm continues to operate as an active agricultural site, selling crops grown on-site and hosting agritourism activities through its farm festival events. These operations have been ongoing well before the drafting of the original CUP and were not specifically called out or regulated within that document.

Additionally, Pinehaven Farm and its events were not referenced or included in the original CUP, and there has been no evidence to indicate that the farm is out of compliance with any conditions in the current CUP.

Other nighttime events that have taken place also conform to the dates and operational hours outlined in the original CUP. These activities align with the designation of “commercial outdoor recreation activity,” as stated in the original permit documentation.

- *Verify and identify the existence and status of all existing structures to ensure they meet building and safety standards, including permits and inspections.*

See attached **Exhibit D** Map of property with labeled buildings

- *Identify the number of parking spaces available on the property, the average and peak daily utilization, and the number of trips that are drop-off/pickup during peak seasonal operation hours.*

Parking Capacity and Usage

Parking for all events on the property is centralized in a single designated area, which serves all seasonal and special events. This area is used consistently across all operations and supports multiple waves of guest turnover throughout each day.

Parking is conducted on a permeable grass/pasture surface that is maintained year-round. Due to the relatively short seasonal duration of event use, the land remains in good condition and continues to be maintained as a grass surface with it being seeded, aerated and fertilized to maintain grass growth in the parking area. Because the entire surface is unpaved and not completely striped, exact parking counts are not available. However, based on attendance data, turnover rates, and field usage patterns, we are confident in the following estimates, accurate within approximately 10%:

- **Peak Parking Capacity:** ~1,800 vehicles
- **Average Simultaneous Usage During Season:** ~800 vehicles

Additionally, drop-off and pick-up traffic accounts for a minimal portion of total attendance. Based on our observations, less than 2% of guests arrive or leave via drop-off/pick-up, with the vast majority parking on-site.

- *Provide the average and the peak daily attendance for the various activities.*

Attendance Overview

While all events hosted on the property have experienced growth over the past several years, attendance numbers have evolved significantly since each event's inception. Below is a breakdown of 2024 attendance figures for each event, as requested in the accompanying cover letter.

These figures reflect both average daily attendance and peak attendance for the 2024 season, based on ticketing data, crowd management, and internal reporting:

- **Pinehaven Farm Fall Festival**
 - *Average Daily Attendance:* 3,000
 - *Peak Attendance:* 6,400
- **The Dead End Hayride**
 - *Average Daily Attendance:* 2,870
 - *Peak Attendance:* 5,600
- **The Great Pumpkin Trail**
 - *Average Daily Attendance:* 1,625
 - *Peak Attendance:* 3,200
- **School Tours and Other Small Gatherings**
 - *Average Daily Attendance:* 200
 - *Peak Attendance:* 650

These figures are provided to give an accurate representation of current event scale.

- *Identify and evaluate the root causes for complaints made against the site.*

Root Cause for Complaints

Based on a combination of public service data requests, community feedback, and our own experience interacting with local residents, we have compiled the best information available to us regarding traffic conditions in the area surrounding the property. Specifically, we understand that Kettle River Boulevard, particularly near its intersections with East Viking Boulevard, has experienced increased traffic volume in recent years.

While we do not have access to formal traffic studies conducted by the city, there is a shared perception—both among citizens and through our own observations—that the road infrastructure in this area has been under strain and may not have kept pace with broader regional growth and seasonal traffic patterns.

It is also our understanding that this is a known issue to the City, as traffic volume and roadway maintenance on Kettle River Blvd and connecting routes have likely been tracked through municipal data and planning efforts.

We want to emphasize that we are open to working collaboratively with the City to address any concerns related to traffic associated with our events. Whether through coordinating event schedules, improving signage, or implementing traffic control measures, we are committed to being proactive and supportive partners in minimizing any impact and ensuring a safe and efficient flow of vehicles in and out of the area.

2. Public Safety and Infrastructure Analysis:

- *Address access, ingress and egress limitations, especially in emergency situations, to ensure the safety of patrons, residents, first responders, and workers.*

We are currently in the process of conducting a formal traffic study in partnership with **John P. Maczko of SRF Consulting Group**. SRF came highly recommended, particularly due to their experience working on similar traffic-related challenges associated with the **Minnesota Renaissance Festival**.

