AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MAY 24, 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 May 10, 2022.**

SCHEDULED PUBLIC HEARINGS:

2. Rezoning: Z-22-002 Rural Residential I District (R1) to Mixed Use District (MXD)
Conditional Use Permit: C-22-001 for a Planned Unit Development.
Preliminary Plat: D-22-007 Approval of the Preliminary Plat "Avery Place"
Location: East Viking Boulevard, "Sunrise Riverbank"
Applicant: Northern Tier Development, LLC; Richard Morris
Property ID Numbers: All or part of 21.10302.00, 21.10302.20, & 21.10302.30.

NEW BUSINESS:

OLD BUSINESS:

COMMUNICATIONS:

3. Accept Resignation of Bryan Murdock.

UPDATES:

ADJOURN

UPCOMING:

4. June 14, 2022 - Final Plat of "Summer Field 3rd Plat"; tentative Preliminary Plat of "Comfort Lake Overlook"

UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MAY 10, 2022
7:00PM

CALL TO ORDER:
Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for May 10, 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, Bryan Murdock, Katie West, and Roger Carr.

ABSENT: None

Also Present: Fred Weck Zoning Administrator and Council Liaison Lisa Iverson.

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Emily Honerbrink, 6506 Goodwin Lane, asked about the Katie's Glen development near her property and whether it was moving forward. She explained that one of the reasons they purchased their property was for the wildlife in the area and that she felt the plans included too many homes.

Zoning Administrator Weck explained that there was a sketch plan presented about one month ago for the Katie's Glen project, but the City has not yet received a Preliminary Plat. He stated that they do have plans to develop that property.

Chair Lobermeier gave a brief overview of what was discussed and reviewed by the Commission at the sketch plan phase.

APPROVAL OF MINUTES:

1. **Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for April 12, 2022**

   A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER MURDOCK, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR APRIL 12, 2022 AS SUBMITTED.

   Voting Aye: *Murdock, West, Carr, and Lobermeier*
   Voting Nay: *None*
   Abstain: *None*
   Absent: *None*

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

2. Sketch Plan D-22-005 - Comfort Lake Overlook
Location: 260th Street between West Comfort Drive and Greatland Avenue
Applicant: High Pointe Land LLC, Kayla Gustafson
Owner: Norma Olson
Property ID Number: 21.10524.00

Joe Hartmann, WSB, gave a presentation regarding the residential subdivision being proposed by Kayla Gustafson/High Point Land, LLC, on behalf of the property owner, Norma Olson. He noted that the property is primarily farm land with some wetland and explained that the applicant is proposing 19 residential lots with 2 new roads that would access either 260th Avenue or 258th Avenue and would end in cul-de-sacs. He reviewed the zoning, as R-1 rural residential and the Comprehensive Plan guidance which is for very low density residential use. He stated that the lots will have their own well and septic systems on site. He reviewed the topography of the parcel and the possibility that it may reduce the amount of buildable area that will be available. He reminded the Commission that a sketch plan is an informal review and does not require action from the Commission and is explained that it was intended to provide some commentary to the applicant. He stated that the next step, if this project moves forward, would be the Preliminary Plat along with the parkland dedication.

Kayla Gustafson, High Pointe Lane, LLC, stated that they have been doing some work up in Chisago and are excited about the opportunity to work on a project in Wyoming. She stated that they have been working with the owner on plans for this property for about a year and explained that they are involved in the nearby Hunter Hill development. She stated that the idea is to provide housing that would be available at a lower price point to offset what is happening at Hunter Hill.

Commissioner West asked about the minimum lot size in R-1 zoning.

Zoning Administrator West explained that R-1 is 1 acre and R-2 is 2 acre.

Commissioner Murdock asked if the developer foresaw any environmental challenges with the old buildings and the materials that are in them.

Ms. Gustafson stated that they do not foresee any environmental challenges and explained that that the buildings are still in place. She stated that there is a lot of refuse on the property that will need to be removed and explained that if they were to find anything, they do have a clean-up plan in place.

Commissioner Murdock stated that he may be familiar with the contents of one of the buildings and cautioned the developer to pay attention and be cautious with the materials.

Ms. Gustafson noted that they had a few contractors come out to take a look at the property last year as they were putting together the purchase agreement, so they are aware that there are ‘things’ there that may need attention.

Chair Lobermeier stated that the staff report flagged some potential areas of concern such as the steep slopes and the tough grading that will be necessary.

Ms. Gustafson explained that they are working very closely with their engineer to ensure that they understand the placement and type of soil that will need to be done for the septic systems, that it is done appropriately, and that they have enough room.

Commissioner Murdock asked if they intended to use the balance of soils on site or if they would need to bring in fill.

Ms. Gustafson stated that their hope would be to use the balance of soil on site.

Chair Lobermeier asked about the reference in the staff report about a known periodic drainage issue immediately downstream of the proposed subdivision.

Mr. Hartmann stated that he was not sure what that was referencing and would need to consult with the City engineer to find out exactly what that issue would be.

Chair Lobermeier stated that he would like to make sure the applicant is aware of this situation and would also like the residents to know that if there were residents concerned about drainage, it has already been flagged by staff.

Commissioner Murdock asked if there would be a 150 foot setback from the creek.

Zoning Administrator Weck stated that he believed it was a 100 foot setback but would have to double check the details.

Chair Lobermeier reviewed the next steps in the process and encouraged the developer to continue to work with staff to identify or address potential issues.

Zoning Administrator Weck explained that the Joint Park Planning Board will be meeting on May 24, 2022 to discuss parkland dedication.

Chair Lobermeier noted that there were residents present in the audience and offered to allow them to give the Commission some feedback on this sketch plan, even though it was not a public hearing.

A gentleman from the audience stated the majority of the people in the audience were present regarding Katie's Glen.

Chair Lobermeier reiterated that Katie's Glen has gone through a sketch plan review, similar to what was done with this applicant, but has not yet presented a Preliminary Plat for the City to consider. He explained that at the Preliminary Plat level there will be a higher level of drawings and there will also be a public hearing. He stated that Katie's Glen did come in with a high number of lots planned at their sketch plan review and noted that the Commission had discussed that with the developer. He stated that the Commission had given them feedback so essentially the ball is in the developer's court for them to come back and show an official plan.

Zoning Administrator Weck explained that everyone within 500 feet of the property will receive a letter from the City letting them know the details about the public hearing.

Jackie Anderson, explained that she lived on Comfort Lake but was also the representative from the watershed district. She stated that she had questions about how the City interacts with the watershed district. She asked if this plan would be sent to the watershed.

Zoning Administrator Weck noted that he sends the sketch plan to them for comments.

Ms. Anderson stated that the drainage issue that was mentioned in the staff report has been present on 260th for years. She stated that every spring when there is a big rain, it ends up being like a river that comes down the hill and unfortunately it is typically before the grass has come up so much of the time it is just sediment washing down. She stated that she knows the watershed would like to talk about that situation with the City to see what can be done, for example, installation of some weirs. She stated that she was happy to hear that the developer was not planning on more urban roadways with curb and gutter. She stated that she is concerned, on a personal level, about the road going through the wetland area in the middle and thinks there may

be some ways that their engineers can help divert the road a bit and save damage to the wetland areas.

OLD BUSINESS: None

COMMUNICATIONS:

3. Planning Commission Member Recommendation
Michael Naumann – 26136 Good Valley Road

Chair Lobermeier noted Mr. Naumann's resume had been included in the packet and stated that he thinks he is an amazing candidate for the Commission.

The Commission discussed details from Mr. Naumann's resume related to his background and experience that they felt would be a benefit to serving on the Planning Commission.

A MOTION WAS MADE BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF THE APPOINTMENT OF MICHAEL NAUMAN TO THE PLANNING COMMISSION.

Voting Aye:	*Murdock, West, Carr, and Lobermeier*
Voting Nay:	*None*
Abstain:	*None*
Absent:	*None*

UPDATES:

Chair Lobermeier asked for a status update on the Comprehensive Plan.

Zoning Administrator Weck stated that he is almost done with his review and will then pass it along to WSB. He stated that for the next meeting there will be a Preliminary Plat for Avery Place, the former Greenwood golf course site.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER MURDOCK, TO ADJOURN THE MAY 10, 2022 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:31 PM.

Voting Aye:	*Murdock, West, Carr, and Lobermeier*
Voting Nay:	None
Abstain:	None
Absent:	None

CITY OF WYOMING
PLANNING AND ZONING

TO:	**Planning Commission**
DATE:	**May 11, 2022**
FROM:	**Kim Lindquist, City Planner** **Fred Weck**
RE:	**Rezoning to MXD from R-1, Preliminary Plat, Master Plan, Conditional Use Permit**
APPLICANT/OWNER:	**Northern Tier Development, LLC** **Richard Morris**
PROPERTY:	**Lot 2, Block 1 of Sunrise Riverbank**
FILE NO.:	**Z-22-002, C-22-001, & D-22-007**

OVERVIEW

Advanced Engineering Concepts ("Applicant"), on behalf of Northern Tier Development LLC ("Owner") is requesting a Preliminary Plat, PUD Master Plan and Conditional Use Permit (CUP) and Rezoning to Mixed Use approval for a section of the property located northwest of the intersection of Interstate 35 and East Viking Boulevard as part of the Sunrise Riverbank development (the "subject property"). The proposal would subdivide Lot 2, Block 1 of the Sunrise Riverbank plat into a residential development that, if approved, would include a combined 129 units of single-family homes, row homes, and twin-homes.

Current uses of the subject property are agriculture and woodland. The following table shows planned land uses surrounding the project area:

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

Previously, the Applicant submitted a sketch plan for review of the residential subdivision of the final plat for the Sunrise Riverbank development. The preliminary plat for the larger Sunrise Riverbank development including the adjacent commercial use was approved in May 2021. The applicant's representative indicates that the Sunrise Plat should be delivered to the County for recording this week which will create the parent parcel for the current proposal.

Staff Recommendation

Based on Staff's review of the request and the applications submitted by the applicant additional information is needed to conduct a thorough analysis of the project and therefore staff is recommending tabling the item to the June 14th Planning Commission meeting.

1) Staff recommends tabling of the rezoning of the property from R1-Rural Residential to MSC-Mixed Use District, Conditional Use Permit to allow establishment of a PUD, the PUD Overlay, Master Plan, and Preliminary Plat to June 14, 2022, based upon the findings of fact that further information is needed to conduct a thorough review of the applications.

Items required prior to Planning Commission review include:

Submit the storm water management plan for engineering review, to comply with City and Watershed District standards. The storm water management plan is reviewed for determination of the size of storm water ponds, infiltration, and storm sewer sizing which can potentially impact the plat as currently proposed.

The applicant had a pre-application meeting where potential wetland impacts were discussed for this project. During this meeting the impact discussion appeared reasonable, it was discussed with the technical evaluation panel that the potential to permit proposed wetland bank construction and wetland impacts as a single project with multiple phases. The applicant recently submitted a wetland replacement plan application. This has not been reviewed to determine the application completeness or to provide notice per WCA guidelines. Review is needed prior to Planning Commission taking action.

IF the applicant provides all required information prior to the Planning Commission meeting and does not prompt significant revisions to the proposal, the Commission may consider the following recommendations of approval with conditions.

1) Staff recommends approval of the rezoning of the property from R1 - Rural Residential to MXD- Mixed Use District based upon the findings of fact.
2) Staff is recommending approval of a Conditional Use Permit to allow establishment of a Planned Unit Development based upon the findings of fact related to use of the PUD Overlay and conditions for granting of a Conditional Use Permit.
3) Staff is recommending approval of a PUD master plan based upon a finding of conformance with standards for granting of approval subject to the following conditions:
    i) The applicant submit a landscape plan for staff review and approval.
    ii) The development will comply with the following setback standards for each of the three types of units within the project:

Single Family

Ordinance Standards	Development Standards
Front Yard Setback	25 feet
Side (Interior) Yard Setback	7.5 feet

Rear Yard Setback	35 feet
Minimum Lot Size	9,500 sq ft
Minimum Lot Width	70 feet
Minimum Lot Depth	65 feet
Bldg Height	Up to 35 feet

Twin Homes

Ordinance Standards	Development Standards
Front Yard Setback	25 feet
Side (Interior) Yard Setback	0 feet
Side Yard (building edge)	7.5 feet
Rear Yard Setback	35 feet
Minimum Lot Size (duplex)	5965 sq ft
Minimum Lot Width	43 feet
Minimum Lot Depth	108 feet
Maximum Bldg Height	Up to 35 feet

Row Homes

Ordinance Standards	Proposed
Front Yard Setback	7.5 feet
Side (Interior) Yard Setback	0 feet
Side Yard (Exterior) Setback	7.5
Rear Yard Setback	7.5 feet
Minimum Lot Size	1,980 sq ft

Minimum Lot Width	30 interior lots7/3.5 exterior lots
Minimum Lot Depth	66 feet
Maximum Bldg Height	Up to 45 feet

4) Requirements of Article III, Division 2, "The Preliminary Plat," as contained in the City of Wyoming Subdivision Ordinance have largely been complied with and, accordingly, staff recommends approval of the preliminary plat. Recommended conditions for the Preliminary Plat approval are as follows:
    i) Submit revised utility, grading and stormwater plans compliant with City requirements and comments provided.
    ii) Submit the storm water management plan for engineering review. At the time of preparation of this report, the storm water management plan has not been submitted. The storm water management plan is reviewed for determination of the size of storm water ponds, infiltration, and storm sewer sizing and can potentially impact the plat as currently shown. . The storm water plan will need staff review and approval.
    iii) A NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed.
    iv) MPCA Sanitary Sewer and Minnesota Department of Health Watermain Extension Permits will be required.
    v) Access permit must be acquired from Chisago County and be constructed consistent with their requirements.
    vi) Staff has received a preliminary utility layout in addition to the concept plan and we have provided preliminary comments.
    vii) Extend the watermain along CSAH 22 between the proposed future commercial site and the Avery Estates east access for consistency/reliability in water supply.
    viii) All required local, state and/or federal permitting must be obtained.
    ix) The preliminary plat is revised to provide 44' along the curb line for all cul-de-sac lots to ensure there is adequate room for driveways, mailboxes and snow removal.
    x) The applicant revise Lot 7, Block 4 to increase the lot width to 37.5'.
    xi) All by-laws, Property Owner's Association Articles of Incorporation, and Protective Covenants must be approved by the City Attorney and filed with the record plat. These covenants must be adhered to and cannot be changed without the approval of the City Council.
    xii) After the City Engineer has approved the construction plans and specifications; new construction plans that reflect the approved revisions are submitted to the City (three full size and two reduced sets)
    xiii) The developer entire into a Development Agreement, the terms and provision of which must be approved by the City Attorney, between the

property owner, the developer, and the city, and must be executed prior to construction beginning on the improvements in the development.

xiv) The developer shall submit a surety in the form of a cash deposit or letter of credit guaranteeing to complete the work in substantial compliance with the approved street, utility, grading, and drainage plans. The surety must remain in place until the site work is completed and approved by the city. The City Engineer smut approve the surety amount and the City Attorney must approve the terms if a letter of credit is used.

xv) The applicant meet the park dedication requirements by providing 50% land dedication and 50% cash payment. The land dedication for this subdivision will be 1.505 acres.

xvi) The applicant provides financial assurance for the wetland impacts in the form of an irrevocable letter of credit to fulfill the financial security in the amount 150% of the cost of local replacement credits, in the development agreement.

xvii) That the wetland replacement plan be approved in accordance with the Wetland Conservation Act.

STAFF REVIEW

Comprehensive Plan and Zoning Ordinance Review

The subject property is currently composed of a singular parcel, described below:

Zoning Designation	Area	Planned Land Use (2009 Comprehensive Plan)
R1 – Rural Residential I	43.37 acres	Mixed Use

The subject property is currently zoned R1 – Rural Residential I district. Per the City's Zoning Code, the R1 district is intended for single family homes. The Applicant is proposing a mix of housing types including single family lots, row homes, and twin homes, which would not align with the intention of the R-1. Each type of housing has different density requirements in the Comprehensive Plan and would have differing zoning ordinance and dimensional requirements based on the type of neighborhood housing.

The City's Comprehensive Plan guides the area as a Mixed-Use designation in the land use plan. Development in a location guided for Mixed Use must include two or more types of land use, which may include retail businesses or service businesses, office buildings, single-family housing, and multiple-family housing. The density of development in the Mixed-Use designation will not be the same as the other districts, either Lower-Density Suburban Neighborhoods or Medium and Higher Density suburban Neighborhoods as the lower is approximately 2 units/acre and the Medium to Higher Density Suburban is generally in the 6 units/acre range. Overall, the site addresses the land use objectives outlined in the Land Use Plan. The proposal:

- Allows for a transition from agriculture and large-lot housing to a mixture of large and small lots for housing.

- Increases the use of public or shared private wastewater disposal systems.
- Increases the range of housing options for people in all stages of life to retain and attract residents.

The applicant is proposing a mix of three different housing types within the development; single family lots, row homes, and twin homes, summarized by the table below:

Type	Number
Single Family Lots	49 units
Twin Homes	26 units
Row Homes	54 units

A 2018 Comprehensive Housing Needs Analysis for Chisago County noted that owner-occupied, single-family detached units account for the largest share of housing in Chisago County. Up to 91% of owner-occupied units are single-family detached units and some of the housing products proposed in this development, the attached row house units and duplexes, would provide a type of dwelling that is under-represented in the community. The projected housing demand from 2019-2030 in Wyoming for "for-sale" products is 801 units; 641 single family detached and 160 multifamily. Introduction of this project will provide half of the project multifamily demand and seven percent of the single-family. According to the Comprehensive Plan approximately 25% of the existing units are located within the Medium and Higher-Density Suburban Neighborhoods, which would typically be attached housing products.

