

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MARCH 22, 2022
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. You will be limited to two (2) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak.”

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for March 8, 2022.

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

OLD BUSINESS:

2. Comprehensive Plan Update - Housing Chapter

COMMUNICATIONS:

UPDATES:

3. The Final Plats of Diamond Ridge 2nd Addition and Sunrise Riverbank were approved by the City Council.

ADJOURN

UPCOMING:

4. Sketch Plan Review - Katie's Glen

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MARCH 8, 2022
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for March 8, 2022 to order at 7:00 PM

CALL OF ROLL:

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

ABSENT: Roger Carr

Also Present: Fred Weck Zoning Administrator, Tom Ramler-Olson, WSB, and Mark Ericson, WSB

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 February 22, 2022**

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER TEEL, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR FEBRUARY 22, 2022, AS SUBMITTED.

Voting Aye: Murdock, West, Teel, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Carr

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS:

- 2. Final Plat D-22-002 Diamond Ridge 2nd Addition
Location: 261st Street and Emerald Avenue
Applicant: Beckman Custom Homes, LLC – Charles Beckman
Property ID Numbers: 21.00040.01 – 21.00040.06**

City Planner Ramler-Olson explained that this item is Final Plat approval of the Diamond Ridge development along 261st Street. He gave a brief overview of the history of this parcel and noted

that this concept is not what was originally platted. He explained the modification the project went through under the Preliminary Plat to be a 3 lot subdivision. He noted that these parcels will tie into City services and the information in the staff report was incorrect. He reviewed the conditions staff is recommending along with approval.

City Engineer Ericson explained that the City had received multiple rounds of plans on this project and have nearly completed the review process. He stated that there are a few minor red-lines comments and notes that need to be completed.

Zoning Administrator Weck noted that park dedication had been taken care of when it was originally platted so there will be no additional dedication fees that go along with this replat.

Chair Lobermeier expressed his appreciation to Mr. Beckman for reworking a few things for the City and being as flexible as he could be with his plans.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER MURDOCK, TO RECOMMEND APPROVAL OF THE FINAL PLAT D-22-002 DIAMOND RIDGE 2ND ADDITION LOCATED AT 261ST STREET AND EMERALD AVENUE FOR BECKMAN CUSTOM HOMES, LLC, AT PROPERTY ID NUMBERS 21.00040.01 – 21.00040.06, WITH THE SIX CONDITIONS INCLUDED IN THE STAFF REPORT.

Voting Aye: Murdock, West, Teel, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Carr

3. Final Plat D-22-001 Sunrise Riverbank

Location: East Viking Boulevard, Greenwood Golf Course Site

Applicant: Northern Tier Development, LLC; Richard Morris

Property ID Numbers: 21-00009.30, 21.00012.00, 21.10298.40, 21.10302.00, 21.10320.10, 21.10320.20, and 21.10320.30

City Planner Ramler-Olson noted that the Commission recommended approval of the Preliminary Plat for this project, sometime last year. He stated that there are 3 lots with one proposed to be a wetland bank, a lot that currently has a residential structure on it that is proposed for removal, and a third that is an outlot that is the commercial portion of the parcel. He reviewed the planned land uses surrounding the project area. Staff recommends approval with the conditions as included in the staff report.

Chair Lobermeier stated that it was interesting to see some of the changes between this application and the Preliminary Plat. He stated that he was a bit surprised that in a Final Plat it continued to have an outlot that will then have a sketch plan prepared for it and asked why it wouldn't just be Lot 3 and asked for clarification of why it was an outlot.

Zoning Administrator Weck explained that doing it as an outlot now allows the applicant time to get the particulars worked out for the engineering and streets. He noted that their main focus right now is to get Lot 1, Block 1, as the wetland bank.

Chair Lobermeier referenced condition #5 which notes that Kettle River Boulevard can be rerouted through outlot A. He stated that his impression of this condition is that one of the conditions for Final Plat approval is relying on a sketch plan and questions why this is a condition since the Commission has not seen that yet.

City Planner Ramler-Olson stated that this condition came about because of feedback from the County engineer. He stated that it was something that was more applicable to the sketch plan

review of the commercial lot and it can be removed from the Final Plat. He noted that it was just brought forward in the staff report because they wanted them to know, in the back of their mind, that there was a concern about having access to Kettle River Boulevard through outlot A.