In addition to the study, we have proactively explored several options to help mitigate traffic concerns. These include the potential widening of the existing driveway and evaluating the feasibility of adding a second entrance/exit to the property. While these solutions could significantly ease congestion, they also present certain logistical challenges—particularly due to easement constraints and the property’s proximity to Kettle River Boulevard, a main thoroughfare.

That said, we remain fully committed to working alongside the City to develop safe, effective, and mutually agreeable solutions. We are open to participating in as many meetings or working sessions as needed to ensure that all concerns are addressed. It is important to us that we are included in the decision-making process and are able to provide input based on our on-the-ground knowledge and experience. Our goal is to arrive at a reasonable, balanced outcome that prioritizes both public safety and a positive event experience for the entire community.

- *Develop strategies to mitigate traffic congestion, improve traffic flow, and reduce delays on East Viking Boulevard, Kettle River Boulevard, and nearby I-35 intersections.*

Developing strategies to address congestion, improve traffic flow, and reduce delays must be a collaborative effort between our team and the City. With the traffic study currently underway, we are confident that its findings—combined with continued open communication—will help guide the creation of a strong and practical traffic management plan ahead of our busy season.

We are fully prepared to take an active role in this process, whether that means exploring infrastructure improvements, making operational adjustments, or coordinating with city staff to implement effective solutions. We are committed to being a reliable and engaged partner in this effort.

Through continued collaboration and shared commitment, we firmly believe these traffic-related challenges can be effectively addressed in a way that benefits both event attendees and the broader community.

- *Assess the condition and maintenance of Kettle River Boulevard, which is currently strained due to high traffic volumes caused by activities at Pinehaven Farm and explore sustainable solutions of road maintenance and dust mitigation.*

We believe that the current condition and maintenance challenges on Kettle River Boulevard can be effectively addressed through proactive planning and open collaboration between Pinehaven Farm and the **City of Wyoming Public Works Department**.

In our view, the existing strain on the roadway is not insurmountable and can be significantly improved with the right combination of strategic management, resource allocation, and shared

responsibility. We are committed to being part of the solution and contributing wherever possible to ensure that roadway conditions are safe, sustainable, and appropriate for both seasonal and year-round traffic demands.

We have consistently demonstrated our willingness to assist in any way possible and have remained open and responsive throughout past interactions with the City. We are committed to continuing in that role and maintaining a collaborative, solutions-focused relationship moving forward. Our intention is to be a constructive partner in the CUP process and beyond, working together to support both community interests and the ongoing success of Pinehaven Farm and its other events.

3. Development of Updated CUP Conditions:

- *Establish clear guidelines for operations that balance the needs of Pinehaven Farms with those of neighboring residents, city infrastructure, and the general public.*
- *Create a framework for routine inspections and compliance reviews to ensure ongoing adherence to the updated CUP.*
- *Develop a collaborative approach to managing seasonal impacts, such as visitor volume, noise levels, and traffic management, with defined responsibilities for the property owner.*
- *Ensure all vendors, including food trucks, are properly licensed and compliant with city and health regulations.*

Development of Updated CUP Conditions

As part of this process, we fully support the development of updated Conditional Use Permit (CUP) conditions that reflect the current scope of operations and future growth while addressing community concerns and ensuring long-term sustainability. We believe the most effective CUP will strike a balance between operational flexibility and public safety, and we welcome the opportunity to work closely with city council and city staff to achieve this outcome.

Key considerations we hope to see included in the updated CUP conditions are:

- **Defined Operational Scope**
Event schedules, operating hours, and seasonal timelines that reflect current practices while allowing room for responsible growth and future programming.
- **Traffic & Infrastructure Coordination**
Inclusion of a proactive traffic management strategy, developed in conjunction with the City and informed by the SRF traffic study, to address congestion, access, and emergency response needs.
- **Ongoing and Improved Communication**
A framework for regular check-ins or reviews to ensure continued compliance, with clear points of contact and open lines of communication between Pinehaven Farm and City departments and City officials.

- **Vendor Oversight**

A streamlined process for ensuring all vendors operating on-site are properly licensed and compliant with relevant city and health codes.

- **Community Impact Mitigation**

Measures to address and minimize impacts related to noise, traffic, and neighbor well-being—especially during peak periods—while maintaining a high-quality guest experience with room to grow.