Section 40-276 details criteria for rezoning to Mixed-Use:

(1) Developments in the Mixed-Use District should result in combination of two or more land uses that are compatibly related either horizontally and/or vertically to one another and
(2) The site design must result in a higher quality of development, increased density, and greater benefit to the community than might be possible if the site were developed under individual applications for the various land uses.
(3) The development application must include overall unified plans for external architecture, access, internal circulation, grading, surface water management, signs, landscaping, lighting, and parking. Photos and sketches must be submitted to illustrate the proposed appearance of the completed project. The Planning Commission and City Council will decide whether individual site plans are consistent with the master plan.
(4) Space devoted to surface parking should be minimized through shared use of parking.
(5) If a proposed development in a location planned Mixed Use abuts an area either planned or developed as housing, the design for the Mixed-Use site must be compatible with the nearby residential site.
(6) The site design must indicate how the project can be built in stages and how each stage can be sustainable if subsequent stages are not built in a timely fashion or abandoned.
Criteria generally met.

Master Development Plan Review

Any development in a Mixed-Use District is required to submit and receive approval of a master development plan. The master plan illustrates the general plan for subdivision, streets, building placement, surface water management, exterior architectural character, and major landscaping as the basis for future reviews of plats and site plans on the site.

In this case, the applicant is proposing a mix of single family and multi-family dwellings. When undertaking a Master Plan project, developers are required to negotiate with the city to create a unified and comprehensively designed plan of high quality that meets the intent of the Comprehensive Plan. Because the proposed mixed-use development abuts a residential area, the design for the mixed-use site should be compatible with the nearby residential site.

The subject property will feature a range of housing types that will subdivide the approximately 43-acre site into 129 parcels that range in size from 31,358 square feet to 5,965 square feet, including two large common parcels that will be owned by the 54-unit homeowners association for the row home product.

Plans submitted by the applicant show that some of the single-family and twin homes proposed will be completed with a basement while other single-family and twin homes will be built with a slab-on-grade design. The row home style dwellings will also be a slab on grade. The mix of housing choices will provide a wider range of options and price points for prospective homebuyers, and may attract different types of buyers, than a subdivision zoned to meet the R-1 (current zoning) district requirements.

Single Family

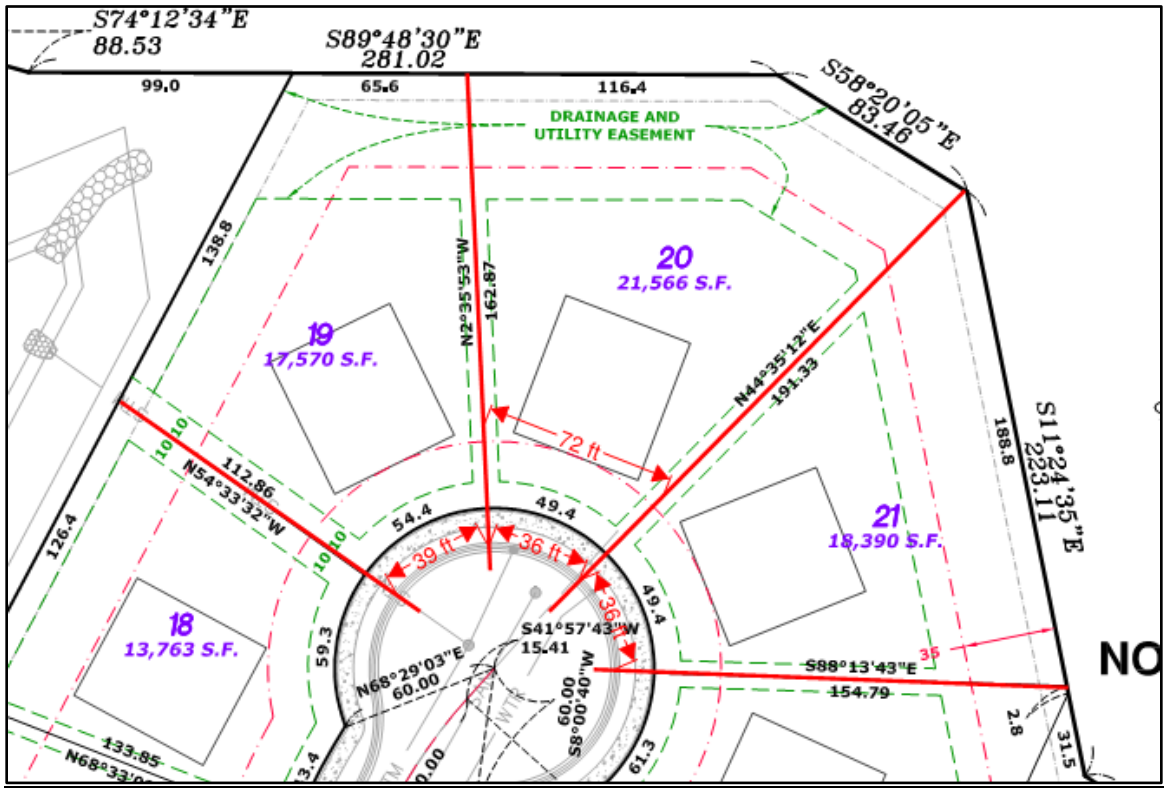
The lot sizes proposed for single-family homes ranges from 9,561 square feet to 31,358 square feet. The lower end of the range is smaller than the standard required in the R-3 district. Thirty-two lots are less than the 15,000 square foot minimum, however only four total lots are below the 10,000 square foot lot size of the R-4 zoning district. The developer is also proposing lot setbacks that are reduced as compared to the R-3 standards. R-3 was chosen as the zoning designation most akin to the neighborhood. The table below lays out the zoning standards for the R-3 District and what is proposed by the developer.

Single Family

Ordinance Standards	R-3 Standards	Proposed
Front Yard Setback	40 feet	25 feet
Side Yard Setback	10 feet	7.5 feet
Rear Yard Setback	35 feet	35 feet
Lot Size	15,000 sq ft	9,561-31,358 sq ft
Lot Width	100 feet	70-174 feet
Lot Depth	150 feet	65.7-204 feet

Bldg Height	35 feet	Up to 35 feet

It is recommended that the approved master plan for the subdivision recognize the proposed setback standards to maintain an orderly development of the site. One issue noted in the review is the reduced lot width of certain lots significantly reduces the curbline of individual lots on a cul-de-sac, in some cases to less than 40 feet of curbline. With a 24-foot-wide driveway and fire hydrants, this does not leave an appropriate width for snow storage. A condition of approval for the final plat is ensuring all cul-de-sac lots have a 44' wide frontage along the curb line. That dimension will allow a typical driveway and space for snow storage.



Twin Homes

The lots proposed for the Twin Homes are generally consistent with the standards of the R-4 zoning which is the One-and Two-Family Residential District. Because the lots are an owner-occupied product, the individual lots are smaller than the ordinance standards which are reflective of a 2-unit/one lot type of development. In other words, the R-4 district standards are designed that twin homes, two units, would be placed on one lot. Proposed setbacks are generally consistent with the R-4 zoning district for Twin Homes and are consistent with the single-family portion of this development, in terms of front yard setback and separation between units which will create uniformity within the neighborhood.

Twin Homes

Ordinance Standards	R-4 Standards	Proposed
Front Yard Setback	30 feet	25 feet
Side Yard Setback	10 feet	0 feet (internal units)
		7.5 feet exterior building edge
Rear Yard Setback	35 feet	35 feet
Lot Size (duplex)	12,000 sq ft	11,997-19,459 (2 units)
Lot Width	75 feet	43-126 feet
Lot Depth	135 feet	108-166.59 feet
Bldg Height	35 feet	Up to 35 feet

Row Homes

The row homes are either 4-unit or 6-unit buildings with each unit having a platted lot for home ownership, but these buildings do not extend to the edge of the individual property line. There are five 6-unit buildings proposed and six 4-unit buildings. Surrounding the eleven buildings is open space that will be owned and maintained by the homeowner's association. Regional ponding for the project is also included within these areas. Although the row house units each have a setback from the individually platted lots, each building and therefore each unit, will maintain a 25' setback from the right-of-way line, consistent with the other housing types in the project. The one exception is along Viking Boulevard which will maintain a 135' setback from the road centerline. They will maintain a minimum separation between buildings of 15' although many of the buildings have larger separation.

As shown in the table below and on the plat, interior lots have a lot width of 30' and the exterior row homes have a lot width of 37.5'. The one exception is Lot 7 and Lot 12 Block 3. The lot width of Lot 7 is only 32.5' and is an exterior property while Lot 12 is 42.5'. It is recommended that exterior lot widths be 27.5 feet so Lot 7 should be increased in width. Lot 12 can remain larger, although it is unclear why this one property size is greater than all other exterior row house unit lots.

Row Homes

Ordinance Standards	R-6 Standards	Proposed
Front Yard Setback	25 feet	7.5 feet
Side Yard Setback	2/3 height of bldg	0 feet

		7.5 feet exterior building edge
Rear Yard Setback	35 feet	7.5 feet
Lot Size	4,000 sq ft/unit	1,980-2,475 sq ft
Lot Width	25 feet	30-42.5 feet
Lot Depth	135 feet	66 feet
Bldg Height	45 feet	Up to 45 feet

Building Style-Single Family Homes

Single family homes are proposed with three different configurations. One style of housing offered by the applicant will be built at grade. Another configuration will feature a walkout with a 9-foot differential between the height of the garage floor elevation and walkout elevation and the third configuration will feature a lookout. Five homes will feature a walkout while 21 homes will feature a lookout with the remaining 23 homes being built at grade. These elevational differences will provide variety aesthetically within the project and provide price point options due to differences in building design.

In addition, some single-family homes will be built with a two-story frame and no basement while others depict a single-story frame with a finished basement. Both types would provide at least two floors of living space for potential buyers.

Twin Homes-Building Style

All the designs for the proposed twin homes depict a two-story dwelling. However, some of the twin homes proposed by the applicant would feature a finished basement along with a two-story home while other designs show an unexcavated basement. The twin homes would provide either two or three floors of livable area depending on their design.

Row Homes-Building Style

The row homes have individually platted lots surrounded by a single parcel with a common drainage and utility easement over the common ownership lot. These homes are a multifamily development arranged with four or six units in each proposed building where end units will have three exterior sides and the interior units will only have exterior walls on the front and rear of the units. The designs proposed by the applicant show that these units would be built slab-on-grade with no basements.

Section 40-86 Site Plan Criteria are to be used when evaluating a master development plan request. Staff finds the current proposal is consistent with the general criteria.

(1)Consistency with the various elements and objectives of the City's long-range plans, including, but not limited to, the Comprehensive Plan;

(2) Consistency with the purposes of this Code;

(3) Preservation of the site in its natural state, insofar as practicable, by minimizing tree and soil removal, and designing any grade changes so as to be in keeping with the general appearance of neighboring developed or developing areas;

(4) Creation of a harmonious relationship of buildings and open spaces with the terrain and with existing and future buildings having a visual relationship to the proposed development;

(5) Creation of a functional and harmonious design for structures and site features including;

- Creation of an internal sense of order for the various functions and buildings on the site and provision of a desirable environment for occupants, visitors and the general community;
- Appropriateness of the amount and arrangement of open space and landscaping to the design and function of the development;
- Appropriateness of the materials, textures, colors and details of construction as an expression the design concept of the project and the compatibility of the same with the adjacent and neighboring structures and functions; and
- Adequacy of vehicular, cycling and pedestrian circulation, including walkways, interior drives and parking, in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian, cycling and vehicular traffic and arrangement and amount of parking so as to be safe, convenient and, insofar as practicable, compatible with the design of proposed buildings, structures and neighboring properties.

(6) Creation of an energy-conserving design through design, location, orientation and elevation of structures, the use and location of glass in structures, and the use of landscape materials and site grading; and

(7) Protection of adjacent and neighboring properties through reasonable provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design, not adequately covered by other regulations, which may have substantial effects on neighboring land uses

Preliminary Plat Review

The preliminary plat creates 129 new lots for residential development along with two common area lots and dedication of various easements.

Chapter 32 of the City of Wyoming Subdivision Ordinance sets forth the platting procedure with the second requirement being the approval of a preliminary plat. The preliminary plat is a plan drawn to scale showing the proposed lot sizes and dimensions of each parcel within the arrangement of the subdivision, including easements, roadways, significant topographical and physical features, and adjacent land uses.

In considering the Preliminary Plat, the Planning Commission shall consider the following factors:

a) Consistency with the design standards and other requirement of this ordinance.
b) Consistency with the City's Comprehensive Plan, Stormwater Management Plan, and any other development plans officially adopted by the City.

c) The physical characteristics of the site, including but not limited to topography, erosion, flooding potential, development, and major vegetation.
d) The proposed development's fiscal impact and environmental impact.
e) Whether the proposed subdivision conflicts with applicable general and specific plans (e.g., growth management system goals and policies, capital improvement programs, ordinances).
f) Whether the design or improvement of the proposed subdivision conflicts with applicable development plans.
g) That the site is physically suitable for the proposed density of the development.
h) Whether the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage.
i) Whether the design of the subdivision or the type of improvements are likely to cause 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.

Park Dedication

Whenever land is being developed in Wyoming under the provisions of this Subdivision Ordinance, the developer shall be required to dedicate a portion of the land in the proposed subdivision for park, playground, trail, public open space, or cash in lieu of land. The percentage of the land agreed to by the developer and the City Council may be dedicated to the city as a public space or a park.

Article IV of the Subdivision Ordinance sets forth the park dedication requirements. Staff would recommend a mix of land and cash contribution to fulfill the park dedication requirements for this subdivision. The Joint Park Planning Board recommended 50% land and 50% cash contribution.

City Code requires the minimum amount of cash contribution in lieu of land dedication to be accepted by the City shall be the park fee per dwelling unit or building lot. The maximum amount of the cash contribution shall be greater of these two amounts:

a) Eight percent (8%) to twelve (12%) of the fair market value of the undeveloped land before Final Plat as determined by the Density/Rate Schedule. As presented, the proposed development of 129 units over the 34.07 acres above the OHWL would qualify at the 9 percent threshold as the density is 3.78 lots per acre. If purely a land dedication, a 9 percent dedication equals 3.07 acres. The plans submitted by the applicant shows that 2.1 acres of parkland is proposed on the southeast side of the development. The subdivision would also require a cash contribution based on the fair market value. The fair market value may be determined by obtaining the most recent property tax statement(s) for the property. However, this method of determining the fair market value is complicated by the condition that parts of the Subdivision are within three different parcels. The value of each portion could be prorated from the value of its parent parcel, but this assumes that all regions of the parcel are equal in value, which may not be the case. Section 32-63(2) offers three alternate means of determining market value.
    a. The Joint Park Planning Board and the Subdivider may agree upon a recommendation to the City Council as to the fair market value.

b. The subdivider may present to the Joint Park Planning Board acceptable purchase agreements, transaction records, or other pertinent documents to assist in establishing the Fair Market Value.
c. A land appraisal may be undertaken by a firm acceptable to both the developer and the City Council, with said appraisal of the property may be accepted by the City Council at their discretion.

b) A cash contribution determined by multiplying the park fee by the number of proposed building lots or dwelling units. The established flat rate for park and trail dedication is a total of $1,800.00 ($1,500.00 for park and $300.00 for trail) per lot. The sketch plan shows a total of 129 lots, which would amount to a park/trail dedication of $232,200.00.

At the March 22 Joint Park Planning Board meeting there was quite a bit of discussion about the developer fulfilling the park dedication fee requirements for the Sunrise Riverbank project. The developer had requested that the Board consider dedication of the 17-acre wetland bank. Staff noted that the wetland dedication would not meet the intent of the ordinance. After discussions about the lack of parkland in this area of the community, the Board recommended taking 50% land and 50% cash dedication to meet the project's park dedication requirements. For the residential development (the current plat) that would equate to 1.505 acres, with 0.395 acres anticipated for dedication associated with the commercial portion of the Sunrise Riverbank project, for a total park of 1.895 acres. The remainder of the dedication will be taken in cash dedication.

Development Access

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

Street Design will have to be planned to meet the minimum standards in Sec. 32 - 85.

Chisago County is currently studying this corridor and evaluating short term improvements related to access for this development, along with long term improvements that will address traffic congestion and access management along this corridor.

Utilities

The proposed property is located within municipal urban services area. The proposed development must connect to the City of Wyoming's existing sanitary sewer system. The existing system is extended to the northwest corner of the intersection of I-35 and East Viking Boulevard, and this extension is served by the Lift Station #8. Capacity in the gravity sanitary sewer pipe leading from the lift station to the site can accommodate full buildout of the proposed improvements in both the commercial and residential concepts plans that have been submitted.

Based on the traffic study that Chisago County is currently performing, it is anticipated Kettle River Boulevard may need to be realigned through the commercial at some point in the future or as part of the development of the commercial property. Accommodations will be necessary for this to occur as to not limit options to correct traffic concerns identified in the EAW in this general area. This may or may not affect the utility layout for the site. The

Kettle River Blvd LS (#8) is projected to have enough capacity for the Sunrise Riverbank single family, twin homes, and townhomes. However, at a minimum the pumps in the Kettle River Boulevard Lift Station (LS # 8) need to be upsized once they add in the hotel and apartments. The existing 6' wet well at Lift Station No. 8 will not be required to be upsized. The existing 4" forcemain along Kettle River Boulevard that extends south will be required to be upsized to 6". The 6" forcemain under I-35 does not require upsizing.

12" watermain will be required to be extended from the stub on 273rd Street near the water tower, under I35 and to the site. City Council has authorized staff to prepare the plans and specifications to for this watermain extension to the site. The residential and commercial areas will need to have the watermain looped and not served from a single watermain line.

The proposed development must connect to the city's existing water distribution system. The existing system is supplied by three (3) production wells. Groundwater pumped by the production wells is treated by chemical addition at each well house. The system has two (2) elevated storage tanks with a total storage capacity of 1.05 million gallons.

The following are two recommendations regarding the proposed utilities:

- Staff has received a preliminary utility layout in addition to the concept plan and we have provided detailed preliminary redline comments to the applicant's engineer.
- Extend the watermain along CSAH 22 between the proposed future commercial site and the Avery Estates east access for consistency/reliability in water supply. This has been placed as a condition of approval but should be discussed further.