Commissioner Murdock noted that City Planner Ramler-Olson mentioned that the wetland bank is proceeding and asked if there was an update on that process and if there would be any problems with that being finalized.

City Planner Ramler-Olson stated that he believes it is still proceeding and is in the final application stages.

Mr. Morris stated that the application is progressing and they intend to submit their final application to BWSR next week and explained that they are finalizing the engineering.

MOTION BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER TEEL, TO RECOMMEND APPROVAL OF FINAL PLAT D-22-001 SUNRISE RIVERBANK LOCATED AT EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, FOR NORTHERN TIER DEVELOPMENT, LLC FOR PROPERTY ID NUMBERS: 21-00009.30, 21.00012.00, 21.10298.40, 21.10302.00, 21.10320.10, 21.10320.20, and 21.10320.30, WITH CONDITIONS #1 - #4 AS PRESENTED IN THE STAFF REPORT.

Voting Aye: Murdock, West, Teel, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Carr

- 4. Sketch Plan D-22-003 Sunrise Riverbank – Residential Lots**
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Northern Tier Development, LLC; Richard Morris
Property ID Numbers: 21.10302.20, 21.10320.00, 21.10302.30
- 5. Sketch Plan D-22-004 Sunrise Riverbank – Commercial Lots**
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Northern Tier Development, LLC; Richard Morris
Property ID Number: 21.00012.00

Chair Lobermeier noted that he thinks it would be difficult to discuss agenda items #4 and #5 separately and suggested that the commission discuss them at the same time.

City Planner Ramler-Olson explained that the residential portion of the sketch plan is composed of 133 lots with 45 of these being detached single family homes, 34 duplex units, and 54 rowhome units. He noted that several public roads are proposed with one road looping to the commercial portion of Sunrise Riverbank. He stated that the commercial portion of the sketch plan has two multi-story residential buildings and a commercial type building. He reviewed the existing zoning and noted that there will be municipal services extended to these lots and staff is recommending rezoning to Mixed Use with the Preliminary Plat which will allow it to proceed as a Planned Unit Development, and allow some creativity in order to address some of the constraints on the site. He shared reasons that determining the cash contribution for the park dedication fee has been difficult. He explained that WSB is recommending a mix of land and cash contributions to fulfill the park dedication requirements. He moved on to share details of the commercial portion of the sketch plan. He explained that a residential development is proposed for two 85 unit apartment buildings and a commercial development in the southeast portion of the property. He reiterated that a point the County engineer brought up was access to Kettle River Boulevard. He stated that the Comprehensive Plan guides this area as Mixed Use. He reiterated that WSB's

recommendation for park dedication be a mixture of cash and land contribution with the hope for a centrally located portion for the land in order to have access to the park can be provided to residents from both portions.

City Engineer Ericson noted that the application will need to comply with the City's rules and regulations related to stormwater management. He reviewed water access to the site and the location of the watermain service to the general site area, but noted that it is not of sufficient size to provide adequate water for both the commercial and the residential component. He noted that the applicant has provided a very high level preliminary utility layout in their materials. He stated that with sanitary sewer, similar to the watermain, it is located in the northwest corner of Kettle River Boulevard and County Road 22 and discharges to a lift station. He stated that they have evaluated the pump capacity with other lift stations operating further to the south that utilize the same forcemain and there is capacity for the residential component, but not the commercial component so there will need to be an upgrade of the pumps in the lift station. He discussed access and noted a current study that is underway in Chisago County. He stated that with the completion of the EAW with this development, it shows the intersections really fail to function in an acceptable manner. He stated that as this is evaluated, they want to make sure they understand the interim fixes for the improvements for access for the development, but also take a look at the long term fix in this area. He noted that the Chisago County study has not yet been completed and noted that in discussion with the County and MnDOT there are some options that they want to see on the table that would potentially relocate Kettle River Boulevard and not have it so close to the interchange. He reiterated that the idea is not to have a development in place that would preclude that potential fix. He stated that the residential site to the west will require another lift station because the sanitary sewer does not have adequate depth to serve the entire area that has been identified on the plan. He stated that there are challenges to the site, but explained that they are not insurmountable.

Chair Lobermeier reminded the Commission that this development is at the sketch plan level even though there is a bit more detail than usual included in the packet.

Commissioner Murdock asked why the second parcel would be considered commercial when its primary use is residential.

Zoning Administrator Weck explained that the two apartment buildings and the other building is planned to be a hotel/motel.