We are fully committed to working side-by-side with City officials, planners, and legal counsel to ensure these conditions are realistic, enforceable, and mutually beneficial. Our goal is to establish a CUP that is not only reflective of our current operations but also built to adapt alongside the needs of the community in the years to come. Pinehaven Farm and its events are actively working to grow and evolve into a world-class destination for families and guests from across the region and beyond. Our vision is to continue building a place where agriculture, entertainment, and community come together, offering high-quality experiences that create lasting memories for visitors of all ages.



City Of Wyoming

26885 Forest Blvd, PO Box 188

Wyoming, MN 55092

Phone (651) 462-4947

permits@wyomingmn.org

LAND USE APPLICATION: CONDITIONAL & INTERIM USE PERMIT

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: 28186 Kettle River Blvd, Wyoming, MN 55092

Applicant(s): Name(s) John B Hastings Family Limited Partnership

Address [REDACTED]

City Wyoming

State MN

Zip 55092

Phone Number [REDACTED]

Email [REDACTED]

Owner(s) - If other than Applicant(s):

Name(s) Same as above

Address [REDACTED]

City [REDACTED]

State [REDACTED]

Zip [REDACTED]

Phone Number [REDACTED]

Email [REDACTED]

Owner(s) Signature(s) Susan Hastings

Date 5/19/25

Legal description of property: See Exhibit A

Property Identification Number: R.21. See Exhibit A

Present Zoning: Agriculture

Present use of property: Agriculture / Commercial outdoor Recreation (2004 CUP)

Proposed use of property: Agriculture / Commercial outdoor Recreation (updated CUP)

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:

A detailed site plan showing the following information from Sec. 40 - 111, A-K also including:

- 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
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4. Applications for uses described in Article VI, Divisions 7, 18 & 19 and Article VII, Divisions 2, 8, 10, 17-20 & 25 of the Zoning Ordinance. It 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 and 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

Applicant(s) Signature(s) [Signature] Date 5/19/25

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, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

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

OFFICE USE ONLY

Date Complete Application Received 5/19/25

Fee: \$220.00 + Escrow

Escrow - Commercial is \$1,000.00 & Residential is \$750.00

Application # C-25-001

Days 7 / 29 / 25

Date Paid 3/31/25

Date Application Received 5/19/25

By: [Signature]

Official

Check #

Submitted with update letter Revised 01/24/25 Page 110 of 121

Update to John B. Hastings Family Limited Partnership
CUP as per requested

It was brought to our attention that City Staff, Counsel and others that will be reviewing our CUP are very misinformed and do not know what events the property host and the details of these events. We will do our best to explain all the events in detail, a history of the events, and ties that Pinehaven Farm and its events have to the City and the surrounding area.

Pinehaven Farm has roots in Wyoming that are now 4 generations. The property was purchased in 1952 by Barbara and John B. Hastings who relocated from the Cook, MN area. They purchased the farm in hopes to raise chickens and their family. John was a Pilot in the Merchant Marines and then become a pilot for Northwest Orient Airlines flying internationally for most of his career. In the late sixties, they planted all available acres on the property into Christmas trees. Soon after planting, right around the early seventies, Pinehaven opened its very first agritainment venue as a cut your own Christmas Trees and Christmas Gift Shop. Wreaths were made on sight along with Hot Chocolate and other Holiday Gifts. Pinehaven hosted the International Christmas Tree Growers Association twice, with growers coming in from all over the world. The following year it took place in Brazil and Pinehaven was again asked to attend to host seminars and “how to’s” to fellow growers. This was Pinehavens’ first big adventure into the Agritainment industry.

In the late 90s, Pinehaven added to its offerings and entered the Fall Festival space. Pinehaven still grows 40 acres of pumpkins along with fields of sunflowers, zinnias, cosmos and corn for guests to cut and enjoy for the fall season. During the transition from Christmas to fall season, the farm was owned and managed by John and Sue Hastings. John being the only child of John and Barb. John the second was a Deputy Chief of Wyoming Fire Department and served the City of Wyoming for 36 years before his retirement in 2024. 3 of their children also have served or are currently serving on the department, holding roles from Firefighter to Chief 1 and all roles in between. Pinehaven Farm has exploded in popularity in the last ten years with the third generation now managing the day-to-day operations and taking it to the next level.