Grading

Site grading will be conducted to provide appropriate building pads and infrastructure for the 129-unit project. There are several wetlands on site and the topography is rolling, although is lower along the exterior of the lot, particularly in the north and east where grades are in the 890' to 895' range. Closer to Viking Boulevard grades are around 900'. Care must be taken to provide appropriate drainage for individual lots and ensure easements and overflows are provided.

Drainage

Drainage for the development is directed to a series of ponding areas that will be created within the project. Ultimately the run-off will be directed off site. Although the site is outside of the Comfort Lake Forest Lake Watershed District, the developer is required to follow the City of Wyoming stormwater management standards which mimic the Watershed requirements. Detailed redline comments related to stormwater management have been provided to the applicant's engineer. A NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed.

The applicant has not submitted final stormwater plans for the project, which prompts the recommendation to continue the item. However, the applicant has indicated they will submit the plans on Monday and staff intends to review the documents prior to the Planning Commission meeting on Tuesday evening. Depending upon the outcome of that review, and it's potential impact on the preliminary plat, the item may be recommended for tabling or approval.

Rezoning Request

Section 40 – 141 (4) (a) outlines the standards for rezoning. The City may adopt amendments to the zoning ordinance and zoning map in relation both to land uses within a particular district or to the location of the district lines. Such amendment shall not be issued indiscriminately but shall only be used as a means to reflect changes in the goals and policies of the community as reflected in the Comprehensive Plan or changes in conditions in the City. The following factors shall also be considered when evaluating the request to rezone the property from R-1 to Mixed-Use District:

(1) Whether the amendment will create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

The rezoning will not create an excessive demand on existing parks, schools, streets, and public facilities. This standard has been met.

(2) Whether the amendment is sufficiently compatible so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.

The area proposed to be rezoned to MX District is consistent with the mixed-use designation in the Comprehensive Plan. The site has been planned for a mix of uses and is complementary to the surrounding land uses. Therefore, there is no depreciation in value and no deterrence to development is expected. This standard has been met.

(3) The amendment in the opinion of the City is reasonably related to the overall needs of the City.

The amendment complies with several land use objectives described in the City's Comprehensive Plan. This standard has been met.

(4) The amendment is consistent with the intent and purposes of the zoning ordinance.

The intent of the MX District is to provide areas of varying densities and uses within one site. This standard has been met.

(5) The amendment will not cause traffic hazard or congestion.

The rezoning will not cause traffic hazard or congestion. This standard has been met.

Applicable Zoning Ordinance Planned Unit Development Standards.

Section 40-364 defines the required standards and considerations the city will review when an application is requesting a PUD. The following criteria should be considered:

(1) Location of the buildings, compatibility, parking areas and other features with respect to the topography of the area and existing natural features such as streams and large trees;
(2) Efficiency, adequacy and safety of the proposed layout of internal streets and driveways;
(3) Adequacy and location of green areas;

(4) Adequacy, location and screening of parking areas; and
(5) Such other matters as may be found to have a material bearing upon the stated standards and objectives of the comprehensive land use plan.

These standards have generally been met

Section 40-367 General Regulations.

(1) All other development regulations of the appropriate Zoning District not specified in this Division or specified as a condition to the Conditional Use Permit shall apply to a Planned Unit Development.
(2) The application for a Conditional Use Permit shall state precisely the reasons for requesting the consideration of the property for Planned Unit Development
(3) Each living unit must have at least nine hundred sixty (960) square feet of floor area excluding the basement.
(4) Each living unit must have a garage with minimum area of three hundred twenty (320) square feet.
(5) The land which is to be set aside as open or common area shall be clearly indicated on the plan. Provisions for recreational area and for continual maintenance of that area not dedicated and accepted by the City shall be required.
(6) No conveyance of property within the Planned Unit Development shall take place until the property is platted in conformance with the provisions of this Division and applicable to the City Subdivision Ordinance. *All by-laws, Property Owner's Association Articles of Incorporation, and Protective Covenants must be approved by the City Attorney and filed with the record plat. These covenants must be adhered to and cannot be changed without the approval of the City Council. This standard will be met.*
(7) The uses in the PUD shall be those uses allowed for in the Zoning District in which the PUD is located.
(8) There is to be provided within the tract, or immediately adjacent thereto, parking spaces in private garages or off-street parking areas in accordance with the requirement of Article VII, Division 23.

These standards have generally been met.

Section 40-368 Site Design

(1) The number of principal use structures which may be constructed within the PUD shall be determined by dividing the net buildable acreage of the project area by the required lot area per unit which is required in the district in which the Planned Unit Development is located. The net buildable acreage shall be defined as the project area less the land area dedicated for public streets, and land which is not deemed as buildable by this Ordinance. The project area includes all the land within the Planned Unit Development which is allocated for residential and for common open space as required by this Division. Land to be dedicated for public streets is to be excluded from the project area.
(2) The common open space, any other common properties, individual properties, and all other elements of the Planned Unit Development shall be so planned that they will achieve a unified scheme of integrated planning and a harmonious selection and efficient distribution of uses.
(3) The proposed PUD shall be of such size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit, without dependence on any subsequent unit or development. .
(4) All PUD's shall be served by public sewer and water…

(5) Planned unit development (PUD) dwelling units should have a character and scale that relate to the heritage of the city, similar to design standards for the residential districts.
(6) Vegetated buffers of native trees, shrubs and understory shall be planted in buffer zones of sufficient area from edge of the PUD so as to provide residential privacy and minimize views of house lots from exterior road and abutting properties.

These standards are generally met with the exception of #6 as the applicant has not submitted a landscape plan. The conditions can all be met.

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 with approval of the PUD. These standards are as follows:

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

   This standard has been met.
2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

   This standard has been met.
3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.

   This standard has been met.
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.

   This standard has been met.
5. The use in the opinion of the City is reasonably related to the overall needs of the City and to the existing land use.

   This standard has been met.
6. The use will be consistent with the purpose of this and other City Ordinances.

   This standard has been met.
7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.

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

   This standard has been met.
9. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.

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

    This standard has been met.
11. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness, or other nuisances.

This standard has been met.

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

    This standard has been met.

13. The use will cause minimal adverse environmental effects.

    This standard has been met.

Next Steps

The applicant should be make modifications to the plans addressing engineering comments relating to utilities and roadways and adjust cul-de-sac lots. The City Council will review the Planning Commission's recommendation for Rezoning from R-1 to MXD, Master Development Plan PUD approval with Conditional Use Permit, and Preliminary Plat approval at the next regularly scheduled meeting. Final platting will also be needed to allow creation of individual lots for building. It is expected based on discussions with the applicant that the project will be phased (streets and utilities), however the entire site is proposed to be graded with the initial phase.

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

ORDINANCE AMENDMENT
LAND USE APPLICATION

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

Property Address: Proposed Lot 2 Block 1, Sunrise Riverbank

Applicant(s) Information:
Name(s) Land DevCo of Wyoming, LLC - Richard L. Morris Home
Address 7380 France Ave S Suite 250 Work 952-832-2000
City Edina State Mn Zip 55435 Email rlm@morrislawmn.com

Owner(s) Information: (if other than Applicant(s))
Name(s) Northern Tier Development, LLC - Richard L. Morris Home
Address 7380 France Ave S Suite 250 Work 952-832-2000
City Edina State Mn Zip 55435 Email rlm@morrislawmn.com

Owner(s) Signature(s) Richard L. Morris pres Northern Tier Dev LLC **Date** 4-19-22

Legal description of property (if a rezoning) **OR** proposed text amendment (attach additional pages if necessary):
Proposed Lot 2 Block 1 Sunrise Riverbank

Present use of property: Vacant

Property Identification Number(s): R.21

Present Zoning District: R-1 Proposed Zoning District: MXD

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

Attach a letter addressing the following:

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

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

Signature of applicant(s) Richard L. Morris - pres Land DevCo of Wy LLC Date 4-19-22

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

****

Application # Z-22-001 OFFICE USE ONLY Date Application Received 4/21/22

Date Complete Application Received 4/22/22 60 Days 6/21/22 By: (Official) EM IV

Fee $220.00 + Escrow $750.00 Date Paid 4/22/22 Check # _____

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

CONDITIONAL/INTERIM USE PERMIT
LAND USE APPLICATION

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

Property Address: Proposed Lot 2 Block 1 Sunrise Riverbank

Applicant(s) Information:
Name(s) Land DevCo of Wyoming, LLC - Richard L. Morris
Address 7380 France Ave S Suite 250
City Edina State MN Zip 55435
~~Home~~
Work 952-832-2000
Email rlm@morrislawmn.com

Owner(s) Information: (if other than Applicant(s))
Name(s) Northern Tier Development, LLC - Richard L. Morris
Address 7380 France Ave S Suite 250
City Edina State MN Zip 55435
~~Home~~
Work 952 832-2000
Email RLM@morrislawmn.com

Owner(s) Signature(s) Richard L. Morris - for Northern Tier Development LLC **Date** 4-19-22

Legal description of property: Lot 2 Block 1 Proposed Sunrise Riverbank

Property Identification Number: R.21. Present zoning:

Present use of property: Vacant

Proposed use of property: Residential Subdivision

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

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

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

Signature of applicant(s) Richard L. Morris for Land DevCo LLC Date 4-19-22

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

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

****

Application # C-22-001 OFFICE USE ONLY Date Application Received 4/21/22

Date Complete Application Received 4/21/22 60 Days 6/2022 By: LEM
Official

Fee $220.00 + Escrow (Commercial $1,000.00; Residential $750.00) Date Paid ___/___/___ Check # ___

Conditional / Interim Use Permit Worksheet

Applicant: LAND DEVCO OF WYOMING, LLC – RICHARD L. MORRIS
Address: 7380 FRANCE AVENUE SOUTH, SUITE 250
Type of Business: LLC
Business name: LAND DEVCO OF WYOMING, LLC

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

1) Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
YES Explain: THE REQUEST CAME FROM THE CITY MORE HOUSING.

2) Will your proposed use create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area?
NO Explain: WE ARE DEVELOPING OUR OWN STREETS AND PROVIDING PARK LAND

3) Will your proposed use be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and so there will be no deterrence to development of vacant land?
YES Explain: WE ARE PRIMARILY SURROUNDED BY STREET AND FUTURE WETLAND BANK.

4) Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
NO Explain: CONSTRUCTION WILL BE OF TASTEFUL DESIGN.

5) Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
YES Explain: THE CITY DESIRED THE ADDITIONAL HOUSING.

6) Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
YES Explain: LOT STANDARDS HAVE BEEN PROPOSED BASED UPON STAFF INPUT.

7) Will the proposed use be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located?
YES Explain: LOT STANDARDS AND DESIGN ARE CONSISTENT WITH CITY'S INPUT.

8) Will the proposed use generate only minimal vehicular traffic on local streets?
NO Explain: WE ARE ADDING 129 HOMES/UNITS, ALTHOUGH WE ARE

9) Will the proposed use create traffic hazards or unsafe access or parking needs?
NO Explain: CHISAGO/WYOMING STANDARDS HAVE BEEN USED FOR ADDING REQUIRED INFRASTRUCTURE DESIGN.

10) Will existing businesses nearby be adversely affected by your proposed use because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness?
NO Explain: THIS WILL NOT ADVERSELY AFFECT BUSINESSES.

11) Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
NO Explain: THE USE IS CONSISTENT WITH CITY'S GOALS.

12) Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, general unsightliness or other nuisances?
NO Explain: WE ARE PRIMARILY SURROUNDED BY A WETLAND BANK.

13) How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
Explain: MINIMAL WETLAND IMPACT ANTICIPATED.

14) Will the proposed use cause adverse environmental effects?
NO Explain: ENGINEERING/DRAINAGE STANDARDS HAVE BEEN FOLLOWED FOR THE DESIGN.

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

PRELIMINARY PLAT
SUBDIVISION APPLICATION

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

Applicant(s): Name(s) Land Dev Co of Wyoming, LLC / Richard L. Morris
Address 7380 France Ave S. Suite 250
City Edina State Mn Zip 55435
Work and home phone numbers 952.832.2000 Email RLM@MorrisLawMn.com

Owner(s): (if other than Applicant(s))
Name(s) Northern Tier Development, LLC
Address 7380 France Ave S. Suite 250
City Edina State Mn Zip 55435
Work and home phone numbers 952.832.2000 Email RLM@MorrisLawMn.com

Signature of owner(s) Richard L. Morris - pres - Northern Tier Dev LLC Date 4-18-22

Legal description of property: LOT 2, BLOCK 1, SUNRISE RIVERBANK, CHISAGO COUNTY, MN (TO BE RECORDED) Property Identification Number R.21.

Present use of property:

Proposed use of property: RESIDENTIAL HOUSING

Present zoning of property: N/A

Total acreage of property: 43.37 ACRES

Total acreage in wetlands or floodplain: 0.71 ACRES

Number of proposed lots: 129 UNITS

Acreage of proposed parkland dedication: 2.1 ACRES

__11 full size copies of the proposed preliminary plat.

__2 reduced copies (no larger than 11 X 17).

__A copy of proposed protective covenants, if applicable.

__Grading, drainage and erosion control plans.

__Septic site evaluation reports.

__Wetlands delineation report.

__Applications for any necessary variances, conditional use permits, or rezoning.

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

__ List of any special assessments.

__Environmental Assessment Worksheet, if necessary.

Signature of Applicant(s) Richard L. Morris - pres Land Dev Co of Wyoming, LLC Date 4-18-22

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

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

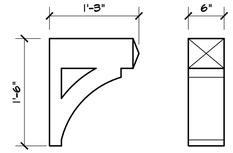
****

Application # D-22-007 OFFICE USE ONLY Date Application Received 4/18/22

Date Complete Application Received 5/6/22 120 Days 9/3/22 By: [illegible] Official

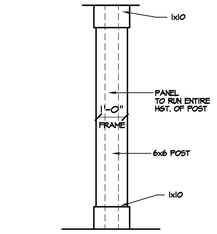
$450.00 + $70.00/Lot + Consultant Escrow = Total Date Paid 4/18/22 Check #

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

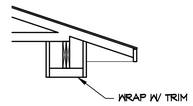


3 BRACKET DETAIL
1" = 1'-0"

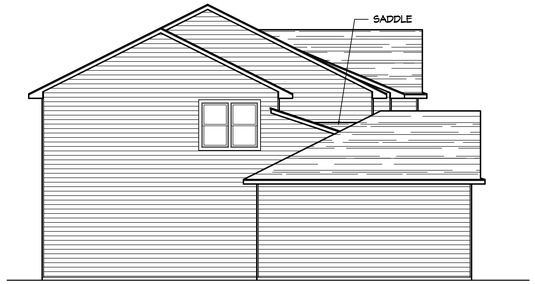
FRONT ELEVATION - CLASSIC
1/4" = 1'-0"



1 COLUMN DETAIL
3/8" = 1'-0"

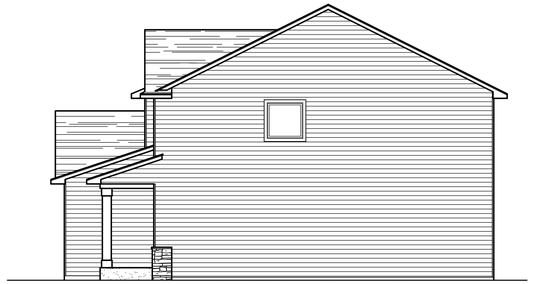


2 BOX DOWN DETAIL



LEFT ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

creative HOMES
707 COMMERCE DR. #410
WOODBURY, MN 55125
PH. 651-289-6800
FX. 651-501-6600
CREATIVEHCI.COM

All designs and plans contained in these documents are the original work, owned and property of Creative Homes, Inc. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Creative Homes, Inc. Notes and Dimensions are subject to change according to local building codes and site requirements. Consult state and local building regulations and/or Architect/Designer prior to construction related to these documents. Creative Homes, Inc. assumes no liability for changes made to these plans by others.