Chair Lobermeier he read aloud from page 2 of the commercial sketch plan, paragraph 5 regarding the use as 'commercial or industrial tenant' and noted that his surprise by the inclusion of 'industrial'.

City Planner Ramler-Olson he stated it is the intent of the applicant to provide a commercial service and not industrial, so 'industrial' could be removed.

Chair Lobermeier noted page 4 of the residential section of the staff report, there was discussion of parkland being centrally located between the areas. He stated that he was confused as to whether staff meant between the residential portion and the commercial portion or between other areas of the lot.

City Planner Ramler-Olson clarified that the intent was to centrally locate the parkland between the residential subdivision and the commercial portion. He noted the WSB staff member who is evaluating this offered the idea of an area on the residential subdivision near the road that will connect the two areas that could be easily accessed by both the high-rise residential buildings as well as the horizontal residential areas. He stated that this has only been offered as an idea and will be worked out between the City and the applicant at a later time.

Commissioner Teel asked if there will be sidewalks or pathways.

City Planner Ramler-Olson stated staff also noted that within the staff report that sidewalks will need to be included within both portions of the Sunrise Riverbank and noted that curb lines are shown on the commercial portion of the plans submitted.

Chair Lobermeier stated that this is a really important area of the City and explained that with the layout as presented, it leaves a triangle between the two developments bounded by Viking Boulevard to the south that is zoned R-1. He asked how the planning being done right now should incorporate future needs of what that portion may likely be, with water and sewer capacity to eventually serve that in some kind of higher density than R-1.

Zoning Administrator Weck stated that for access, the road is going to cross the northern part where they will connect into the road system because they will not allow them to come back out onto East Viking Boulevard. He stated that this area will also be Mixed Use.

City Engineer Ericson stated that they have evaluated this and it does include that small portion on the other side of County Road 22 in the event that they do end up with a bit higher density than what is identified and has accounted for this area. He stated that it is important to understand the overall corridor and what accesses will be granted by the County and noted that they will continue to evaluate this issue.

Jerry Green stated that a lot of people are working on this to get everything figured out and explained that their objective is to get the residential moving as soon as possible. He stated that they also need to figure out the road location for the commercial portion. He explained that the builder would like to begin work on the west side and move towards the east. He stated that if the City and County are really recommending that Kettle River Boulevard comes through, they need to know that sooner rather than later.

Chair Lobermeier stated that walkability is important to the City and explained that they would really like to see sidewalks included in the plans. He suggested that one thing that may work well with the wetland banking site is some kind of trail system that could perhaps be part of the park dedication.

Mr. Green stated that will be governed more by BWSR than them and noted that usually they do not like a wetland bank to be a public space. He stated that he will find out from BWSR what can and cannot be done within the wetland.

Commissioner Murdock asked about housing styles proposed. He stated that he has been to Pine City where they have a version of a row home that has connected garages.

Mr. Green stated that the builder for the project is Creative Homes and noted that they recently received an Outstanding Achievement award at the National Builders Convention. He stated that they just completed a project in Hudson, WI with Creative Homes called Southpoint that have almost the same townhomes and row homes that are planned in the City. He noted that he is happy to allow staff or the Commission to come tour the Hudson site.

Chair Lobermeier reminded the Commission that even though there are quite a few details with this application, it is just a sketch plan. He stated that he assumes that the next step will be to address the rezoning issue for both of these to Mixed Use.

Zoning Administrator Weck explained that can happen with the Preliminary Plat and noted that this will be brought to the Council next week to get their feedback.

Chair Lobermeier reiterated that this is an important and welcome project for the City and noted that there will need to be a lot of traffic issues addressed and reiterated the importance of the pedestrian facilities in this project.

OLD BUSINESS:

6. Comprehensive Plan Update

Chair Lobermeier noted that Commissioner Murdock had put together a first cut at the Housing Chapter and had asked for his input before it is brought to the whole Commission. He stated that he will look it over and it can be added to a future agenda for full discussion. He stated that with relation to the land use map, he thinks it is important that the natural resource layer of the map remains and that they do not color over areas that they know are wetlands are will not be developed. He stated that he does not want to call them out as residential and make sure that they are using the right base, especially because the City has 40% wetland throughout the City. He stated that he wants to portray the City the way it actually is.