Pinehavens’ Fall Festival is now one of the largest in the Midwest with guest traveling to Wyoming for a full days adventure from the Twin Cities Metro, Duluth, Rochester, Saint Cloud, Western Wisconsin and a few that come down from Canada to enjoy a weekend on the road. Pinehaven hosted NAFDMA (North American Farms Direct Market Association) in the summer of 2019 as a summer bus tour stop where 60 farms from all over the world, with some coming from Canada, UK and all over the states, to see the operation and learn about our organization. Pinehaven also hosted the Kentucky Farm Bureau in the summer of 23’ with 40 farms and agritainment venues stopping by to learn about our businesses. Again this year (August of 2025)

NAFDMA will be returning for their annual ALR (Advanced Learning Retreat) to see the operation and spend an entire day on the farm to learn about all 3 businesses and their offerings. Pinehaven Farm is firmly planted in Wyoming and has been bringing people to the community for nearly 70 years.

In 2004 Pinehaven hosted “Nightmare at Pinehaven” an event focused around Halloween and was put on by a third party. It included a Haunted Hayride, Haunted outdoor Walk throughs and Haunted Houses. The only CUP to be tied to the property was drafted for this event. (Our daytime Fall Festival Event was already in operation and running at the time of this CUP addition). Nightmare at Pinehaven ran on the property for six years until being moved off property and The Dead End Hayride was established in its place. The Dead End Hayride has been in operation since the fall of 2010 and also marks the year the farm ended its Christmas Tree season. We have stayed true to the original event while operating a hayride, haunted walkthrough and haunted houses. All indoor haunted house structures are on record with the City and have been inspected by Building Inspector Fred Weck. We have had an annual inspection from the City Building Inspector every year of its operation.

The Great Pumpkin Trail was added to the nighttime events in the fall of 2024. It is a walkthrough of lights for families to enjoy outside of the “scary” that the Haunted Hayride has to offer. It has been a way to invite more people into the community that are looking for a destination that the entire family can enjoy.

Here is a more detailed current breakdown of what the current events include and have to offer.

Pinehaven Farm

1. Prepicked and pick your own pumpkins and flowers. This activity includes a hayride to the pumpkin patch
2. Retail of seasonal goods with private label items and gift store items. We sell items along with vendors selling items within our space.
3. Food- we own and operate our Seasonal Temporary Food buildings that are all licensed by the state of Minnesota. We do not have any permanent buildings offering food. We also own and operate out of our own food trailers. These trailers/trucks are also licensed by the state of Minnesota.
4. Food and alcohol- Some of our food and all our alcohol sales are done by outside vendors. We check that outside food trucks and trailers are licensed by the state and do vet every vendor before allowing them to sell within our grounds. Alcohol sales have been made by the same vendor for the last 4 years.
5. Activities for families and kids. Slides, playgrounds, interactive activities and exploration for all ages. We also have live music and shows throughout the event. All current activities can be found on our website.

6. Farm animals/petting zoo. We still have our own group of livestock for personal use and use within our farm operations. We do not have any exotics.
7. School tours- we operate school tours for schools, daycares and camps throughout the year. Students and Kids come out and plant a pumpkin to take home and explore the farm.

The Dead End Hayride

1. Haunted Hayride, Haunted outside Trail and Haunted house. These events have live actors and sets themed as spooky places.
2. Retail of seasonal goods with private label items and gift store items. We sell our own items along with vendors selling items within our space.
3. Food- we own and operate our Seasonal Temporary Food buildings that are all licensed by the state of Minnesota. We do not have any permanent buildings offering food. We also own and operate out of our own food trailers. These trailers/trucks are also licensed by the state of Minnesota Health or Agriculture.
4. Food and alcohol- Some of our food and all our alcohol sales are done by outside vendors. We check that outside food trucks and trailers are licensed by the state and do vet every vendor before allowing them to sell within our grounds. Alcohol sales have been made by the same vendor for the last 4 years.
5. Shows and photo ops.

The Great Pumpkin Trail

Operates the same time frame as the haunted hayride. The Dates and times are very similar to the hayride.