© Creative Homes, Inc. 2013

JOB INFORMATION:

SUTHERLAND
2022 BASE PLAN
-- --

SQUARE FOOTAGE CALCS.	
MAIN LEVEL:	1214 SQ FT
UPPER LEVEL:	1832 SQ FT
FIN. BASEMENT:	N/A SQ FT
TOTAL FINISHED:	2591 SQ FT
GARAGE:	712 SQ FT
FRONT PORCH:	172 SQ FT

REVISION LOG:	
ISSUED:	11/15/21
DRAWN BY:	TJS
1) CONTRACT SET	INITIALS: X-X-XX
2) REVISION	INITIALS: X-X-XX
3) STRUCT. SIGN OFF	INITIALS: X-X-XX
4) SELECTIONS	INITIALS: X-X-XX
5) INTERNAL AUDIT	INITIALS: X-X-XX
6) INTERNAL PRECON	INITIALS: X-X-XX
7) HFBO	INITIALS: X-X-XX
8) REVISION	INITIALS: X-X-XX
9) REVISION	INITIALS: X-X-XX
10) REVISION	INITIALS: X-X-XX
11) REVISION	INITIALS: X-X-XX
12) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
14) REVISION	INITIALS: X-X-XX

PROJECT INFO:

PLAN NAME:
SUTHERLAND

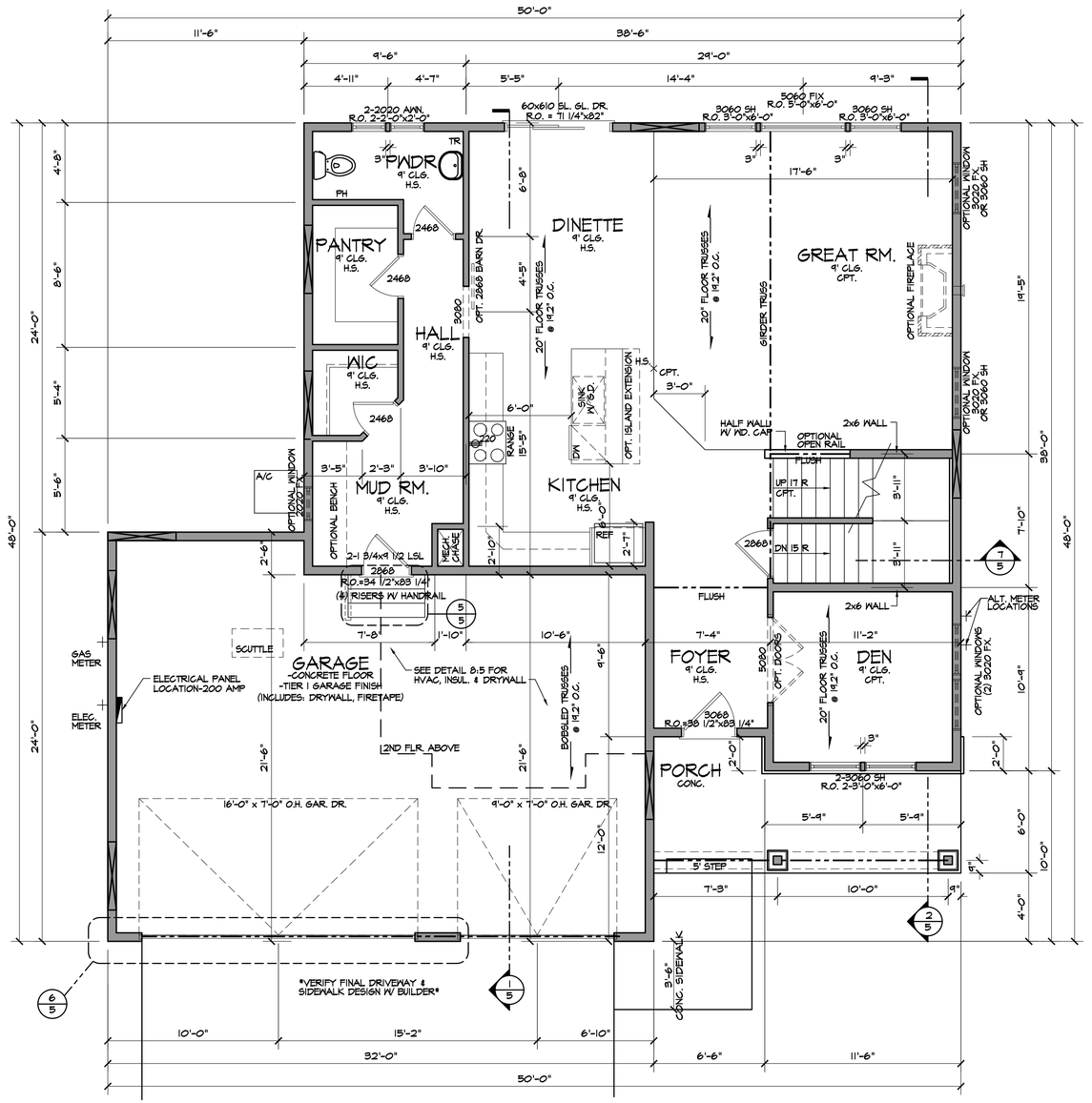
PROJECT NUMBER:
2022-XX

SHEET NUMBER:
1A OF 9

BRACED WALL LINE PANEL DETAILS

STRUCTURAL PANEL SHEATHING PER CODE (CS-WSP AS PER R602.10.4)

EXTENDED HEADER



MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

707 COMMERCE DR. #410
WOODBURY, MN 55125
PH. 651-289-6800
FX. 651-501-6600
CREATIVEHCI.COM

All designs and plans contained in these documents are the original work, owned and property of Creative Homes, Inc. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Creative Homes, Inc. Notes and Dimensions are subject to change according to local building codes and site requirements. Consult state and local building regulations and/or Architect/Designer prior to construction related to these documents. Creative Homes, Inc. assumes no liability for changes made to these plans by others.

© Creative Homes, Inc. 2013

JOB INFORMATION:

SUTHERLAND
2022 BASE PLAN

-- --

SQUARE FOOTAGE CALCS.

MAIN LEVEL:	1214 SQ FT
UPPER LEVEL:	1332 SQ FT
FIN. BASEMENT:	N/A SQ FT
TOTAL FINISHED:	2591 SQ FT
GARAGE:	712 SQ FT
FRONT PORCH:	172 SQ FT

REVISION LOG:

ISSUED:	11/15/21
DRAWN BY:	TJS
1) CONTRACT SET	INITIALS: X-X-XX
2) REVISION	INITIALS: X-X-XX
3) STRUCT. SIGN OFF	INITIALS: X-X-XX
4) SELECTIONS	INITIALS: X-X-XX
5) INTERNAL AUDIT	INITIALS: X-X-XX
6) INTERNAL PRECON	INITIALS: X-X-XX
7) HPBO	INITIALS: X-X-XX
8) REVISION	INITIALS: X-X-XX
9) REVISION	INITIALS: X-X-XX
10) REVISION	INITIALS: X-X-XX
11) REVISION	INITIALS: X-X-XX
12) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
14) REVISION	INITIALS: X-X-XX

PROJECT INFO:

PLAN NAME: SUTHERLAND

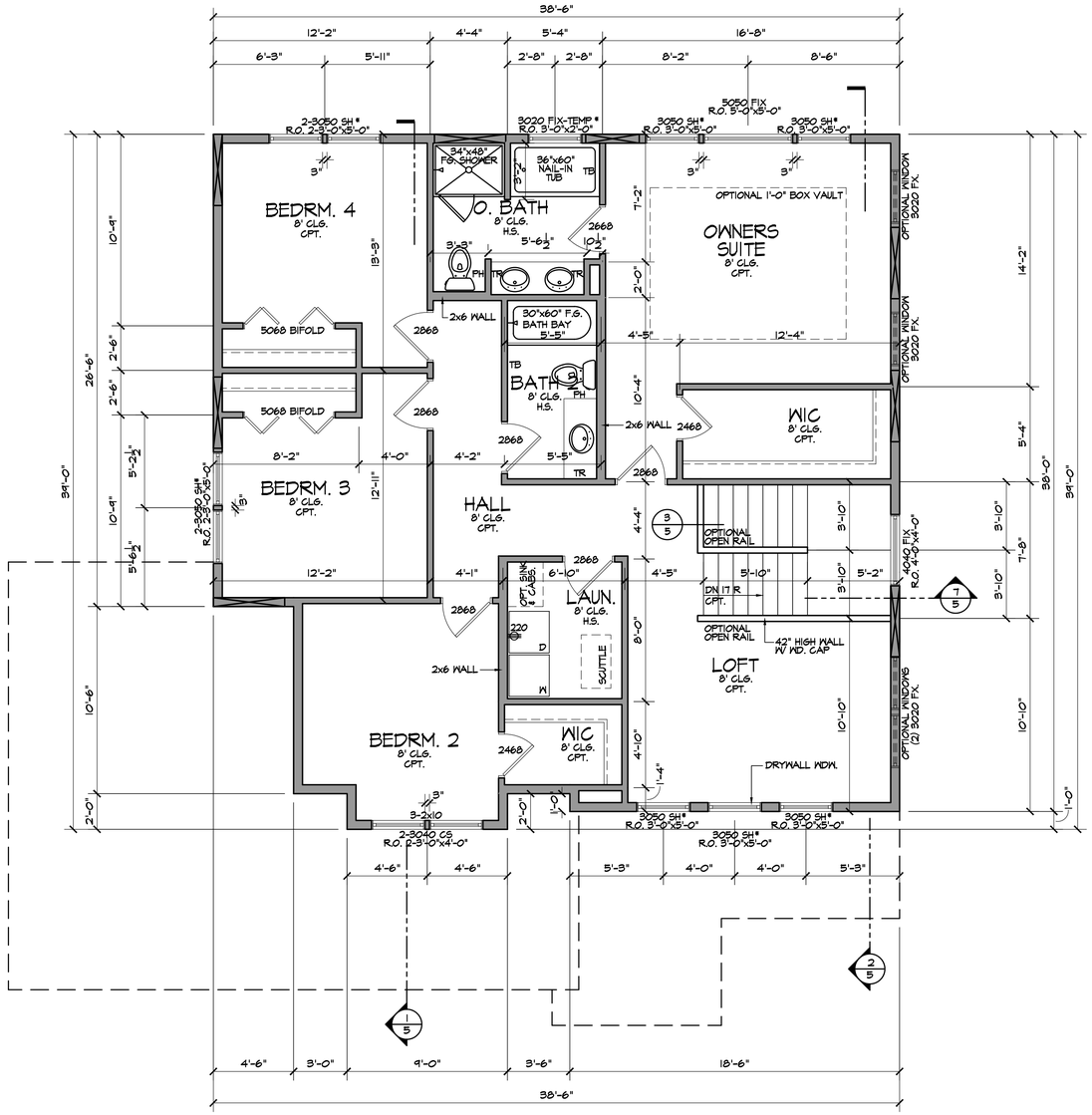
PROJECT NUMBER: 2022-XX

SHEET NUMBER: 3 OF 9

BRACED WALL LINE PANEL DETAILS

STRUCTURAL PANEL SHEATHING PER CODE (CS-WSP AS PER R602.10.4)

EXTENDED HEADER



UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

creative HOMES

707 COMMERCE DR. #410
WOODBURY, MN 55125
PH. 651-289-6800
FX. 651-501-6600
CREATIVEHCI.COM

All designs and plans contained in these documents are the original work, owned and property of Creative Homes, Inc. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Creative Homes, Inc. Notes and Dimensions are subject to change according to local building codes and site requirements. Consult state and local building regulations and/or Architect/Designer prior to construction related to these documents. Creative Homes, Inc. assumes no liability for changes made to these plans by others.

© Creative Homes, Inc. 2013

JOB INFORMATION:

SUTHERLAND
2022 BASE PLAN
-- --

SQUARE FOOTAGE CALCS.	
MAIN LEVEL:	1214 SQ FT
UPPER LEVEL:	1332 SQ FT
FIN. BASEMENT:	N/A SQ FT
TOTAL FINISHED:	2591 SQ FT
GARAGE:	712 SQ FT
FRONT PORCH:	172 SQ FT

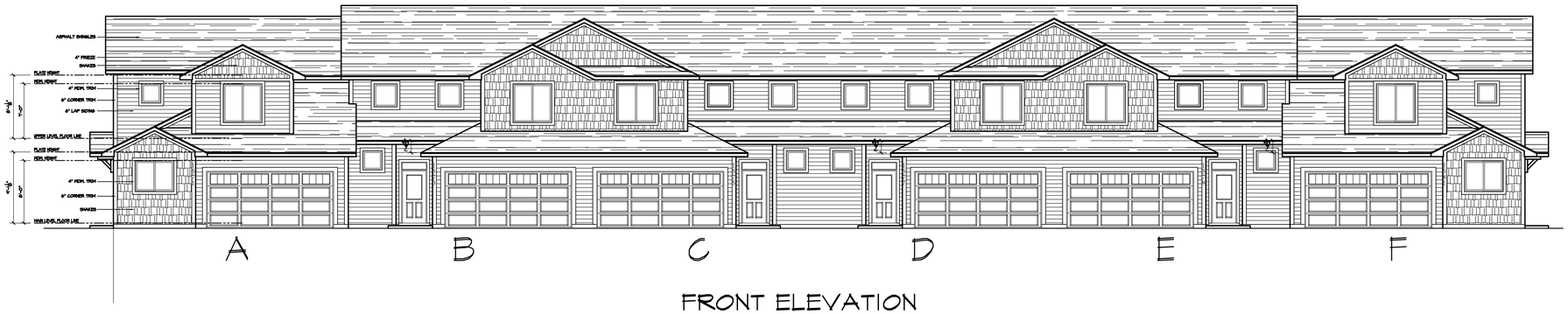
REVISION LOG:	
ISSUED:	11/15/21
DRAWN BY:	TJS
1) CONTRACT SET	INITIALS: X-X-XX
2) REVISION	INITIALS: X-X-XX
3) STRUCT. SIGN OFF	INITIALS: X-X-XX
4) SELECTIONS	INITIALS: X-X-XX
5) INTERNAL AUDIT	INITIALS: X-X-XX
6) INTERNAL PRECON	INITIALS: X-X-XX
7) HPBO	INITIALS: X-X-XX
8) REVISION	INITIALS: X-X-XX
9) REVISION	INITIALS: X-X-XX
10) REVISION	INITIALS: X-X-XX
11) REVISION	INITIALS: X-X-XX
12) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
14) REVISION	INITIALS: X-X-XX

PROJECT INFO:

PLAN NAME: SUTHERLAND

PROJECT NUMBER: 2022-XX

SHEET NUMBER: 4A OF 9



FRONT ELEVATION

1/8" = 1'-0"

LEFT ELEVATION

1/8" = 1'-0"

RIGHT ELEVATION

1/8" = 1'-0"

REAR ELEVATION

1/8" = 1'-0"

creative HOMES
707 COMMERCE DR. #410
WOODBURY, MN 55125
PH. 651-289-6800
FX. 651-501-6600
CREATIVEHCI.COM

All designs and plans contained in these documents are the original work, owned and property of Creative Homes, Inc. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Creative Homes, Inc. Notes and Dimensions are subject to change according to local building codes and site requirements. Consult state and local building regulations and/or Architect/Designer prior to construction related to these documents. Creative Homes, Inc. assumes no liability for changes made to these plans by others.

© Creative Homes, Inc. 2013

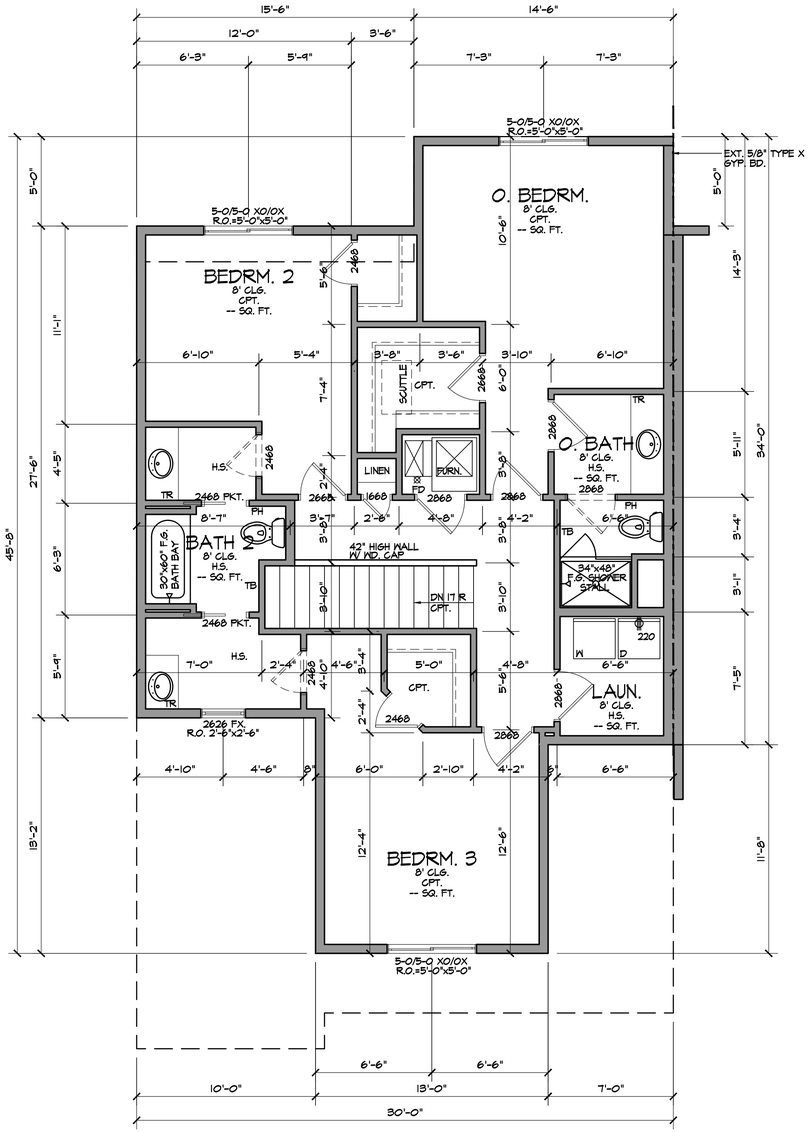
JOB INFORMATION:

