

**AGENDA
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JANUARY 3, 2023
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

SWEARING IN OF ELECTED COUNCILMEMBERS

ANNUAL MEETING

1. Designate Official Newspaper for 2023 – Forest Lake Times – **Resolution 23-01-01**
2. Designate Official Depository for City Funds for 2023 – **Resolution 23-01-02**
3. Designate Electronic Fund Transfers and Payment for Claims - **Resolution 23-01-03**
4. Elect an Acting Mayor to serve in the absence of the Mayor during 2023 – (Minn. Stat. 412.121)
5. Review Council Appointments to Boards, Commissions, Committees and Board of Trustees of Fire Department Volunteer Relief Association – **Resolution 23-01-04**
6. Establishing 2023 regular meeting nights of the City Council of the City of Wyoming and Budget Calendar for 2024 Budget
7. Set Annual Fees for City Services for 2023 – **Resolution 23-01-05**

OPEN FORUM:

“An opportunity for members of the public to address the City Council on items on/or not on the current agenda. Items requiring Council action maybe deferred to staff or Boards and Commissions for research and future Council Agendas if appropriate. You will be limited to three (3) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak”.

APPROVAL OF MINUTES:

8. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota City Council for December 20, 2022

SCHEDULED BID LETTINGS:

SCHEDULED PUBLIC HEARINGS:

CONSENT AGENDA:

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

9. Consider authorizing the payment of recommended bills, payroll and journal entries for the period of December 21, 2022 to January 3, 2023
10. To consider **Resolution 23-01-06** a resolution accepting a donation from Kim Johnson to the Railroad Park project in the amount of \$25.00
11. To consider **Resolution 23-01-07** a resolution accepting a donation from Maranatha Assembly of God to the Wyoming Police Department in the amount of \$1,000.00
12. To consider approving an increase of wages for the Seasonal Ice Rink and Warming House Attendant from \$13.00/hr - \$15.00/hr to \$15.00/hr - \$17.00/hr
13. To consider authorizing the advertisement for two part-time employees for the Ice Rink and Warming House Attendant Positions.

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

14. Report of the Public Safety Director, Neil Bauer, for December 29, 2022
15. Report of City Building Official, Fred Weck, IV for December 28, 2022
16. Report of the City Attorney, Tom Loonan, for December 29, 2022
17. Report of City Engineer Paul Hornby, WSB for December 29, 2022
18. Report of the Public Works Superintendent Chuck Almhjeld for January 3, 2023

COMMUNICATIONS:

19. MDH Radium Test Results

OLD BUSINESS:

20. To consider **Resolution 22-12-129** a resolution approving a Conditional Use Permit for the Master Plan of a Planned Unit Development, C-22-003, Katie's Glen, Location: Goodview Avenue between 255th & 258th Streets, Applicant: Pobuda Enterprises Property ID

21. To consider **Resolution 22-12-130** a resolution approving the Preliminary Plat of Katie's Glen, D-22-0016, Location: Goodview Avenue between 255th & 258th Streets, Applicant: Pobuda Enterprises Property ID Number: 21.10140.00

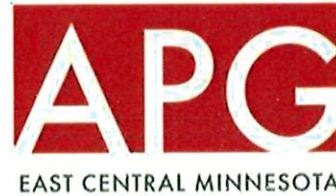
NEW BUSINESS:

22. To consider **Resolution 23-01-08** a resolution rezoning a property from the Rural Residential I District (R-1) to the Office & Health District (OHC), Z-22-004, Location: 257th Street, Applicant: 257 Land Holdings LLC, Property ID Number: 21.10605.00.
23. To consider **Resolution 23-01-09** a resolution rezoning a property from the Rural Residential I District (R-1) to the Office & Health District (OHC), Z-22-004, Location: 257th Street, Applicant: 257 Land Holdings LLC, Property ID Number: 21.10542.10.
24. To consider hiring Terri Berg as a Part-Time Background Investigator with the Wyoming Police Department at a rate of \$36.57/hr.
25. To consider a council work session on January 11, 2023 to discuss next steps for the Wyoming Public Safety Building