1. A lighted Walking Trail with themed photo ops and displays. A very family-oriented event for all ages.
2. Activities for kids, that are also used for daytime events.
3. Retail of seasonal goods with private label items and gift store items. We sell our own items along with vendors selling items within our space.
4. Food- we own and operate our Seasonal Temporary Food buildings that are all licensed by the state of Minnesota. We do not have any permanent buildings offering food. We also own and operate out of our own food trailers. These trailers/trucks are also licensed by the state of Minnesota.
5. Food and alcohol- Some of our food and all of our alcohol sales are done by outside vendors. We check that outside food trucks and trailers are licensed by the state and do vet every vendor before allowing them to sell within our grounds. Alcohol sales have been made by the same vendor for the last 4 years.

Hopefully this gives a little more clarity to what the events entail and have to offer. All our events have room for growth, and we plan to be a destination for the People of Wyoming to be proud of. We are proud to employ 71 people from the City of Wyoming and 176 employees from within 15 miles of the city. I have included a breakdown of local employees and the fiscal impact we have had with those employees.

We are very aware of the growth of all our businesses and the demand it puts on certain parts of the City during our seasonal peaks, but we feel like we have brought Thousands of people to the City of Wyoming that wouldn't ever stop and enjoy it. Our business aligns well with the 2022 Comprehensive Plan- located under the "Economic Development"

"Diversify the range of local employment"

"Enhanced Sense of Destination, Identity and Community"

We also find that we contribute to the Economic Vision statement, and help enhance it to its fullest potential,

"Regionally Located Business Friendly and Family-Oriented Community"

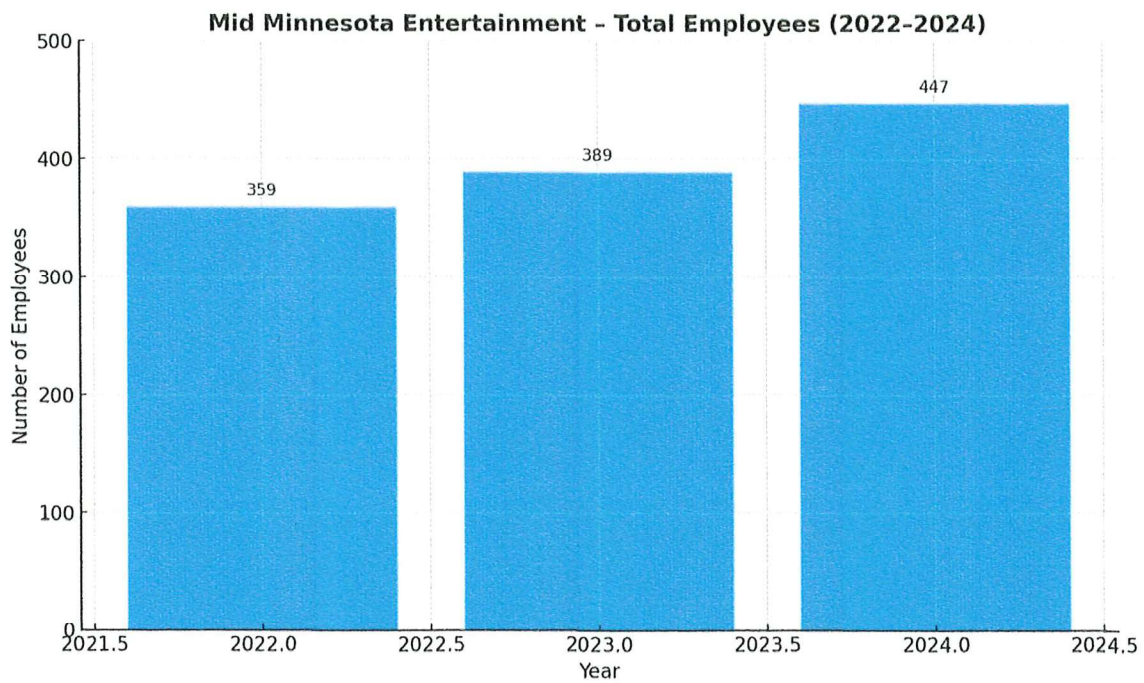
Hopefully this fills in the missing parts of the Application that city staff expressed concerns about. We are ready and able to be better community partners and help The City of Wyoming meet their goals and improve the Community as a whole. If there are any other questions please reach out in a timely manner, and we can continue to get anything required to move the process forward.