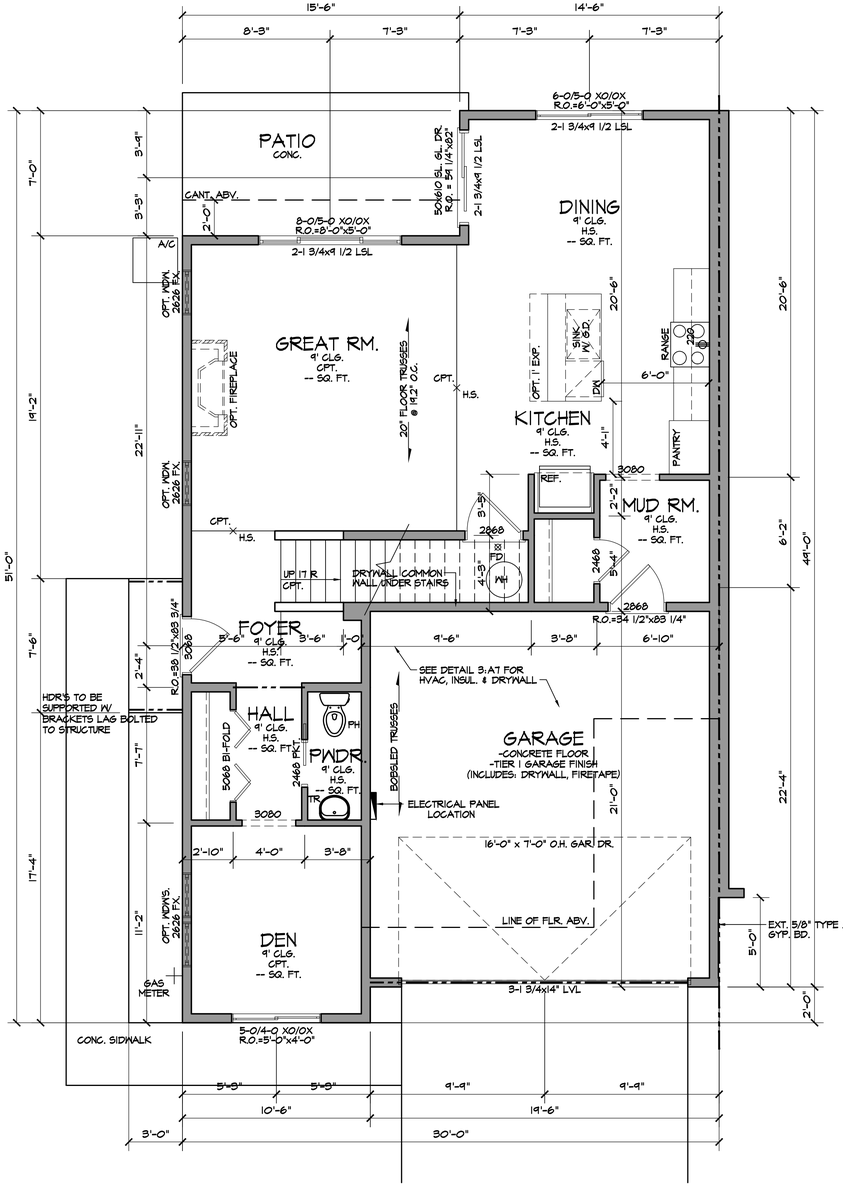
SAVANNAH
END UNIT "A"
BASE PLAN
--

SQUARE FOOTAGE CALCS.	
MAIN LEVEL:	973 SQ FT
UPPER LEVEL:	1040 SQ FT
TOTAL FINISHED:	2013 SQ FT
GARAGE:	410 SQ FT

REVISION LOG:	
ISSUED:	12-19-19
DRAWN BY:	TJS
1) CONTRACT SET	INITIALS: X-X-XX
2) REVISION	INITIALS: X-X-XX
3) STRUCT. SIGN OFF	INITIALS: X-X-XX
4) SELECTIONS	INITIALS: X-X-XX
5) INTERNAL AUDIT	INITIALS: X-X-XX
6) INTERNAL PRECON	INITIALS: X-X-XX
7) HPBO	INITIALS: X-X-XX
8) REVISION	INITIALS: X-X-XX
9) REVISION	INITIALS: X-X-XX
10) REVISION	INITIALS: X-X-XX
11) REVISION	INITIALS: X-X-XX
12) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
14) REVISION	INITIALS: X-X-XX

PROJECT INFO:
PLAN NAME: SAVANNAH
PROJECT NUMBER: BASE PLAN
SHEET NUMBER: A2 OF 10





UPPER NOTES:

-WINDOWS: ENCOMPASS BY PELLA
-HEADERS TO BE 2-2x10's U.N.O.
-WDW. HDR. HEIGHTS TO BE 7'-0" A.F.F. U.N.O.
-UPPER FLR. CASING= 2 1/4", BASE= 3 1/4"
-FRAMER TO ADD BACKING FOR BATHROOM HARDWARE @ FOLLOWING HEIGHTS PER LOCATION ON PLAN:
  -PAPER HOLDER (PH) @ 29" A.F.F.
  -TOWEL RING (TR) @ 57" A.F.F.
  -TOWEL BAR (TB) @ 48" A.F.F.
  -ROBE HOOK (RH) @ 60" A.F.F.
-DRYWALL; ALL CLG. SPANS OF 18' OR GREATER WILL REQUIRE RC CHANNEL SPACED EVERY 16" (ROUGHLY 3 PCS PER SHEET)

UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

MAIN NOTES:

-WINDOWS: ENCOMPASS BY PELLA
-HEADERS TO BE 2-2x10's U.N.O.
-WDW. HDR. HEIGHTS TO BE 8'-0" A.F.F. U.N.O.
-MAIN FLR. CASING= 3 1/4", BASE= 5 1/4"
-FRAMER TO ADD BACKING FOR BATHROOM HARDWARE @ FOLLOWING HEIGHTS PER LOCATION ON PLAN:
  -PAPER HOLDER (PH) @ 29" A.F.F.
  -TOWEL RING (TR) @ 57" A.F.F.
  -TOWEL BAR (TB) @ 48" A.F.F.
  -ROBE HOOK (RH) @ 60" A.F.F.
-DRYWALL; ALL CLG. SPANS OF 18' OR GREATER WILL REQUIRE RC CHANNEL SPACED EVERY 16" (ROUGHLY 3 PCS PER SHEET)

MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

creative HOMES
707 COMMERCE DR. #410
WOODBURY, MN 55125
PH. 651-289-6800
FX. 651-501-6600
CREATIVEHCI.COM

All designs and plans contained in these documents are the original work, owned and property of Creative Homes, Inc. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Creative Homes, Inc. Notes and Dimensions are subject to change according to local building codes and site requirements. Consult state and local building regulations and/or Architect/Designer prior to construction related to these documents. Creative Homes, Inc. assumes no liability for changes made to these plans by others.

© Creative Homes, Inc. 2013

JOB INFORMATION:

SAVANNAH
END UNIT "A"
BASE PLAN
--

SQUARE FOOTAGE CALCS.	
MAIN LEVEL:	978 SQ FT
UPPER LEVEL:	1040 SQ FT
TOTAL FINISHED:	2018 SQ FT
GARAGE:	410 SQ FT

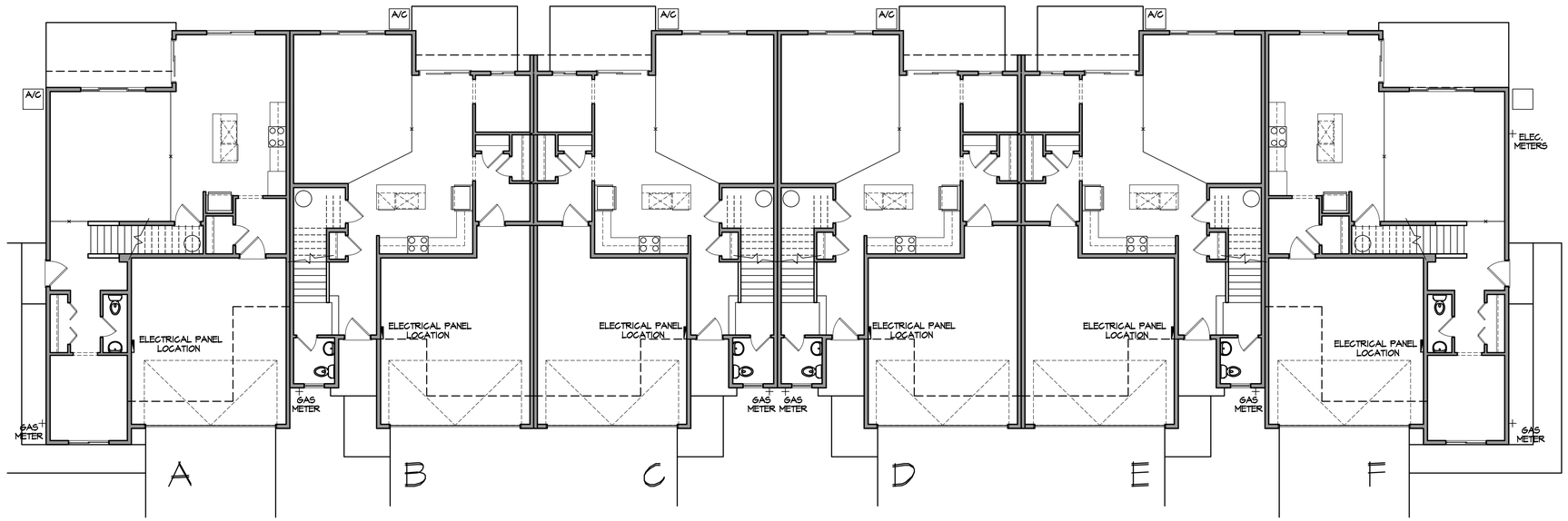
REVISION LOG:	
ISSUED:	12-19-19
DRAWN BY:	TJS
1) CONTRACT SET	INITIALS: X-X-XX
2) REVISION	INITIALS: X-X-XX
3) STRUCT. SIGN OFF	INITIALS: X-X-XX
4) SELECTIONS	INITIALS: X-X-XX
5) INTERNAL AUDIT	INITIALS: X-X-XX
6) INTERNAL PRECON	INITIALS: X-X-XX
7) HPBO	INITIALS: X-X-XX
8) REVISION	INITIALS: X-X-XX
9) REVISION	INITIALS: X-X-XX
10) REVISION	INITIALS: X-X-XX
11) REVISION	INITIALS: X-X-XX
12) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
14) REVISION	INITIALS: X-X-XX

PROJECT INFO:

PLAN NAME: SAVANNAH

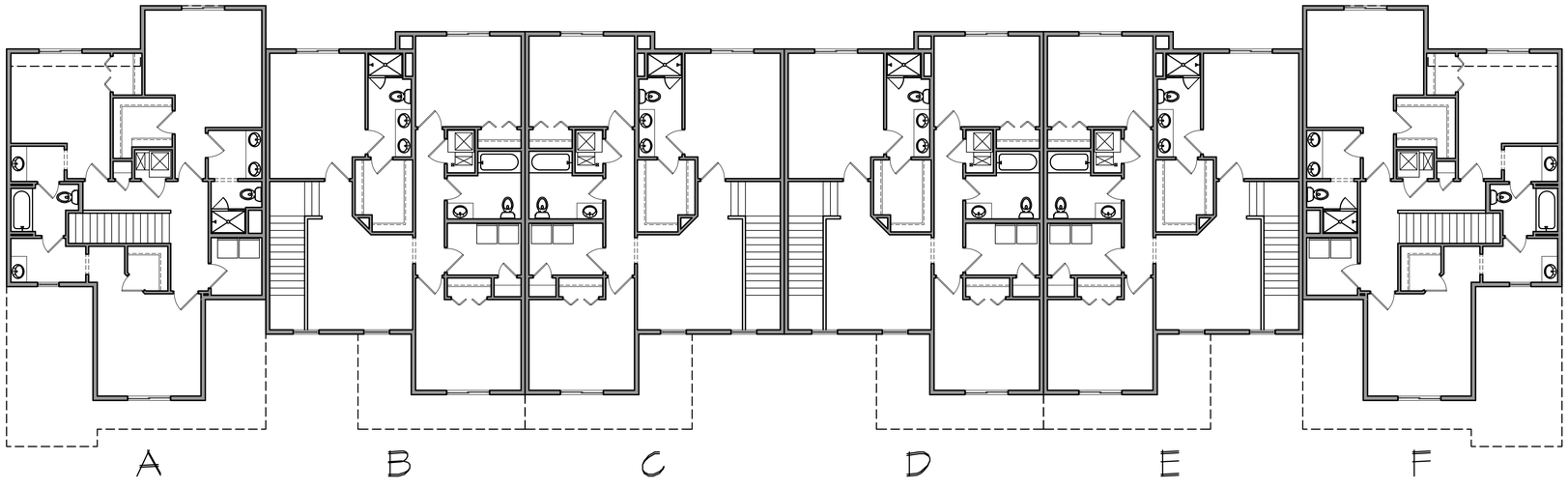
PROJECT NUMBER: BASE PLAN

SHEET NUMBER: A5 OF 10



FULL MAIN LEVEL FLOOR PLAN

1/8" = 1'-0"



FULL UPPER LEVEL FLOOR PLAN

1/8" = 1'-0"

creative HOMES
707 COMMERCE DR. #410
WOODBURY, MN 55125
PH. 651-289-6800
FX. 651-501-6600
CREATIVEHCI.COM

All designs and plans contained in these documents are the original work, owned and property of Creative Homes, Inc. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Creative Homes, Inc. Notes and Dimensions are subject to change according to local building codes and site requirements. Consult state and local building regulations and/or Architect/Designer prior to construction related to these documents. Creative Homes, Inc. assumes no liability for changes made to these plans by others.

© Creative Homes, Inc. 2013

JOB INFORMATION:

SAVANNAH
END UNIT "A"
BASE PLAN
--

SQUARE FOOTAGE CALCS.

MAIN LEVEL:	973 SQ FT
UPPER LEVEL:	1040 SQ FT
TOTAL FINISHED:	2013 SQ FT
GARAGE:	410 SQ FT

REVISION LOG:

ISSUED:	12-19-19
DRAWN BY:	TJS

1) CONTRACT SET
INITIALS: X-X-XX

2) REVISION
INITIALS: X-X-XX

3) STRUCT. SIGN OFF
INITIALS: X-X-XX

4) SELECTIONS
INITIALS: X-X-XX

5) INTERNAL AUDIT
INITIALS: X-X-XX

6) INTERNAL PRECON
INITIALS: X-X-XX

7) HPBO
INITIALS: X-X-XX

8) REVISION
INITIALS: X-X-XX

9) REVISION
INITIALS: X-X-XX

10) REVISION
INITIALS: X-X-XX

11) REVISION
INITIALS: X-X-XX

12) REVISION
INITIALS: X-X-XX

13) REVISION
INITIALS: X-X-XX

13) REVISION
INITIALS: X-X-XX

14) REVISION
INITIALS: X-X-XX

PROJECT INFO:

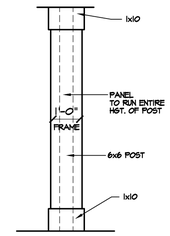
PLAN NAME:
SAVANNAH

PROJECT NUMBER:
BASE PLAN

SHEET NUMBER:
A6 OF 10

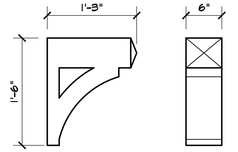
FRONT ELEVATION - CLASSIC

1/4" = 1'-0"



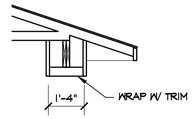
COLUMN DETAIL

1/1 — 3/8" = 1'-0"



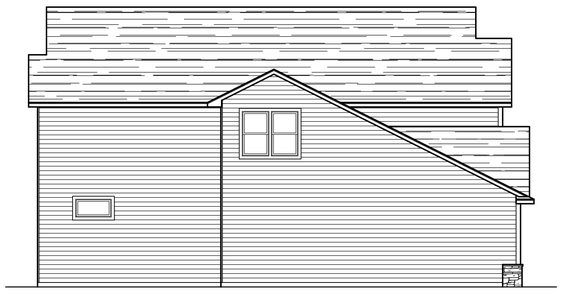
BRACKET DETAIL

3/1 — 1" = 1'-0"



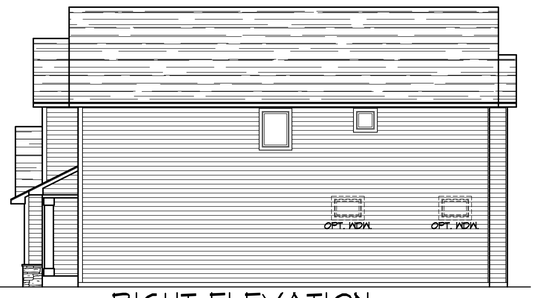
BOX DOWN DETAIL

2/1



LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"

707 COMMERCE DR. #410
WOODBURY, MN 55125
PH. 651-289-6800
FX. 651-501-6600
CREATIVEHCI.COM

All designs and plans contained in these documents are the original work, owned and property of Creative Homes, Inc. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Creative Homes, Inc. Notes and Dimensions are subject to change according to local building codes and site requirements. Consult state and local building regulations and/or Architect/Designer prior to construction related to these documents. Creative Homes, Inc. assumes no liability for changes made to these plans by others.