COUNCIL REPORTS:

ADJOURN

FOREST LAKE TIMES



20 North Lake Street, Forest Lake, MN 55025 763-691-6001

December 5, 2022

Robb Linwood
City of Wyoming
P.O. Box 188
Wyoming, MN 55092

Dear Mr. Linwood and City Council Members,

The **Forest Lake Times** would like to bid for legal printing status as the designated Official Newspaper for the City of Wyoming. The **Forest Lake Times** is qualified by the State of Minnesota as a Legal Newspaper under Minnesota Statutes Section 331 A.02, subdivision 1.

The bid to publish legal notices in the **Forest Lake Times** for the year 2023 is the rate of \$5.95 per column inch with 7 point type and 9 lines per inch. *The notices will also be placed in the St. Croix Valley Peach at no additional charge.* The notices will be posted on our website, www.forestlaketimes.com for all to view for free and at no charge to the city.

We would prefer legal notices emailed to publicnotice@apgecm.com. For notices that are faxed or mailed to us, we will add a \$20 typesetting charge. The deadline is 3:00 p.m. Monday for the same weeks publication except on holiday weeks where there are early deadlines. One affidavit will be provided to you at no cost.

We appreciate the longstanding relationship the **Forest Lake Times** has had with the City of Wyoming and we look forward to continuing to serve the residents of Wyoming.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tonya Orbeck', is written over a light blue horizontal line.

Tonya Orbeck

Public Notice Department Manager
ECM Publishers, Inc. /Adams Publishing Group



Wyoming City Council

December 23, 2022

Dear Council Members,

The Chisago County Press is pleased to bid for legal printing as the designated Official Newspaper for the City of Wyoming. The Chisago County Press is qualified by the State of Minnesota as a legal newspaper under Minnesota Statutes Section 331A.02 subdivision 1 (1).

The bid to publish legal notices in the Chisago County Press for 2023 will be \$8.00 per column inch with 7 point type and 9 lines per inch. Our price has not changed in over a decade. The notices will also be posted online at our website www.chisagocountypress.com/legalnotices at no extra charge.

We are celebrating our 125th anniversary this year. Our newspaper has faithfully served Chisago County since 1898. We are the only newspaper with an office located within Chisago County. I would encourage you to ask yourselves if providing easily accessible legal notices to the public comes down to money or quality. If it is a quality product and service, we are that paper. The Chisago County Press has the most subscribers in Chisago County of any paper you may have received bids from.

The Chisago County Press is the most subscriber based read local newspaper in the County and the most reliable. We offer a superior product and one-on-one staff support. We would be honored to represent the City of Wyoming as your legal newspaper.

If possible, we would prefer legal notices emailed to chisago@citlink.net. Our deadline is Fridays at 5 p.m. for the publication immediately following. I would be happy to answer any questions and can be reached at 651-257-5115.

Thank you for considering the Chisago County Press.

Matt Silver
Publisher
Chisago County Press

RESOLUTION NO. 23-01-01

A RESOLUTION DESIGNATING THE FOREST LAKE TIMES AS THE OFFICIAL NEWSPAPER FOR THE CITY OF WYOMING FOR THE YEAR 2023

WHEREAS, in accordance with **Minnesota State Statute 412.831** the City of Wyoming is required to designate a newspaper of general circulation as its official newspaper; and

WHEREAS, the designated newspaper is where the City will publish ordinances and other matters as required by law; and

WHEREAS, the City Council of the City of Wyoming desires to designate the official newspaper for the City.