Included in update:

Employee numbers for all events.

Traffic study updates.

Updated permit application cover letter.



2024 Economic Employee Impact:

- Employees within Wyoming, MN: 46 | Wages: \$109,600
- Employees within 15-mile radius: 116 | Wages: \$302,400
- Local Area Total: 162 Employees | \$412,000 in wages

Year-over-Year Employee Growth:

- 2022: 359 Employees
- 2023: 389 Employees (+8.4%)
- 2024: 447 Employees (+14.9%)

Pinehaven Farm Employees by City:	
City/Area	Number of Staff
Employees with in Wyoming, MN	31
Employees with in 15 mile radius	61
Local Area total	92
Total Employees in 2024:	110 (+25%)
Total Employees in 2023:	88 (+10%)
Total Employees in 2022:	80

Exhibit D-Map of Buildings/Structures

Key/Legend

1. Farm House-built in 1960s
2. Personal Storage Building
3. Mobile Personal Storage building
4. Agricultural Building
5. Agricultural Storage Building
6. Seasonal/Temporary Food Building
7. Mobile Food Building
8. Mobile/Temporary retail space
9. Pavillion
10. Haunted House Set Buildings
11. Haunted Hayride Storage Building
12. Mobile Skid structure
13. Agriculture Work Shop
14. Well House Building
15. Event Entrance/Exit

X. Removed since Picture taken

* Indicates building permits are on file



John B. Hastings Family Limited Partnership CUP Updates
Mid Minnesota Entertainment/Pinehaven Farm
July 9, 2025

We would like to begin by thanking city staff for their work in bringing the updated Conditional Use Permit (CUP) to this point. We believe the process is moving in a positive direction—one that supports both a better guest experience and a more considerate relationship with our neighbors. We've also had preliminary conversations with staff to ensure that traffic management improvements are being addressed for this season, even prior to a formal vote on the updated CUP. In good faith, we have already begun implementing some of the proposed conditions.

That said, we do have ongoing concerns with several of the conditions as currently written. In their present form, certain requirements remain unclear, financially burdensome, or risk significantly impacting the overall quality of our event. Below, we have outlined the conditions we believe still require further clarification, adjustment, or discussion to determine whether they can be reasonably accommodated.

4. The property owner shall be solely responsible for the cost of paving and expanding the stretch of Kettle River Boulevard North beginning from property owner's property extending south along the boulevard up to the ~~existing paved surface near intersection with~~ East Viking Boulevard. Such paving of the road shall be completed in accordance with all City and state requirements and managed, designed and constructed by the City, or their designated representative, in the same manner as any other ~~public~~ road improvement project within the City except that ~~the~~ property owner ~~and applicant~~ shall bear sole responsibility for the cost of the improvement. Improvement of the road must be completed no later than January 1, 2028. ~~Delays in the installation of the paved road, through no fault of the applicant, shall not constitute non-compliance with the conditions of approval. The applicant shall pay for the costs by January 1, 2028 or 2 months after receipt of the final invoice from the City.~~

We are not in agreement with this condition as it is currently written, due to its open-ended nature and lack of defined responsibilities or financial parameters.

The City routinely obtains bids before committing to infrastructure projects, and as a business, we also evaluate quality and cost before agreeing to any significant investment. This condition, however, provides no cost estimate or financial cap, while also limiting our potential for growth as outlined in prior conditions.

We are further concerned by the ongoing discussions around the potential re-alignment or re-routing of Kettle River Blvd in the future. If we are required to fund paving of the current roadway, and a portion of that road later becomes obsolete and not used by our guests, the value of our investment is effectively lost. Meanwhile, other businesses and property owners on Kettle River Blvd would benefit from a newly paved road without any contribution, which we find inequitable.

In early drafts, the condition required paving up to Viking Blvd. Staff was not initially aware that a small portion of this section is already paved. This lack of clarity raises concerns for us, which primarily serves three high-traffic city businesses that would see substantial benefit.

Additionally, the potential increase in property values and tax assessments for our neighbors due to this project is significant. While this would benefit nearby properties, we want to be clear that we do not wish to be held responsible for any unintended consequences, disputes, or opposition from other property owners regarding these assessments.