© Creative Homes, Inc. 2013

JOB INFORMATION:

GIBSON
2022 BASE PLAN

SQUARE FOOTAGE CALCS.	
MAIN LEVEL:	1274 SQ FT
UPPER LEVEL:	1581 SQ FT
FIN. BASEMENT:	N/A SQ FT
TOTAL FINISHED:	2860 SQ FT
GARAGE:	811 SQ FT
FRONT PORCH:	47 SQ FT

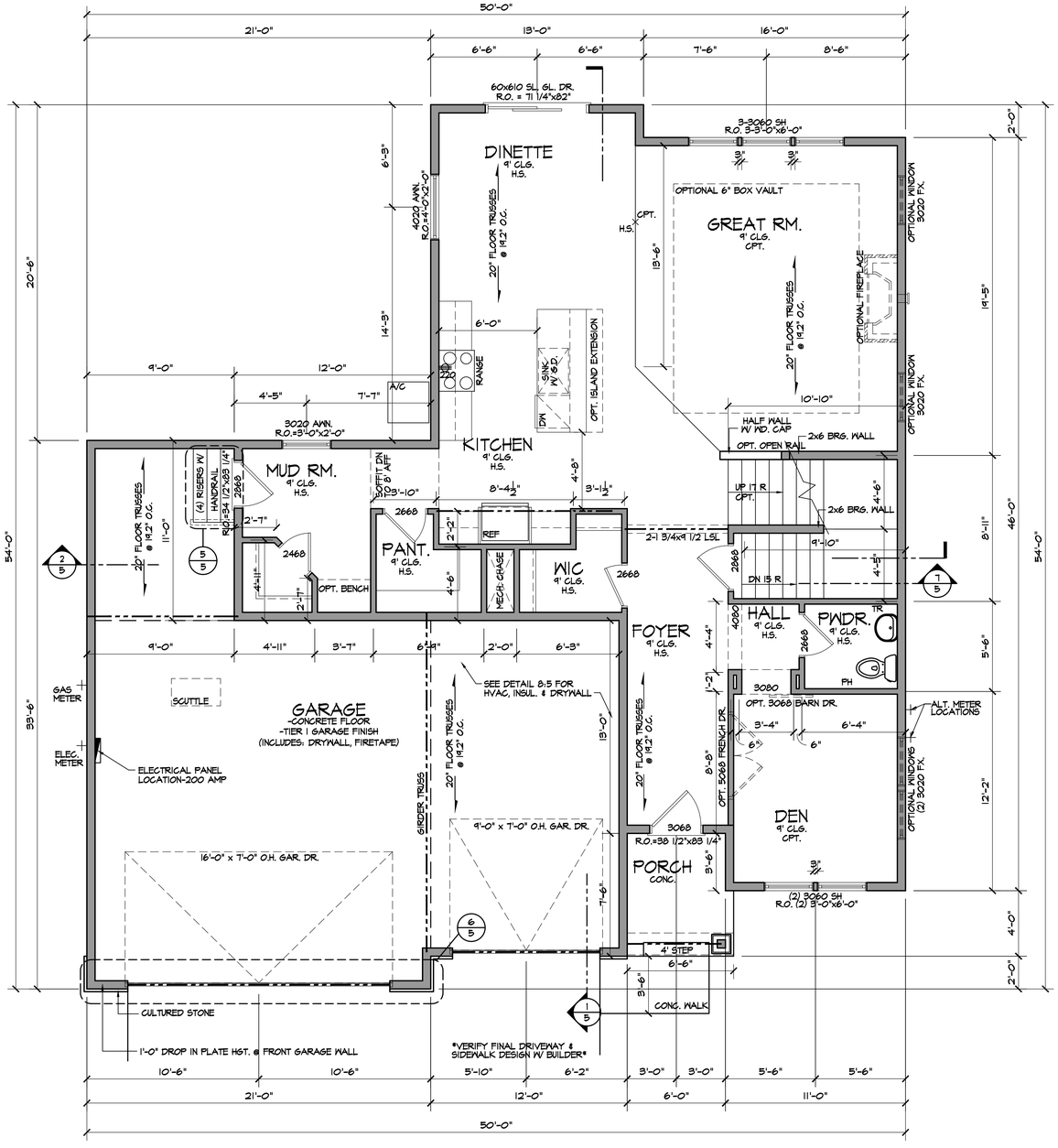
REVISION LOG:	
ISSUED:	11/16/21
DRAWN BY:	TJS
1) CONTRACT SET	INITIALS: X-X-XX
2) REVISION	INITIALS: X-X-XX
3) STRUCT. SIGN OFF	INITIALS: X-X-XX
4) SELECTIONS	INITIALS: X-X-XX
5) INTERNAL AUDIT	INITIALS: X-X-XX
6) INTERNAL PREGON	INITIALS: X-X-XX
7) HFBO	INITIALS: X-X-XX
8) REVISION	INITIALS: X-X-XX
9) REVISION	INITIALS: X-X-XX
10) REVISION	INITIALS: X-X-XX
11) REVISION	INITIALS: X-X-XX
12) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
14) REVISION	INITIALS: X-X-XX

PROJECT INFO:
PLAN NAME: GIBSON
PROJECT NUMBER: 2022-XX
SHEET NUMBER: 1A OF 9

BRACED WALL LINE PANEL DETAILS

STRUCTURAL PANEL SHEATHING

EXTENDED HEADER



MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

creative HOMES

707 COMMERCE DR. #410
WOODBURY, MN 55125
PH. 651-289-6800
FX. 651-501-6600
CREATIVEHCI.COM

All designs and plans contained in these documents are the original work, owned and property of Creative Homes, Inc. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Creative Homes, Inc. Notes and Dimensions are subject to change according to local building codes and site requirements. Consult state and local building regulations and/or Architect/Designer prior to construction related to these documents. Creative Homes, Inc. assumes no liability for changes made to these plans by others.

© Creative Homes, Inc. 2013

JOB INFORMATION:

GIBSON
2022 BASE PLAN
-- --

SQUARE FOOTAGE CALCS.	
MAIN LEVEL:	1274 SQ FT
UPPER LEVEL:	1181 SQ FT
FIN. BASEMENT:	N/A SQ FT
TOTAL FINISHED:	2860 SQ FT
GARAGE:	811 SQ FT
FRONT PORCH:	47 SQ FT

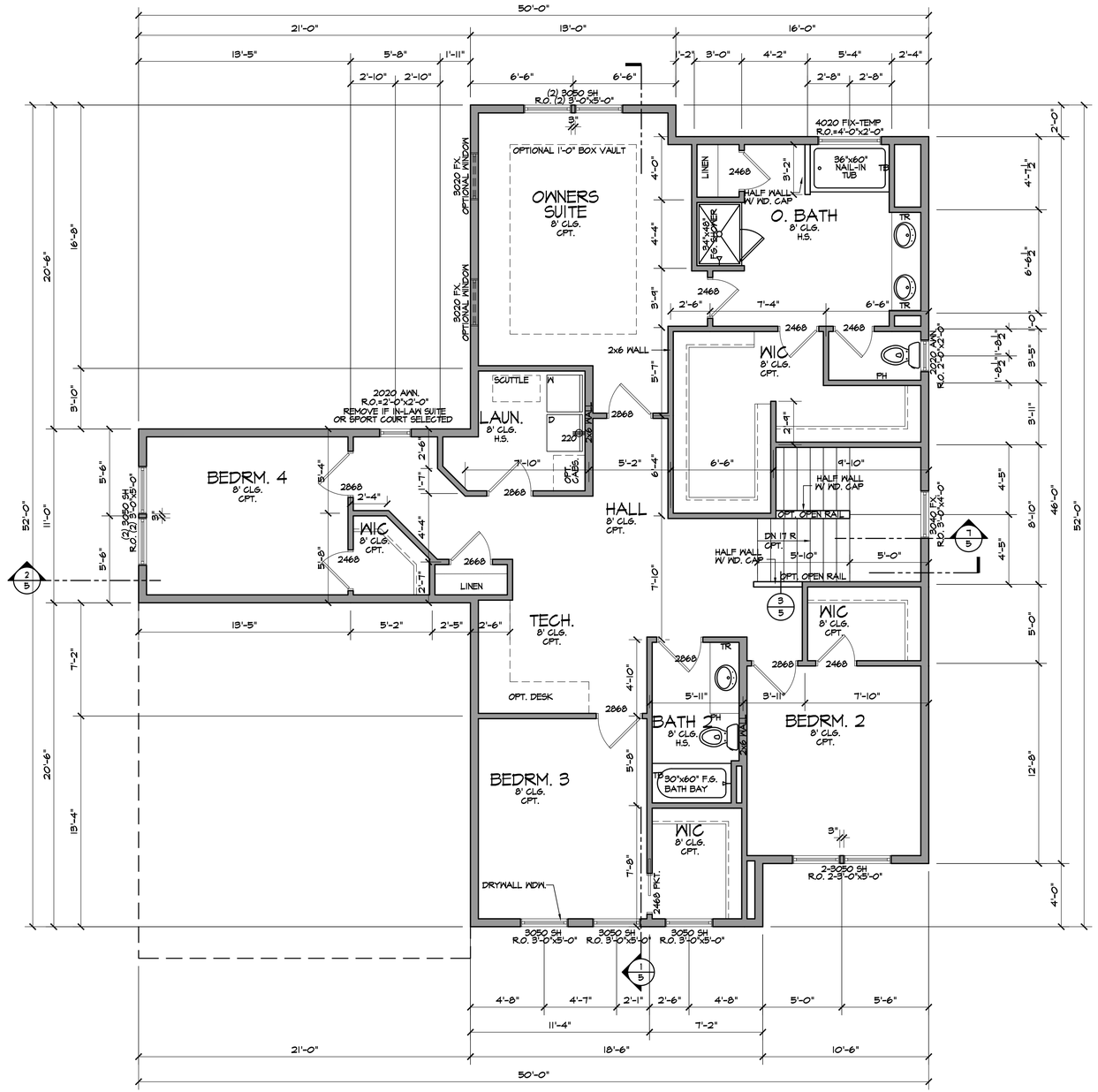
REVISION LOG:	
ISSUED:	11/16/21
DRAWN BY:	TJS
1) CONTRACT SET	INITIALS: X-X-XX
2) REVISION	INITIALS: X-X-XX
3) STRUCT. SIGN OFF	INITIALS: X-X-XX
4) SELECTIONS	INITIALS: X-X-XX
5) INTERNAL AUDIT	INITIALS: X-X-XX
6) INTERNAL PRECON	INITIALS: X-X-XX
7) HPBO	INITIALS: X-X-XX
8) REVISION	INITIALS: X-X-XX
9) REVISION	INITIALS: X-X-XX
10) REVISION	INITIALS: X-X-XX
11) REVISION	INITIALS: X-X-XX
12) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
14) REVISION	INITIALS: X-X-XX

PROJECT INFO:
PLAN NAME:
GIBSON
PROJECT NUMBER:
2022-XX
SHEET NUMBER:
3 OF 9

BRACED WALL LINE PANEL DETAILS

STRUCTURAL PANEL SHEATHING

EXTENDED HEADER



UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

creative HOMES

707 COMMERCE DR. #410
WOODBURY, MN 55125
PH. 651-289-6800
FX. 651-501-6600
CREATIVEHCI.COM

All designs and plans contained in these documents are the original work, owned and property of Creative Homes, Inc. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Creative Homes, Inc. Notes and Dimensions are subject to change according to local building codes and site requirements. Consult state and local building regulations and/or Architect/Designer prior to construction related to these documents. Creative Homes, Inc. assumes no liability for changes made to these plans by others.

© Creative Homes, Inc. 2013

JOB INFORMATION:

GIBSON
2022 BASE PLAN
-- --

SQUARE FOOTAGE CALCS.	
MAIN LEVEL:	1279 SQ FT
UPPER LEVEL:	1581 SQ FT
FIN. BASEMENT:	N/A SQ FT
TOTAL FINISHED:	2860 SQ FT
GARAGE:	811 SQ FT
FRONT PORCH:	41 SQ FT

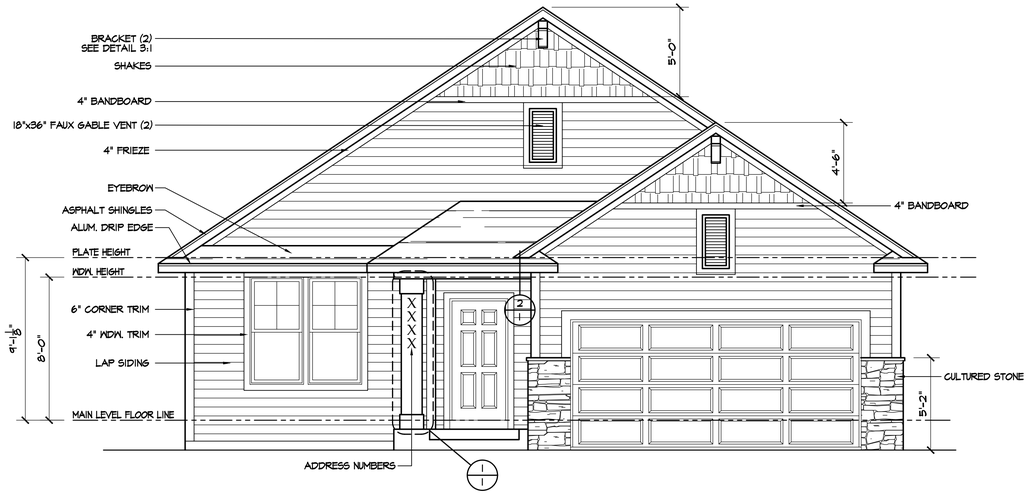
REVISION LOG:	
ISSUED:	11/16/21
DRAWN BY:	TJS
1) CONTRACT SET	INITIALS: X-X-XX
2) REVISION	INITIALS: X-X-XX
3) STRUCT. SIGN OFF	INITIALS: X-X-XX
4) SELECTIONS	INITIALS: X-X-XX
5) INTERNAL AUDIT	INITIALS: X-X-XX
6) INTERNAL PRECON	INITIALS: X-X-XX
7) HFBO	INITIALS: X-X-XX
8) REVISION	INITIALS: X-X-XX
9) REVISION	INITIALS: X-X-XX
10) REVISION	INITIALS: X-X-XX
11) REVISION	INITIALS: X-X-XX
12) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
14) REVISION	INITIALS: X-X-XX

PROJECT INFO:

PLAN NAME:
GIBSON

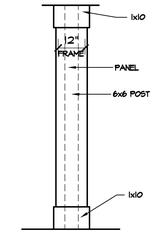
PROJECT NUMBER:
2022-XX

SHEET NUMBER:
4 OF 9



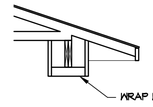
FRONT ELEVATION - CLASSIC

1/4" = 1'-0"



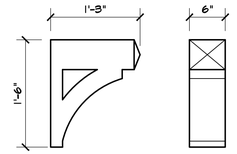
COLUMN DETAIL

3/8" = 1'-0"



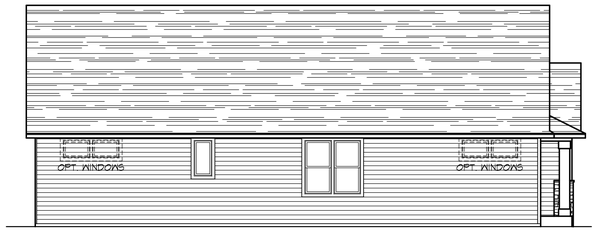
BOX DOWN DETAIL

2



BRACKET DETAIL

3 / 1 — 3/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"

RIGHT ELEVATION

1/8" = 1'-0"

707 COMMERCE DR. #410
WOODBURY, MN 55125
PH. 651-289-6800
FX. 651-501-6600
CREATIVEHCI.COM

All designs and plans contained in these documents are the original work, owned and property of Creative Homes, Inc. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Creative Homes, Inc. Notes and Dimensions are subject to change according to local building codes and site requirements. Consult state and local building regulations and/or Architect/Designer prior to construction related to these documents. Creative Homes, Inc. assumes no liability for changes made to these plans by others.

© Creative Homes, Inc. 2013

JOB INFORMATION:

RILEY
2022 BASE PLAN

SQUARE FOOTAGE CALCS.

MAIN LEVEL:	1811 SQ FT
FIN. BASEMENT:	N/A SQ FT
TOTAL FINISHED:	1811 SQ FT
GARAGE:	468 SQ FT
FRONT PORCH:	56 SQ FT

REVISION LOG:

ISSUED:	9-11-20
DRAWN BY:	TJS
1) CONTRACT SET	INITIALS: X-X-XX
2) REVISION	INITIALS: X-X-XX
3) STRUCT. SIGN OFF	INITIALS: X-X-XX
4) SELECTIONS	INITIALS: X-X-XX
5) INTERNAL AUDIT	INITIALS: X-X-XX
6) INTERNAL PRECON	INITIALS: X-X-XX
7) HPBO	INITIALS: X-X-XX
8) REVISION	INITIALS: X-X-XX
9) REVISION	INITIALS: X-X-XX
10) REVISION	INITIALS: X-X-XX
11) REVISION	INITIALS: X-X-XX
12) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
14) REVISION	INITIALS: X-X-XX

PROJECT INFO:

PLAN NAME: RILEY

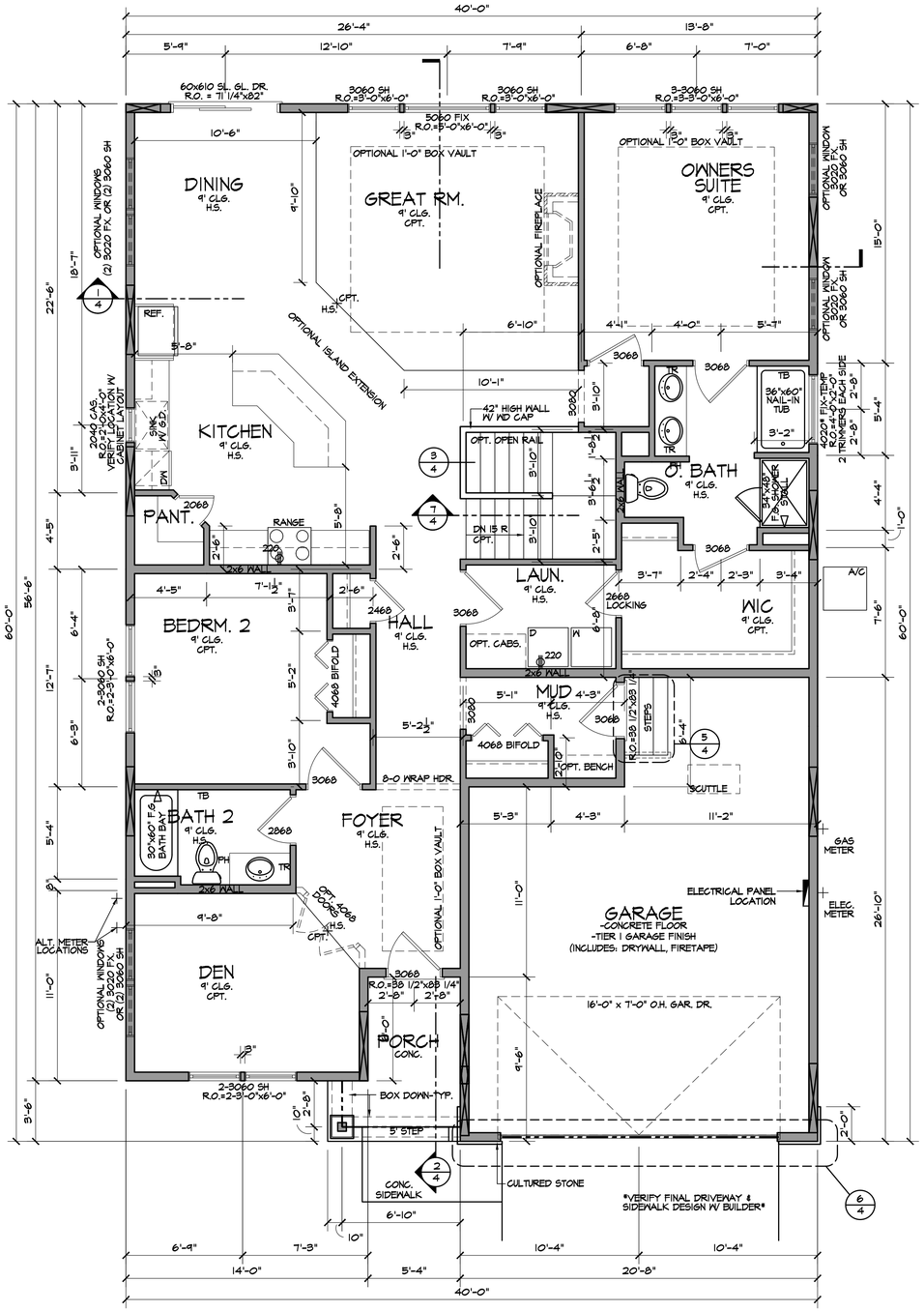
PROJECT NUMBER: 2022-XX

SHEET NUMBER: 1A OF 7

BRACED WALL LINE PANEL DETAILS

STRUCTURAL PANEL SHEATHING

EXTENDED HEADER



MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

creative HOMES

707 COMMERCE DR. #410
WOODBURY, MN 55125
PH. 651-289-6800
FX. 651-501-6600
CREATIVEHCI.COM

All designs and plans contained in these documents are the original work, owned and property of Creative Homes, Inc. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Creative Homes, Inc. Notes and Dimensions are subject to change according to local building codes and site requirements. Consult state and local building regulations and/or Architect/Designer prior to construction related to these documents. Creative Homes, Inc. assumes no liability for changes made to these plans by others.