NOW, THEREFORE, BE IT RESOLVED the Wyoming City Council hereby designates the **Forest Lake Times** as the official newspaper for the City of Wyoming for the calendar year 2023 or until such time as a new official newspaper is duly designated.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 3RD
DAY OF JANUARY, 2023.**

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk

RESOLUTION NO. 23-01-02

A RESOLUTION DESIGNATING THE OFFICIAL DEPOSITORIES FOR THE CITY OF WYOMING FOR THE CALENDAR YEAR 2023

WHEREAS, in accordance with **Minnesota State Statute 427.01-.12** the City of Wyoming is required to designate an official depository; and

WHEREAS, the designated official depository is where the City of Wyoming will conduct its banking; and

WHEREAS, the City Council of the City of Wyoming desires to designate the official depositories for the City.

NOW, THEREFORE, BE IT RESOLVED the Wyoming City Council hereby designates the following as the official depositories for the City of Wyoming until such time as a new official depository is duly designated:

First State Bank of Wyoming – Wyoming, Minnesota
Prudent Man Advisors (PMA)
RBC Wealth Management/Dain Rauscher
4M Fund

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 3RD DAY OF JANUARY, 2023.

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk



Request for Council Action

Date: December 30, 2022

Presented to: Mayor Iverson and City Council Members

Presented by: Alex Saxe, Assistant City Administrator

Department: Administration

Reference: Electronic Fund Transfer Approval

Method: Annual Meeting

Background Information:

The city's auditor has requested for best practice that we annually adopt an Electronic Fund Transfer and Payment of Claims resolution. The purpose of the resolution is to give the City Administrator authorization to pay or transfer funds electronically prior to approval by the city council. If the transfers were completed prior to council approval they still need to be put on the claims register for council review at the next regular city council meeting. One example of this would be for annual bond payments for outstanding debt. In this situation we wait until the last day for the payable in order to keep those large amounts of dollars in city accounts invested and earning until we absolutely have to pull them out. Secondly, we have had in the last few years received dollars from both the CARES Act and the American Rescue Fund. In both of these instances the funds were transferred to an account where the city could start earning until it was authorized for expenditure by the city council. If approved a copy of the resolution will be kept on hand for the auditors and sent to the dispersing financial intuition for record.

Recommendation: To approve a resolution delegating authority to make electronic funds transfers and payment of claims prior to board approval to the city administrator and their designees for 2023.



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576

RESOLUTION NO. 23-01-03

**CITY OF WYOMING
CHISAGO COUNTY, MINNESOTA**

**A RESOLUTION DELEGATING AUTHORITY TO MAKE
ELECTRONIC FUNDS TRANSFERS AND PAYMENT OF CLAIMS
PRIOR TO BOARD APPROVAL TO THE CITY ADMINISTRATOR
AND THEIR DESIGNEES FOR 2023**

WHEREAS, Minnesota Statute 471.38 Subd. 3a. requires the City Council annually delegate authority to make electronic funds transfers; and

WHEREAS, the City uses electronic funds transfers whenever possible as they are much more efficient and eliminates the risk of lost or mishandled check payments; and

WHEREAS, all electronic funds transfers are subject to:

1. Annual City Council designation of authority to the City Administrator and their designee.
2. Certified copy of designation to be kept with disbursing bank.
3. The City's internal control procedures.
4. A list of all electronic transactions to be submitted for approval to City Council at its next regular meeting.

NOW THEREFORE, BE IT RESOLVED THAT authority to make electronic funds transfers and payment of claims prior to board approval shall be delegated to City Administrator and their designee.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 3RD DAY OF
JANUARY, 2023.**

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTESTED:

Robb Linwood, City Administrator/Clerk



Request for Council Action

Date: December 30, 2022

Presented to: Mayor Iverson and City Council Members

Presented by: Alex Saxe, Assistant City Administrator

Department: Administration

Reference: Acting Mayor

Method: Annual Meeting

Background Information: It is necessary per State Statute to elect an Acting Mayor to serve in the absence of the Mayor during 2023 – (Minn. Stat. 412.121)

Request: To make a motion to elect a council member to the position of acting mayor for the City of Wyoming in 2023.