From our earliest conversations, it has been clear that we cannot afford to fund the entire paving project without jeopardizing the stability and growth of our business.

We are also actively continuing our efforts to pursue state-level infrastructure and transportation grants, which are made available during each legislative session. We believe this may be a viable and responsible funding path that could help significantly reduce the financial burden of road improvements for all affected parties. Our intention is to work collaboratively with our state representatives and city officials to identify and apply for any available programs that support rural road upgrades, event traffic accommodations, or shared-use infrastructure enhancements.

To be clear, we fully support the concept of paving the road. It would reduce maintenance needs, improve access for guests and neighbors, and enhance emergency egress. However, as written, this condition places full financial and logistical responsibility solely on us, which we believe is neither fair nor sustainable.

We would like to revisit this condition after the upcoming season, once we have had the opportunity to continue improving our inbound and outbound traffic flow in collaboration with our traffic consultant, city staff, and elected officials. We believe it would be more productive to re-evaluate this condition after key areas of concern have been addressed and corrected, allowing for a more informed and practical discussion moving forward.

*6. The **latest** operating hour for the Haunted Hayride and all site events proposed at the site is 12 midnight. All operations shall be closed at midnight and customers shall be removed at midnight. **It is understood that employees will be on-site after midnight for clean-up.** In the event taxi or rideshare services (such as Uber, Lyft, or similar platforms) are unavailable or inaccessible for a patron who is unable to safely transport themselves away from the Property, the property owner shall make reasonable efforts to assist in securing safe transportation. In any event, if property owner is aware rideshare services will not be available for patrons the property owner must make commercially reasonable efforts to notify patrons that such services will not be available for departure from the Property and patrons should arrange other transportation.*

We continue to see this condition as placing a significant financial burden on our operation. However, if we were allowed to extend operating hours to 1:30 AM on Fridays and Saturdays during the month of October only, we believe we could absolutely meet this requirement while maintaining a high-quality guest experience. Ultimately, this concern comes down to just eight

specific nights during the season when meeting a strict midnight deadline would significantly impact our ability to maintain a high-quality guest experience.

These nights fall during peak October weekends, when demand is highest and guests often arrive later in the evening. We believe that with thoughtful planning and targeted accommodations, we can continue to operate successfully within the City's expectations while still delivering a positive and safe experience for our visitors.

October weekends are consistently our busiest of the season, and we see the highest volume of late-night guests during this time. We also believe that ongoing improvements to our traffic management plan and entry/exit flow will help minimize congestion and enhance the overall road experience for both guests and neighbors during these peak periods.

7. The property owner shall design and implement a site traffic operational plan which addresses operational traffic concerns including changes to address traffic, roadway maintenance and emergency vehicle and local resident access concerns. Such traffic operational plan shall include commercially reasonable means to prevent queuing of vehicles onto Kettle River Boulevard North. The property owner shall comply with the traffic plan upon city acceptance of the operational plan. The plan shall be submitted at least by August 1, 2025 commencement of the Fall Events.

Could the verbiage be changed to just make this an annual meeting between our staff, public safety, and public works? August 1st before fall events each year? We believe that maintaining an open and ongoing line of communication with city staff is essential to ensuring the continued success of the event and to help it run smoothly and responsibly each year. Collaboration and transparency will allow us to proactively address concerns, adapt to changing needs, and support the long-term success of both the event and the community.

9. The property owner shall submit detailed information about the activities proposed for the ~~any two~~ new events proposed ~~at the site, the Holiday Event and Winter Event Series~~, subject to City Council approval prior to initiating any new events. The property owner shall have a neighborhood meeting and invite all residents along Kettle River Blvd so they can see ~~what events and individual~~ activities are proposed and how the business will operate. In no case will the hours of operation or the anticipated traffic counts be greater than what is experienced at the site for the Fall events. Lighting information and an illumination plan is required.

We respectfully request that the reference to "Kettle River Blvd" be clarified to specify "from Viking Blvd north to the applicant's property." This will help eliminate ambiguity about the scope of the condition.

Additionally, we do not believe that City Council approval should be required for the implementation of future events, provided that we host a neighborhood meeting in advance and submit all relevant lighting plans, illumination details, and event proposals to city staff for review prior to launching any new events on the site.