© Creative Homes, Inc. 2013

JOB INFORMATION:

RILEY
2022 BASE PLAN

SQUARE FOOTAGE CALCS.	
MAIN LEVEL:	1811 SQ FT
FIN. BASEMENT:	N/A SQ FT
TOTAL FINISHED:	1811 SQ FT
GARAGE:	488 SQ FT
FRONT PORCH:	58 SQ FT

REVISION LOG:	
ISSUED:	9-11-20
DRAWN BY:	TJS
1) CONTRACT SET	INITIALS: X-X-XX
2) REVISION	INITIALS: X-X-XX
3) STRUCT. SIGN OFF	INITIALS: X-X-XX
4) SELECTIONS	INITIALS: X-X-XX
5) INTERNAL AUDIT	INITIALS: X-X-XX
6) INTERNAL PRECON	INITIALS: X-X-XX
7) HPBO	INITIALS: X-X-XX
8) REVISION	INITIALS: X-X-XX
9) REVISION	INITIALS: X-X-XX
10) REVISION	INITIALS: X-X-XX
11) REVISION	INITIALS: X-X-XX
12) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
14) REVISION	INITIALS: X-X-XX

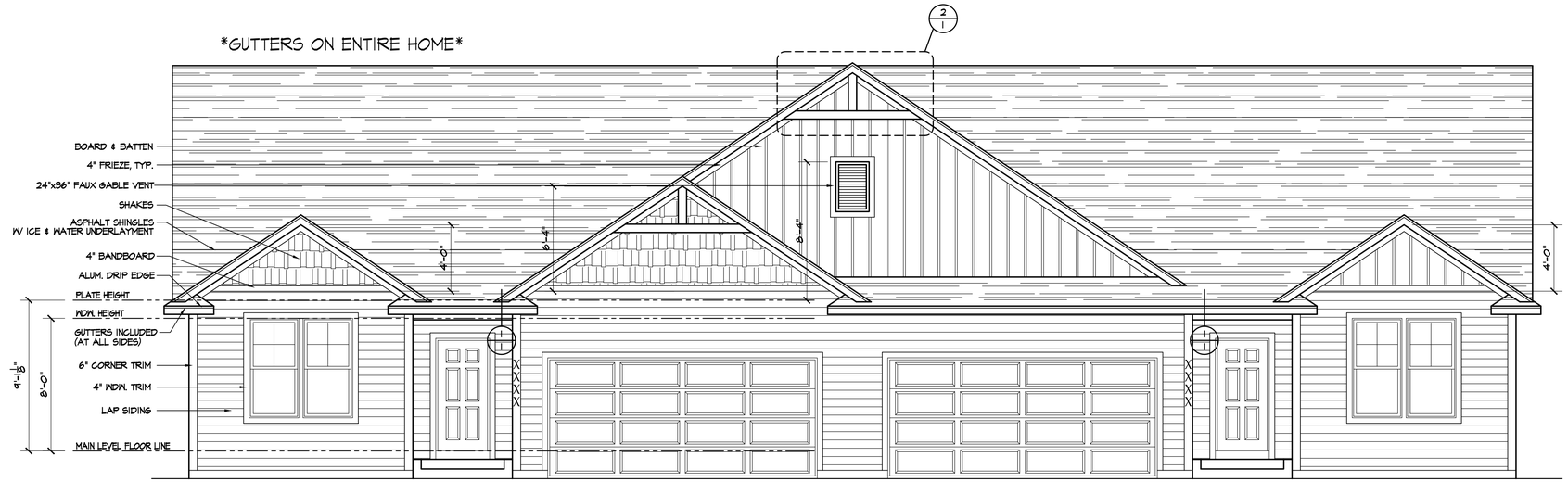
PROJECT INFO:

PLAN NAME: RILEY

PROJECT NUMBER: 2022-XX

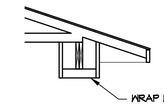
SHEET NUMBER: 3A OF 7

GUTTERS ON ENTIRE HOME

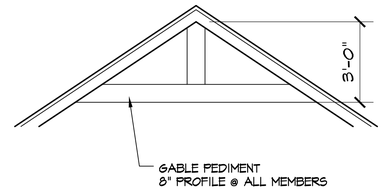


FRONT ELEVATION

1/4" = 1'-0"

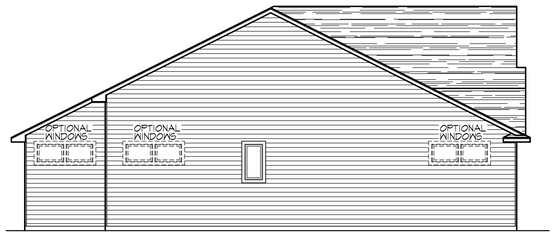


BOX DOWN DETAIL



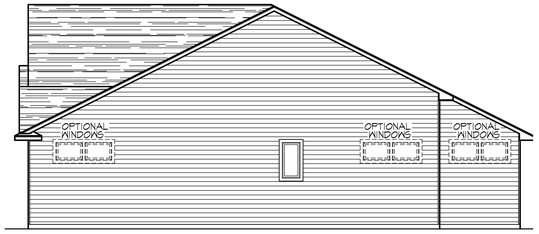
2 GABLE DETAIL

3/8" = 1'-0"



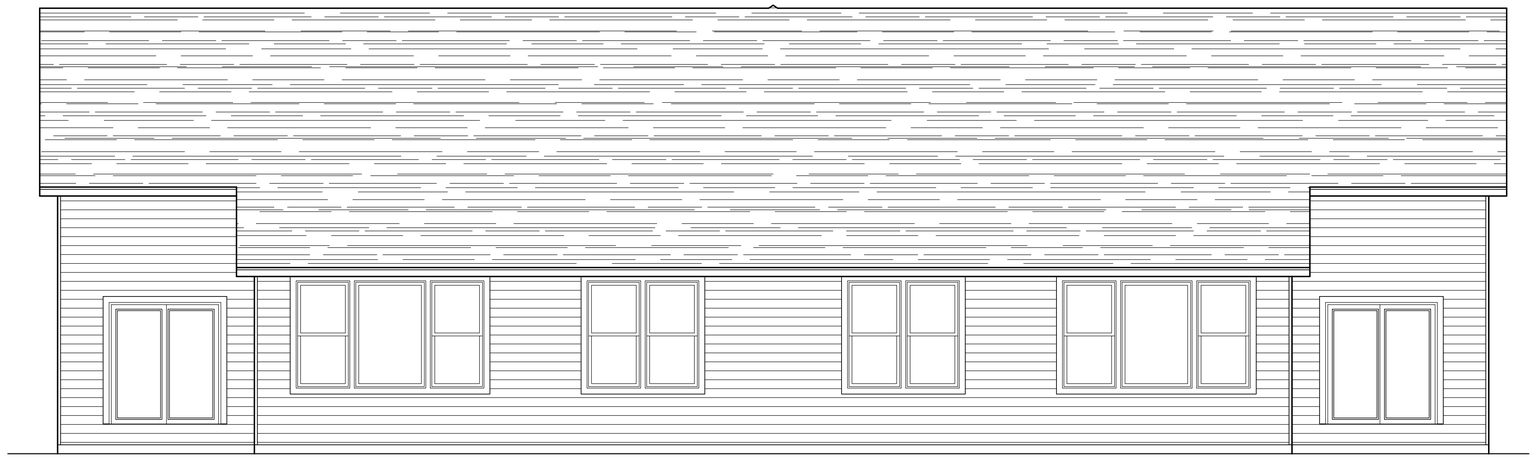
LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

707 COMMERCE DR. #410
WOODBURY, MN 55125
PH. 651-289-6800
FX. 651-501-6600
CREATIVEHCI.COM

All designs and plans contained in these documents are the original work, owned and property of Creative Homes, Inc. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Creative Homes, Inc. Notes and Dimensions are subject to change according to local building codes and site requirements. Consult state and local building regulations and/or Architect/Designer prior to construction related to these documents. Creative Homes, Inc. assumes no liability for changes made to these plans by others.

© Creative Homes, Inc. 2013

JOB INFORMATION:

ADARE

SQUARE FOOTAGE CALCS.	
MAIN LEVEL:	1615 SQ FT
SQS MAIN LEVEL:	N/A
UPPER LEVEL:	N/A
FIN. BASEMENT:	N/A SQ. FT.
TOTAL FINISHED:	1615 SQ FT
GARAGE:	431 SQ FT
FRONT PORCH:	48 SQ FT

REVISION LOG:

ISSUED:	1/31/20
DRAWN BY:	ADS
1) CONTRACT SET	INITIALS: X-X-XX
2) REVISION	INITIALS: X-X-XX
3) STRUCT. SIGN OFF	INITIALS: X-X-XX
4) SELECTIONS	INITIALS: X-X-XX
5) INTERNAL AUDIT	INITIALS: X-X-XX
6) INTERNAL PRECON	INITIALS: X-X-XX
7) HPBO	INITIALS: X-X-XX
8) REVISION	INITIALS: X-X-XX
9) REVISION	INITIALS: X-X-XX
10) REVISION	INITIALS: X-X-XX
11) REVISION	INITIALS: X-X-XX
12) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
14) REVISION	INITIALS: X-X-XX

PROJECT INFO:

PLAN NAME: ADARE

PROJECT NUMBER: BASE PLAN

SHEET NUMBER: 1A OF 7

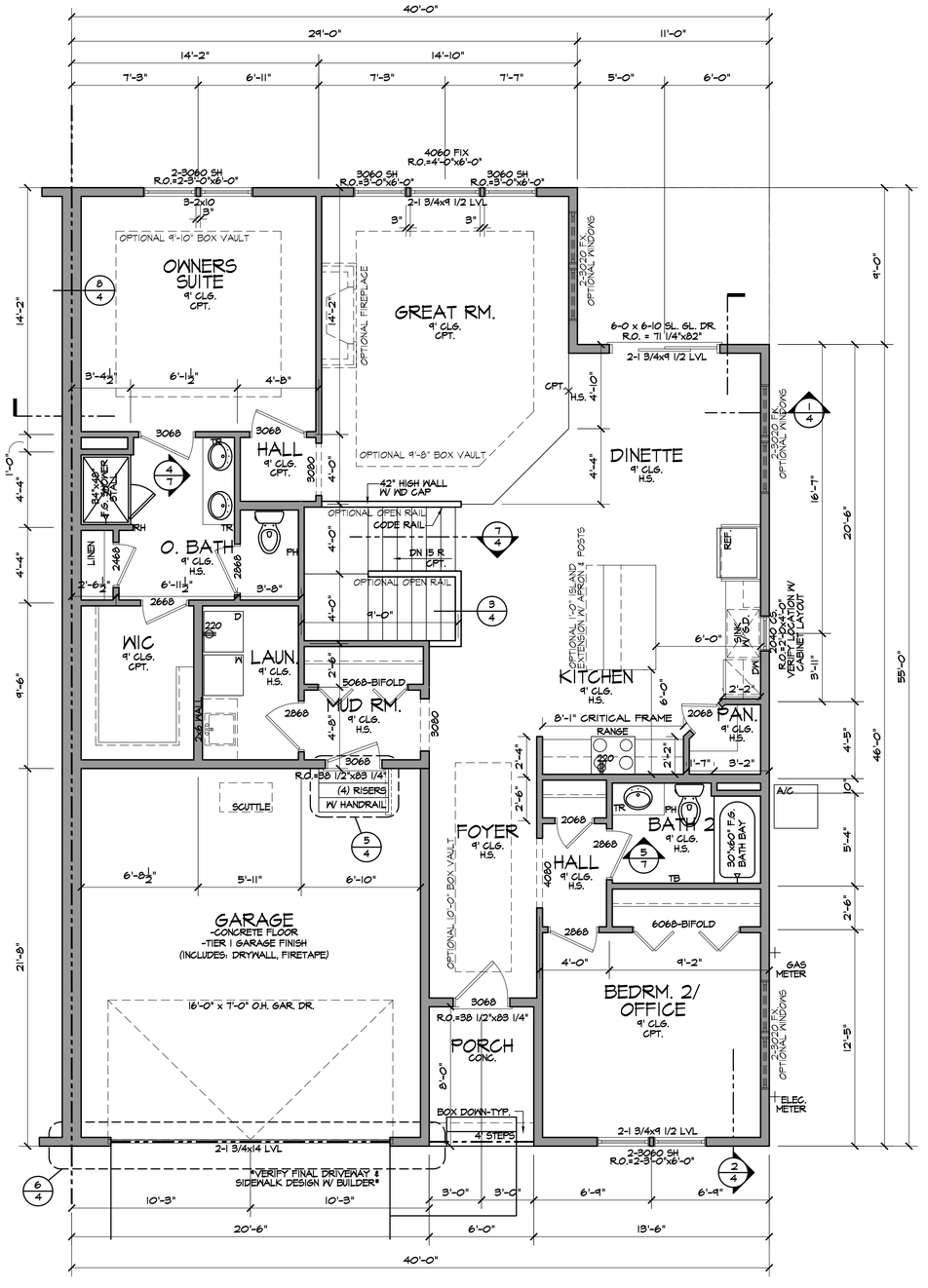
NOTE:

-WINDOWS: ENCOMPASS BY PELLA
-HEADERS TO BE 2-2x10's U.N.O.
-WDW. HDR. HEIGHTS TO BE 8'-0" A.F.F. U.N.O.
-MAIN FLR. CASING= 3 1/4", BASE= 5 1/4"
-FRAMER TO ADD BACKING FOR BATHROOM HARDWARE @ FOLLOWING HEIGHTS PER LOCATION ON PLAN:
-PAPER HOLDER (PH) @ 29" A.F.F.
-TOWEL RING (TR) @ 57" A.F.F.
-TOWEL BAR (TB) @ 48" A.F.F.
-ROBE HOOK (RH) @ 60" A.F.F.

BRACED WALL LINE PANEL DETAILS

STRUCTURAL PANEL SHEATHING

EXTENDED HEADER



MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

creative HOMES
707 COMMERCE DR. #410
WOODBURY, MN 55125
PH. 651-289-6800
FX. 651-501-6600
CREATIVEHCI.COM

All designs and plans contained in these documents are the original work, owned and property of Creative Homes, Inc. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Creative Homes, Inc. Notes and Dimensions are subject to change according to local building codes and site requirements. Consult state and local building regulations and/or Architect/Designer prior to construction related to these documents. Creative Homes, Inc. assumes no liability for changes made to these plans by others.

© Creative Homes, Inc. 2013

JOB INFORMATION:

ADARE

SQUARE FOOTAGE CALCS.	
MAIN LEVEL:	1615 SQ FT
SOS MAIN LEVEL:	N/A
UPPER LEVEL:	N/A
FIN. BASEMENT:	N/A SQ. FT.
TOTAL FINISHED:	1615 SQ FT
GARAGE:	437 SQ FT
FRONT PORCH:	48 SQ FT

REVISION LOG:

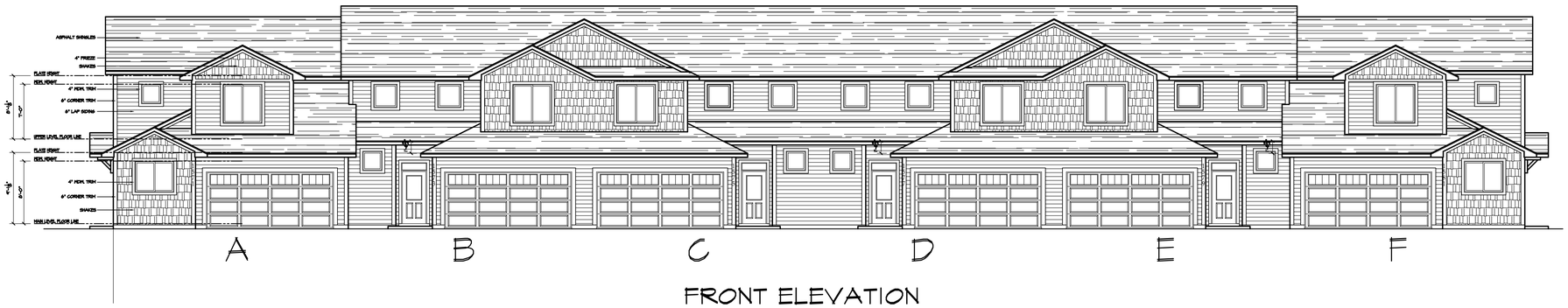
ISSUED:	1/31/20
DRAWN BY:	ADS
1) CONTRACT SET	INITIALS: X-X-XX
2) REVISION	INITIALS: X-X-XX
3) STRUCT. SIGN OFF	INITIALS: X-X-XX
4) SELECTIONS	INITIALS: X-X-XX
5) INTERNAL AUDIT	INITIALS: X-X-XX
6) INTERNAL PRECON	INITIALS: X-X-XX
7) HFBO	INITIALS: X-X-XX
8) REVISION	INITIALS: X-X-XX
9) REVISION	INITIALS: X-X-XX
10) REVISION	INITIALS: X-X-XX
11) REVISION	INITIALS: X-X-XX
12) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
14) REVISION	INITIALS: X-X-XX

PROJECT INFO:

PLAN NAME:
ADARE

PROJECT NUMBER:
BASE PLAN

SHEET NUMBER:
3A OF 7



FRONT ELEVATION

1/8" = 1'-0"

LEFT ELEVATION

1/8" = 1'-0"

RIGHT ELEVATION

1/8" = 1'-0"

REAR ELEVATION

1/8" = 1'-0"

creative HOMES
707 COMMERCE DR. #410
WOODBURY, MN 55125
PH. 651-289-6800
FX. 651-501-6600
CREATIVEHCI.COM

All designs and plans contained in these documents are the original work, owned and property of Creative Homes, Inc. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Creative Homes, Inc. Notes and Dimensions are subject to change according to local building codes and site requirements. Consult state and local building regulations and/or Architect/Designer prior to construction related to these documents. Creative Homes, Inc. assumes no liability for changes made to these plans by others.