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576

RESOLUTION NO. 23-01-04

A RESOLUTION MAKING APPOINTMENTS TO BOARDS AND COMMISSIONS COMMITTEES AND BOARD OF TRUSTEES OF FIRE DEPARTMENT VOLUNTEER RELIEF ASSOCIATION – FOR 2023

WHEREAS, the Wyoming City Council is required to make various appointments to Boards and Commissions for purposes of conducting City business; and

WHEREAS, The Wyoming City Council shall ratify the appointments made based on the recommendations received according to the bylaws of the various Boards and Commissions for purposes of representing the City Council and its policies.

NOW, THEREFORE, BE IT RESOLVED, the Wyoming City Council appointments to various Boards, and as shown in the attached “**Exhibit A**” for calendar year 2023.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 3RD
DAY OF JANUARY, 2023.**

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk

Exhibit A

Acting Mayor	<u>Claire Luger</u>
Sewer Commissioner	<u>Claire Luger</u>
Sewer Commissioner	<u>Lisa Iverson</u>
Sewer Commissioner Alternate	<u>Dennis Schilling</u>
EDA Member	<u>Lisa Iverson</u>
EDA Member	<u>Dennis Schilling</u>
Planning Commission Liaison	<u>Lisa Iverson</u>
Watershed District Representative	<u>OPEN</u>
Park Advisory Commission	<u>Brett Ohnstad</u>
Park Advisory Commission Alternate	<u>Lisa Iverson</u>
Fire Relief Association	<u>Lisa Iverson</u>
Fire Relief Association	<u>Robb Linwood</u>
Fire Relief Association	<u>Jesse Milligan</u>
Emergency Services Officer	<u>Neil Bauer</u>
Highway 8 Task Force	<u>Lisa Iverson</u>
Joint Park/Planning Commission	<u>Claire Luger</u>

Planning Commission

Michael Naumann

Park Advisory Commission

Bruce Spangler

Bruce Vukelich

Jessica Bergan

EDA

None

From: Mike Naumann
Sent: Tuesday, December 27, 2022 3:54 PM
To: Fred Weck
Subject: Re: Planning Commission Reappointment

I would like to let it be known that it would be an honor to serve on the planning commission until my position can be filled, and I can be replaced.

Unfortunately, my time has become less available for the planning commission position I hold due to added demands of my time in regard to my parents needing additional care and attention, as well as some work demands with my current full time employer.

It has been a pleasure to work with everyone involved in this process, more than I can express. You're all truly admirable for taking on the cares and concerns of our city and community. I will always be thankful for your efforts and all that you do.

Michael Naumann

December 6, 2022

To: City of Wyoming

Attn: Alex Saxe – Assistant City Administrator

From: Bruce Spangler

Subject: City of Wyoming – Park Advisory Commission

I would like to continue serving on the Commission. I have enjoyed serving as a member since fall 2018, finishing one term and completing one full 3-year term.

The commissioners have voted me Chair for the last 4 years. I am pleased with the direction the Commission and Council have taken to advance park improvements during that time. Should it be the Council's pleasure, I would like to continue as a member in a new term.

Should you need any other information, or have any questions for me, please feel free to contact me.

Thank you for your consideration,

Bruce Spangler
5983 258th St
Wyoming MN 55092
612-599-4142

12-19-22

Dear Alex,

Per your instructions, this letter is meant to indicate my desire to continue to serve on the Wyoming, MN Park Advisory Commission, beyond the current term which I filled that expires in January of 2023.

I have enjoyed working with you and the other members to improve and promote our city's parks & trails.

Thank you,

Bruce Vukelich

5481 245th St.

Forest Lake, MN 55025

Dear City of Wyoming,

I would like to submit this letter stating my interest in continuing to serve on the Parks Advisory Commission. I feel I have been a great asset for the city and have helped with some good decisions towards our parks.

I have learned a lot and I hope to continue to learn more to help our parks thrive. Thank you for your time and consideration in this renewal of interest in the Parks Advisory Commission.