Zoning Administrator Weck stated that he believes the wetlands are shown in one of the GIS layers but will check with WSB and communicate Chair Lobermeier's thoughts.

COMMUNICATIONS: NONE

UPDATES:

7. Gregory Rezone at Hazel Avenue was approved by the City Council on March 21, 2022

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER TEEL, TO ADJOURN THE MARCH 8, 2022 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:15 PM.

Voting Aye: Murdock, West, Teel, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Carr

Housing

Diversify Housing Options: Increase the range of housing options for people in all stages of life to retain and attract residents. Emphasize housing options like starter homes for young families and senior housing in locations close to services and recreational opportunities.

Preserve the integrity of neighborhoods: by ensuring the neighborhoods are maintained to a high standard that reflects the values of the community’.

Housing is a defining characteristic of Wyoming. The quality of the housing stock is a basic community characteristic. The provision of safe and decent housing is an essential objective of the Comprehensive Plan. Housing is not a single, one size fits all, commodity. Personal housing needs change as life passes from single adult to family to elderly. This concept of life cycle housing allows people to live in Wyoming for an entire lifetime, not just for pieces of it. Household income influences the housing choices for Wyoming residents. Housing provides the foundation for economic growth. People living in Wyoming provide the demand for goods and services. Housing provides the customer base needed to support business retention and expansion. The amount of income required for housing expenses influences support of local businesses and demand for government services.

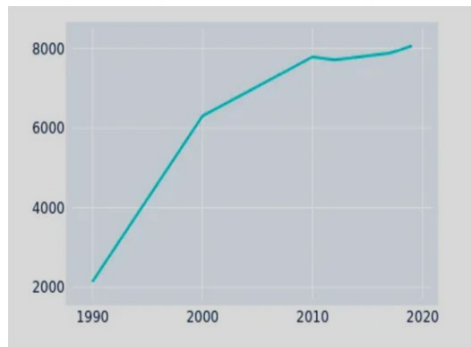
Housing Conditions

Wyoming has a strong housing market with high home values and a low vacancy rate. Wyoming residents report they choose and stay here because of the small-town rural setting, low crime rate, and our proximity between the Twin Cities metro (30 minutes south) and Minnesota’s incredible natural and recreational resources to the north

The City of Wyoming is known as a quite rural bedroom community that experienced expansive growth from the 1970s to the early 2000s with 87% of the housing units being constructed as single-family homes. The fastest population growth period was from 1990 to 2000 where we saw annual population increases of over 400 people per year. Since 2008, the annual population growth rate has been approximately 50 people per year. Approximately 45% of the housing stock have individual water and sewer systems (private well, and septic system) with the remainder on municipal services.

YEAR STRUCTURE BUILT	# Of Units
Total housing units	2,930
Built 2014 or later	26
Built 2010 to 2013	15
Built 2000 to 2009	641
Built 1990 to 1999	973
Built 1980 to 1989	434
Built 1970 to 1979	456
Built 1960 to 1969	185
Built 1950 to 1959	60
Built 1940 to 1949	18
Built 1939 or earlier	122

Wyoming Population By Year



\$89,967

The 2020 US Census indicates that we have a total of 2,930 housing units, 2.8 persons per household, 384 people per

square mile, and a median owner-

occupied home value of \$242,000. The 2020 US Census also indicates that the median household income is \$90,000 and the percent of persons in poverty is 2%. A 2019 US Department of Justice study identified that Wyoming has had fewer total crimes than most similarly sized cities and our 2020 housing vacancy rate is approximately 1.9%.

In 2021 there were 32 new housing starts and it appears approximately 56 homes will be constructed in 2022. Additional single family and multi-family projects are in the initial stages of planning and the projected new housing starts for 2023 appear to be similar to 2022. The combination of demand, lower interest rates, and higher construction costs has elevated current construction costs with new single-family homes in 2021 averaging \$329,000 in construction value.

Future Housing Needs

Wyoming's future housing needs include broader options for starter and senior housing units. More budget friendly housing is necessary for new or existing residents who have moderate or retirement incomes.

Wyoming's current low vacancy rate is supported by a 2018 Chisago County study that projected housing demand in the range of 1,130 units from 2018 to 2030, or about 94 units per year.

More people, especially members of the millennial and baby boomer generations are looking for alternatives that include housing with lower price points, reduced maintenance, and locations in within walking distance of services and entertainment. Additional high quality multi-family and single family attached housing could help Wyoming attract younger professional and retirement age residents to stay in Wyoming through all phases of life. This new housing stock should be thoughtfully designed to account for the expected senior housing demand peak estimated in 2040.