© Creative Homes, Inc. 2013

JOB INFORMATION:

WOODLAND
INTERIOR UNIT "B"
BASE PLAN
--

SQUARE FOOTAGE CALCS.	
MAIN LEVEL:	887 SQ FT
UPPER LEVEL:	1028 SQ FT
TOTAL FINISHED:	1915 SQ FT
GARAGE:	429 SQ FT

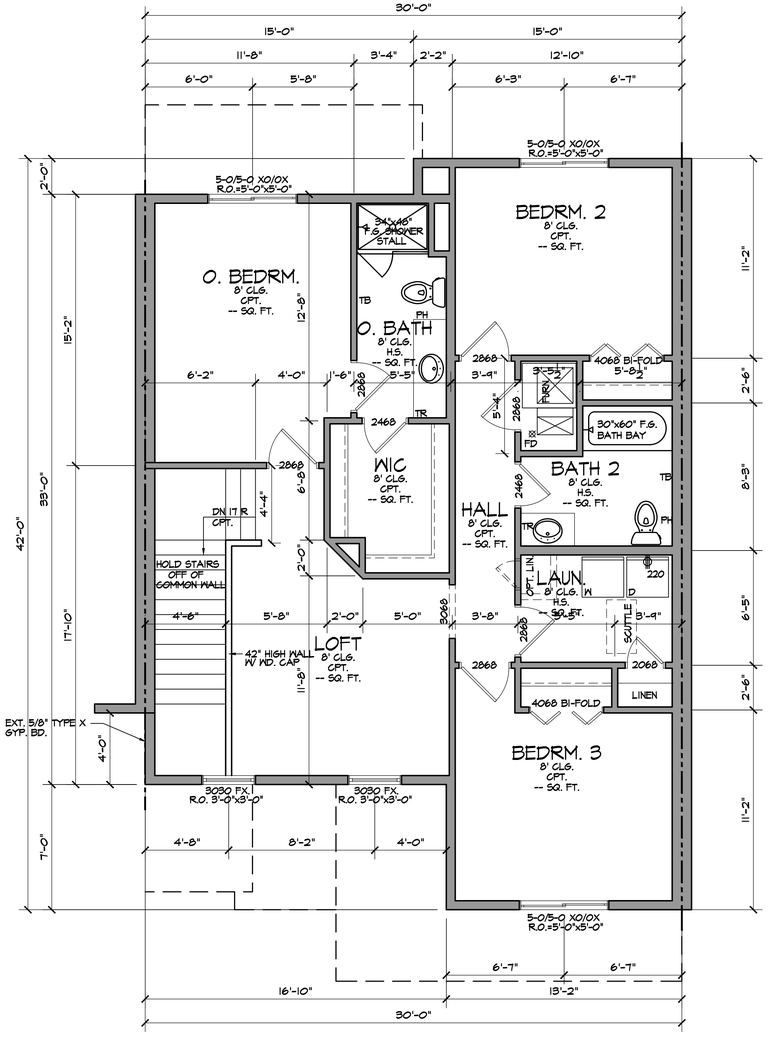
REVISION LOG:	
ISSUED:	12-19-19
DRAWN BY:	TJS
1) CONTRACT SET	INITIALS: X-X-XX
2) REVISION	INITIALS: X-X-XX
3) STRUCT. SIGN OFF	INITIALS: X-X-XX
4) SELECTIONS	INITIALS: X-X-XX
5) INTERNAL AUDIT	INITIALS: X-X-XX
6) INTERNAL PRECON	INITIALS: X-X-XX
7) HFBO	INITIALS: X-X-XX
8) REVISION	INITIALS: X-X-XX
9) REVISION	INITIALS: X-X-XX
10) REVISION	INITIALS: X-X-XX
11) REVISION	INITIALS: X-X-XX
12) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
14) REVISION	INITIALS: X-X-XX

PROJECT INFO:

PLAN NAME:
WOODLAND

PROJECT NUMBER:
BASE PLAN

SHEET NUMBER:
B2 OF 10

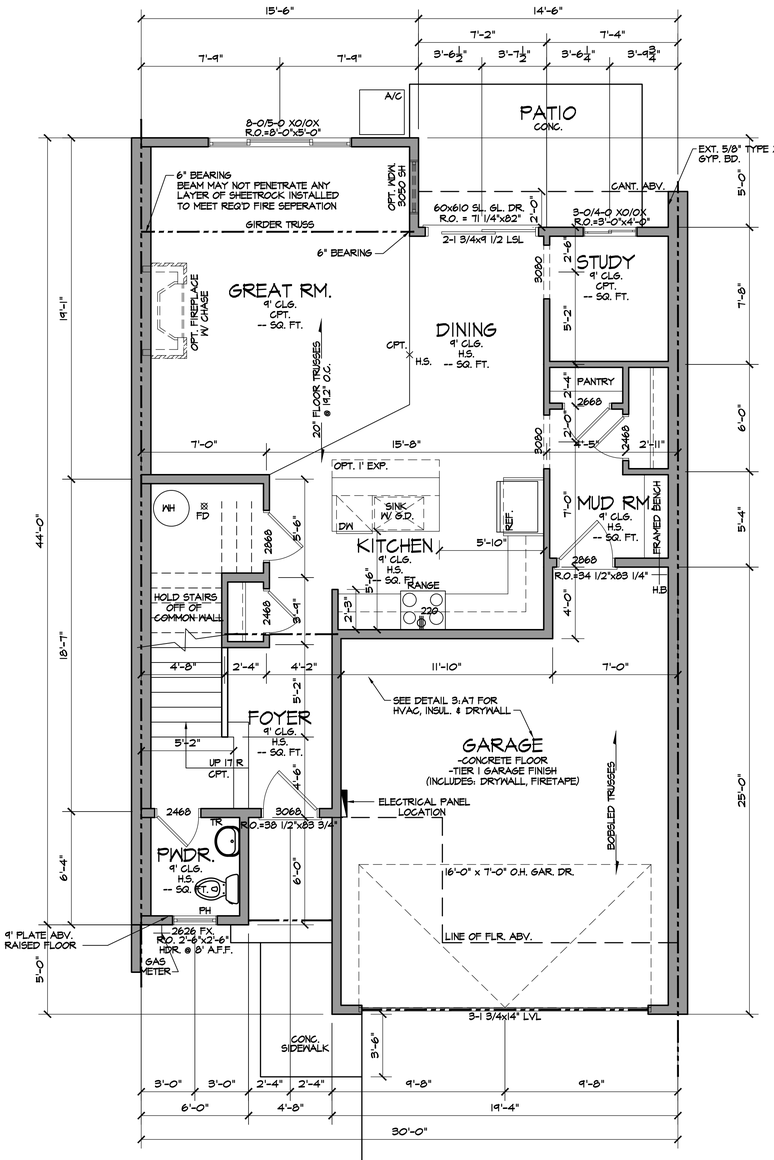


UPPER NOTES:

-WINDOWS: ENCOMPASS BY PELLA
-HEADERS TO BE 2-2x10's U.N.O.
-WDW. HDR. HEIGHTS TO BE 7'-0" A.F.F. U.N.O.
-UPPER FLR. CASING= 2 1/4", BASE= 3 1/4"
-FRAMER TO ADD BACKING FOR BATHROOM HARDWARE @ FOLLOWING HEIGHTS PER LOCATION ON PLAN:
  -PAPER HOLDER (PH) @ 29" A.F.F.
  -TOWEL RING (TR) @ 57" A.F.F.
  -TOWEL BAR (TB) @ 48" A.F.F.
  -ROBE HOOK (RH) @ 60" A.F.F.
-DRYWALL; ALL CLG. SPANS OF 18' OR GREATER WILL REQUIRE RC CHANNEL SPACED EVERY 16" (ROUGHLY 3 PCS PER SHEET)

UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"



MAIN NOTES:

-WINDOWS: ENCOMPASS BY PELLA
-HEADERS TO BE 2-2x10's U.N.O.
-WDW. HDR. HEIGHTS TO BE 8'-0" A.F.F. U.N.O.
-MAIN FLR. CASING= 3 1/4", BASE= 5 1/4"
-FRAMER TO ADD BACKING FOR BATHROOM HARDWARE @ FOLLOWING HEIGHTS PER LOCATION ON PLAN:
  -PAPER HOLDER (PH) @ 29" A.F.F.
  -TOWEL RING (TR) @ 57" A.F.F.
  -TOWEL BAR (TB) @ 48" A.F.F.
  -ROBE HOOK (RH) @ 60" A.F.F.
-DRYWALL; ALL CLG. SPANS OF 18' OR GREATER WILL REQUIRE RC CHANNEL SPACED EVERY 16" (ROUGHLY 3 PCS PER SHEET)

MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

creative HOMES
707 COMMERCE DR. #410
WOODBURY, MN 55125
PH. 651-289-6800
FX. 651-501-6600
CREATIVEHCI.COM

All designs and plans contained in these documents are the original work, owned and property of Creative Homes, Inc. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Creative Homes, Inc. Notes and Dimensions are subject to change according to local building codes and site requirements. Consult state and local building regulations and/or Architect/Designer prior to construction related to these documents. Creative Homes, Inc. assumes no liability for changes made to these plans by others.

© Creative Homes, Inc. 2013

JOB INFORMATION:

WOODLAND
INTERIOR UNIT "B"
BASE PLAN
--

SQUARE FOOTAGE CALCS.	
MAIN LEVEL:	881 SQ FT
UPPER LEVEL:	1028 SQ FT
TOTAL FINISHED:	1419 SQ FT
GARAGE:	424 SQ FT

REVISION LOG:	
ISSUED:	12-19-19
DRAWN BY:	TJS
1) CONTRACT SET	INITIALS: X-X-XX
2) REVISION	INITIALS: X-X-XX
3) STRUCT. SIGN OFF	INITIALS: X-X-XX
4) SELECTIONS	INITIALS: X-X-XX
5) INTERNAL AUDIT	INITIALS: X-X-XX
6) INTERNAL PRECON	INITIALS: X-X-XX
7) HPBO	INITIALS: X-X-XX
8) REVISION	INITIALS: X-X-XX
9) REVISION	INITIALS: X-X-XX
10) REVISION	INITIALS: X-X-XX
11) REVISION	INITIALS: X-X-XX
12) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
13) REVISION	INITIALS: X-X-XX
14) REVISION	INITIALS: X-X-XX

PROJECT INFO:

PLAN NAME:
WOODLAND

PROJECT NUMBER:
BASE PLAN

SHEET NUMBER:
B5 OF 10

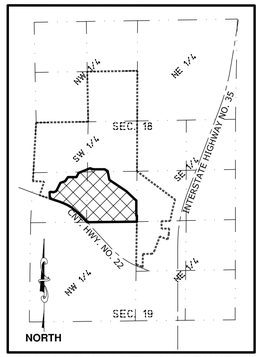
PRELIMINARY PLAT

~for~ NORTHERN TIER DEVELOPMENT

~of~ AVERY PLACE

VICINITY MAP

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



CHISAGO COUNTY, MINNESOTA
(NO SCALE)

LEGAL DESCRIPTION

Lot 2, Block 1, SUNRISE RIVERBANK, Chisago County, Minnesota.

(PLAT IS NOT OF RECORD AS OF THIS DATE.)

DEVELOPMENT DATA

SINGLE FAMILY LOTS = 49 LOTS
ROW HOMES = 54 UNITS
TWIN HOMES = 26 UNITS
TOTAL = 129 UNITS

GRAPHIC SCALE

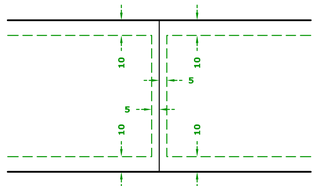
50 0 25 50 100 200

1 INCH = 50 FEET

EASEMENT DETAIL

(SCALE: 1 INCH = 50 FEET)

TYPICAL EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH ADJOINING RIGHT-OF-WAY AND REAR LOT LINES, UNLESS OTHERWISE NOTED

SETBACKS / LOT STANDARDS

FRONT SETBACKS = 25 FEET
SIDE SINGLE-FAMILY = 7.5 FEET
ROW HOMES / TWIN HOMES = 15 FEET BETWEEN BUILDINGS
COUNTY ROAD = 135 FEET FROM CENTERLINE
REAR = 35 FEET

LEGEND

DENOTES PROPOSED DRAINAGE AND UTILITY EASEMENT
DENOTES PROPOSED CENTERLINE
DENOTES PROPOSED BUILDING SETBACK LINE

PROPOSED POND

OUTLOT A
146,073 S.F.

DRAINAGE AND UTILITY EASEMENT

PUBLIC ROAD

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

PROPOSED POND

DRAINAGE AND UTILITY EASEMENT OVER ALL OF LOT 23

DRAINAGE AND UTILITY EASEMENT OVER ALL OF LOT 33

DRAINAGE AND UTILITY EASEMENT OVER ALL OF BLOCK 3

EAST VIKING BOULEVARD (C.S.A.H. 22)

NORTH

MATCH LINE SEE SHEET 2

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

JASON E. RUD

Date: 4/18/2022 License No. 41578

DRAWN BY: CMB	JOB NO: 201335PP	DATE: 02/14/22	
CHECK BY: JER	FIELD CREW: BH / CB / JR		
1	02-28-22	NEW LAYOUT / 300 FT RAD	CMB
2	04-07-22	ADD PARK	CMB
3	04-08-22	REVISE BLOCK 3 LAYOUT	CMB
4	04-12-22	UPDATE LOT COUNT	CMB
5	04-18-22	CITY SUBMITTAL	CMB
NO.	DATE	DESCRIPTION	BY

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

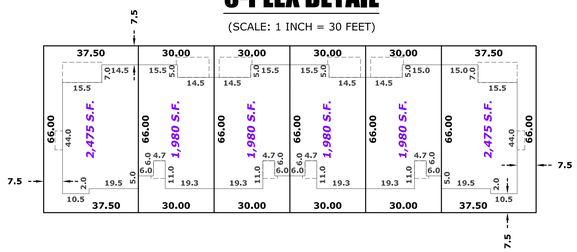
S:\RUD\CAD\20PRO\201335BS\201335PP SKETCH PLAN.DWG

PRELIMINARY PLAT

~for~ NORTHERN TIER DEVELOPMENT
~of~ AVERY PLACE

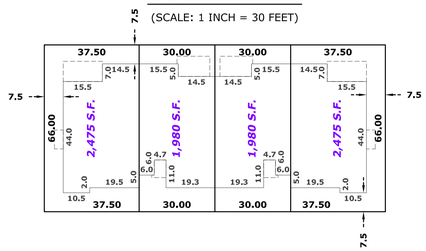
6-PLEX DETAIL

(SCALE: 1 INCH = 30 FEET)



4-PLEX DETAIL

(SCALE: 1 INCH = 30 FEET)



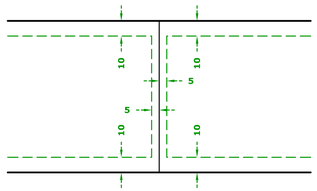
LEGEND

DENOTES PROPOSED DRAINAGE AND UTILITY EASEMENT
DENOTES PROPOSED CENTERLINE
DENOTES PROPOSED BUILDING SETBACK LINE

EASEMENT DETAIL

(SCALE: 1 INCH = 50 FEET)

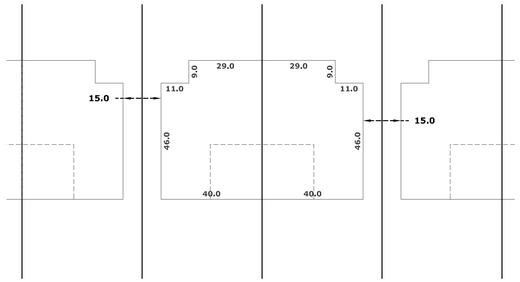
TYPICAL EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH ADJOINING RIGHT-OF-WAY AND REAR LOT LINES, UNLESS OTHERWISE NOTED

TWINHOME DETAIL

(SCALE: 1 INCH = 30 FEET)



GRAPHIC SCALE
50 0 25 50 100 200
1 INCH = 50 FEET

NORTH

E. G. RUD & SONS, INC.
EST. 1977
www.egrud.com
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

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

JASON E. RUD

Date: 4/18/2022 License No. 41578

NOTES

- Bearings shown are on Chisago County datum.
- Utilities, ponding, and streets shown per civil plans by AEC.

March 22, 2022

Mayor Iverson & City Council Members
City of Wyoming, Minnesota
26885 Forest Boulevard
P.O. Box 188
Wyoming, MN 55092

RE: Resignation from the City of Wyoming Planning Commission
Term Beginning 2021

Dear Mayor and City Council Members:

Please accept this letter of resignation from the City of Wyoming Planning Commission. I have enjoyed my time on the Planning Commission and may seek to rejoin at some point in the future. However, our environmental consulting business is growing and requires more of my attention. I am willing to stay on the Planning Commission through the May 2022 meetings. Also, I am happy to vacate the role early if a replacement is found before the end of May.

I look forward to future encounters and please know I am willing to help the City with more temporary efforts should they present themselves. It has been great getting to know everyone and I am impressed with everyone's work ethic.

Sincerely,

Bryan Murdock
bmurdock@conditionservices.com
651-303-1124