Best,
Jessica Bergan



Request for Council Action

Date: December 30, 2022

Presented to: Mayor Iverson and City Council Members

Presented by: Alex Saxe, Assistant City Administrator

Department: Administration

Reference: 2023 Regular Meeting Dates City Council

Method: Annual Meeting

Listed below are the proposed 2023 City Council meeting dates starting at 7:00pm. The meetings are the first and third Tuesday of each month except for those months where the meeting date falls on a holiday in which case the regular meeting will be held the following day.

The bolded dates are meetings that have been scheduled for Wednesday due to a city event or holiday that falls on a regular meeting date;

January 3, 2023	May 2, 2023	September 5, 2023
January 17, 2023	May 16, 2023	September 19, 2023
February 7, 2023	June 6, 2023	October 3, 2023
February 21, 2023	June 20, 2023	October 17, 2023
March 7, 2023	July 5, 2023	November 7, 2023
March 21, 2023	July 18, 2023	November 21, 2023
April 4, 2023	August 2, 2023	December 5, 2023
April 18, 2023	August 15, 2023	December 19, 2023

*July 4, 2023 4th of July Holiday

*August 1, 2023 National Night Out



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576



City of Wyoming 2024 Budget Process

One of the most important activities undertaken each year by the City is the budget process. The quality of decisions made in the budget process conveys the City's long-range plans and policies for current and future services.

The budget is a financial, planning, and policy document which reflects the allocation of limited revenue among competing uses and serves as a guide for the various departments in implementing their goals and objectives.

Annual budgets are adopted for the General, Capital Projects, Debt Service, and Proprietary Funds. Within the General fund, budgets are prepared for each major department. For example, Administration, Public Safety and Public Works are departments within the General fund.

Budgeted amounts are reported as originally adopted. Budgeted expenditure appropriations lapse at year-end. The City's department heads may make transfers of appropriations within their department. The budgetary level of control is at the department level.

The budget process is a year-round activity because regular reporting is necessary to provide accountability, understanding, and confidence in the City. The City provides different types of reporting to facilitate this process. These reports include: monthly department reports, monthly capital project reports, monthly cash balances reports, budget document, and an audited comprehensive annual financial statement.

The City follows the procedures below in establishing the budget:

The annual budget process begins in May or June of each year. Staff prepares and distributes budget worksheets and instructions for department heads. City Council has a work session to review the budget process. Departmental budgets and 5-year capital requests are due from department heads to the City Administrator. The first draft of the budget is due to the City Administrator at the beginning of July. The City Administrator meets with department heads to discuss individual budget requests. Total budget requests are compared to revenue estimates to ensure that there is funding available to fund the proposed expenditures. Budget revisions from departmental meetings are completed and revisions are incorporated into the first draft of the budget that is presented at the council work session. The City Administrator meets with department heads to discuss and review council feedback from the work session. In early September, the City sets the preliminary levy and the public hearing information which is forwarded to the County Auditor by September 30th each year. In September/October, additional updates are completed before the final presentation of the budget. The County mails parcel specific tax notices in November to property owners providing taxes due the following year based on the preliminary levy. A budget and levy hearing is held in December in accordance with State law. The budget and tax levy are adopted through passage of resolutions.