UNITS IN STRUCTURE	# Of Units
Total housing units	2,930
1-unit, detached	2,560
1-unit, attached	17
2 units	0
3 or 4 units	0
5 to 9 units	15
10 to 19 units	78
20 or more units	166
Mobile home	94
Boat, RV, van, etc.	0

VALUE	# Of Units
Owner-occupied units	2,438
Less than \$50,000	89
\$50,000 to \$99,999	19
\$100,000 to \$149,999	46
\$150,000 to \$199,999	399
\$200,000 to \$299,999	1,271
\$300,000 to \$499,999	541
\$500,000 to \$999,999	73
\$1,000,000 or more	0
Median (dollars)	242,600

Housing Plan

Housing Mix and Types

Providing a balanced mix of housing will satisfy the needs of both existing and future City residents. With the trend towards an older population within the next 20 years, providing more lifestyle housing options, particularly multi-family housing, will be critical to attracting young professionals as well as retaining empty nesters and seniors. In response to the current housing supply and projected need of available land designated for residential housing in the community, the future land use plan has identified areas where higher density developments are more appropriate.



Future housing development will be guided primarily by the availability of buildable upland areas that are scattered throughout our many natural areas. Higher density housing developments will be further guided by the availability of existing or nearby municipal sewer and water, and suitable transportation infrastructure. These new neighborhoods should be designed for great connectivity within and to nearby neighborhoods, parks, natural areas and local services/entertainment. The following sections outline focus areas and themes designed to improve the quality, amount, and design of future housing.

Senior Housing Small Area Plan

The presence of a hospital and clinic in Wyoming sets us apart from our adjoining cities and appears to be an attractive feature for seniors and older adults. The City should prepare a small area plan that identifies how we can promote and attract additional housing and related services for older seniors.

Zoning Ordinance Amendment

The City should consider amending the zoning ordinance so as to align the number of attached units of each type (apartments, row houses, back-to-back townhouses, etc.) in each development project with the policies of this plan. Locate attached and multifamily housing in transitional spaces between commercial and single-family areas, and at high-amenity locations near streams, parks, and greenways. When combining housing types, it is preferable for the transition between types to occur at the rear rather than the front (i.e., across a courtyard or parking area rather than across the street).

Neighborhood Design Policies

Prevent Premature Development

Wyoming should consider a premature subdivision ordinance to require that subdivisions have adequate transportation facilities planned or in place to support the land use. Additionally, the ordinance may require adequate provisions for sanitary sewer, water, and storm water facilities, as well as adequate park, trails, and open spaces.

Compact Growth

Encourage new neighborhood development that is generally more compact than historic patterns. Where appropriate, design each new major neighborhood to include both detached and attached forms of housing.

Variety within Each New Neighborhood

Encourage in each major neighborhood a range of housing types, densities, and building configurations to encourage life-cycle housing. Give favorable consideration to applications that include two or more types of housing without overlooking other legitimate concerns.

Links to Between Neighborhoods

The City should prioritize and require connectivity through our city for pedestrians, and between new neighborhoods and existing parks and neighborhoods. Well-designed pedestrian paths, trails, and sidewalks improves the overall health of our residents, decreases our environmental footprint, and creates a more cohesive community. These connections should both visually and functionally link any new development to the established portions of Wyoming via street connections, bicycle paths or lanes and natural features.

Neighborhood Protection

Wyoming will continue to protect the best aspects of established areas from negative effects such as excessive auto traffic or incompatible, unbuffered land uses. The City will continue to administer and support the state environmental review programs (Alternative Urban Areawide Review (AUAR), environmental assessment worksheet (EAW), environmental impact study (EIS)), a portion of which addresses traffic impacts.

Simultaneously, blighted, deteriorating, or obsolete activities will be phased out and those sites improved according to an established plan. Guided by the Comprehensive Plan, public and private investments will aim to enhance or strengthen a sense of neighborhood identity in all established areas.

Provide Housing and Development Resources

Promote and support housing and development opportunities through ongoing continuing education regarding the potential funding, tools and guides available through the Chisago County HRA, the League of Minnesota Cities tool kits and other similar organizations.

Tables for editing if necessary

1. YEAR STRUCTURE BUILT	# Of Units
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