Budget Calendar

May 16, 2023	City Council holds visioning sessions with City Administrator to review long-term plan and adopt short-term strategies and budget objectives.
May 31, 2023	Staff prepares and distributes budget worksheets and instructions for department heads.
June 7, 2023	City Council holds visioning sessions with City Administrator, Department heads to look at long-term plan and adopt short-term strategies and budget objectives.
June 16, 2023	Departmental budgets and 5-year capital requests due from department heads to City Administrator
July 5, 2023	1st draft of budget due to City Administrator.
July 3-7, 2023	Meet with department heads to discuss individual budget requests.
July 14, 2023	Budget revisions from departmental meetings completed.
July 26, 2023	Council work session - first draft of budget presented.
July 31-August 4, 2023	Additional departmental meetings to discuss and review council feedback from work session.
August 11, 2023	2nd draft of budget due to City Administrator.
August 23, 2023	Council work session –
September 5, 2023	At the Council meeting, the public hearing date on the proposed budget and proposed tax levy are approved by the Council.
By September 30, 2023	City Administrator certifies preliminary levy and hearing date to Chisago County.
September/October	Additional updates/fine tuning of budget before final presentation.
October 20, 2023	Final budget due to City Administrator.
November	County Auditor mails tax notices to each taxpayer.
November 8, 2023	Council work session – final budget presented.
December 5, 2023	Initial Truth-In-Taxation Hearing on 2024 Budget & Levy and adoption of the 2024 Budget and Levy.
December 19, 2023	Final adoption date of the 2024 Budget and Levy - if needed.



Request for Council Action

Date: December 30, 2022

Presented to: Mayor Iverson and City Council Members

Presented by: Alex Saxe, Assistant City Administrator

Department: Administration

Reference: 2023 City Fee Schedule

Method: Annual Meeting

Background Information: Staff completes and annual review of the fee schedule to ensure that the fees are accurate and updated based on city policies and fees.

For 2023 the fee schedule reflects the following changes:

- Chapter 8 - Animals, Article II Dog License –A \$200 Dangerous Dog fee was added due to recent activity and the fee is comparable to nearby cities.
- Chapter 10 - Building Permits, Flat Fees- A solar charge of \$80 + state surcharge was added with increased solar projects in the city.
- Chapter 20 - Police Administration Fees – Vehicle lock out service fee of \$10 was removed as the police department does not charge for the service anymore.
- Chapter 20 - Police Administration Fees – The special event officer fee has been raised from \$73.30/hr. to \$75.30/hr. for COLA adjustments.
- Chapter 24 - Transient Merchants, Food Trucks, Peddlers & Solicitors- The past fee schedule only had solicitor fees, staff added the transient merchant and food truck fees to be consistent with city ordinances.
- Chapter 30 - Streets & Sidewalks, Article II Excavations Street Openings – The mailbox assembly fee was increased from \$75 to \$150 due to material costs.
- Chapter 36 - Utilities – Water, Sewer and Surface water rates were changed to reflect the 2023 rates as completed in the most recent utility rate studies. Water meter costs were updated per the city's cost to purchase, this is a pass through cost.
- Public Works Equipment –Cat Grader - 14 Feet with Operator fee was increased from \$150/hr. to \$170/hr. to align with the updated FEMA Fee Schedule ; Polaris ATV fee was increased from \$60/hr. to \$90/hr. to align with the updated FEMA Fee Schedule; The use of the Sweeper and Vac Truck have been added to the fee schedule each at \$150/hr. per the FEMA Fee Schedule.

Request: To approve the City of Wyoming 2023 Fee Schedule as presented. Staff have included a redline version and new version in the packet.



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576

2023 FEE SCHEDULE

CHAPTER 4 – ALCOHOLIC BEVERAGES & TOBACCO

Non-intoxicating On/Sale	\$220.00
Non-intoxicating Off/Sale	\$35.00
Intoxicating Liquor On/Sale	\$3,150.00
Intoxicating Liquor Off/Sale	\$100.00
Intoxicating Liquor Sunday	\$200.00
Temporary Liquor License	\$100.00
Tobacco License	\$90.00

CHAPTER 6 – AMUSEMENTS & ENTERTAINMENTS

Lawful Gambling	10% contribution to City
Application Fee (Bingo, etc.)	\$25.00
Maximum Investigation Fee for State License	\$100.00

CHAPTER 8 – ANIMALS, ARTICLE II DOG LICENSE

Dog at Large	\$75.00
<u>Dangerous Dog</u>	<u>\$200.00</u>

CHAPTER 10 - BUILDING PERMITS

Building Permit, Silt Fence Escrow (90% refundable)	\$900.00
Building Permit, Drainage Plan Escrow, Commercial/Industrial (90% refundable)	\$1,300.00
Building Permit, Drainage Plan Escrow, Residential (90% refundable)	\$275.00

Building Permit Fees: Based On Project Valuation

Plan Review Fee	65% of Building Permit Fee
State Surcharge	Per MN Statute 326B.148
\$1.00 to \$500.00	\$28.00
\$501.00 to \$2,000.00	\$28.00 for the first \$500.00 plus \$3.70 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$83.50 for the first \$2,000.00 plus \$16.55 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$464.15 for the first \$25,000.00 plus \$12.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$764.15 for the first \$50,000.00 plus \$8.45 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,186.65 for the first \$100,000.00 plus \$6.75 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,886.65 for the first \$500,000.00 plus \$5.50 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00+	\$6,636.65 for the first \$1,000,000.00 plus \$4.50 for each additional \$1,000.00, or fraction thereof

2023 FEE SCHEDULE

Building Permit Flat Fees: No Valuation (Group IRC 1, 2, 3, & 4 Occupancies)	
Plan Review Fee	\$0.00
Manufactured Home Installation (in park)	\$80.00 + state surcharge
Residing	\$80.00 + state surcharge
Reroofing	\$80.00 + state surcharge
Window & Door Replacement	\$80.00 + state surcharge
Fences	>7' in height - \$50.00 + state surcharge <7' in height - \$50.00
Demolition	\$50.00 + state surcharge
Swimming Pools	\$80.00 + state surcharge
<u>Solar</u>	<u>\$80.00 + state surcharge</u>
Building Permit Fees: Value Less than \$10,000.00 (Group IRC 1, 2, 3, & 4 Occupancies)	
Plan Review Fee	\$0.00
Decks	\$80.00 + state surcharge
Handicap Accessible Ramps	\$80.00 + state surcharge
Remodeling	\$80.00 + state surcharge
Finishing Unfinished Space	\$80.00 + state surcharge
Storage Buildings (Under 250 square feet)	\$80.00 + state surcharge
Gazebos (Under 250 square feet)	\$80.00 + state surcharge
Plumbing, Heating, Fire Alarms & Automatic Fire Protection System Permit Fees	
Project Cost	
Up to \$300.00 (Residential/Commercial)	\$15.00 + state surcharge
\$400.00 (Residential/Commercial)	\$20.00 + state surcharge
\$500.00 (Residential/Commercial)	\$25.00 + state surcharge
\$600.00 & Up (Residential)	\$50.00 + state surcharge
\$600.00 & Up (Commercial)	\$50.00 + 1% of value + state surcharge
Grading Permit Fees (Based on Cubic Yards of Material)	
50 cubic yards or less	\$23.50
51 to 100 cubic yards	\$37.00
101 to 1,000 cubic yards	\$37.00 for the first 100 cubic yards plus \$17.50 for each additional 100 cubic yards or fraction thereof
1,001 to 10,000 cubic yards	\$194.50 for the first 1,000 cubic yards, plus \$14.50 for each additional 1,000 cubic yards or fraction thereof
10,001 to 100,000 cubic yards	\$325.00 for the first 10,000 cubic yards, plus \$66.00 for each additional 10,000 cubic yards or fraction thereof
100,001 cubic yards or more	\$919.00 for the first 100,000 cubic yards, plus \$36.50 for each additional 10,000 cubic yards or fraction thereof
Grading Plan Review Fee (Based on Cubic Yards of Material)	
State Surcharge	Per MN Statute 326B.148
50 cubic yards or less	\$0.00
51 to 100 cubic yards	\$23.50
101 to 1,000 cubic yards	\$37.00
1,001 to 10,000 cubic yards	\$49.25
10,001 to 100,000 cubic yards	\$49.25 for the first 10,000 cubic yards, plus \$24.50 for each additional 10,000 yards or fraction thereof

2023 FEE SCHEDULE

100,001 to 200,000 cubic yards	\$269.75 for the first 100,000 cubic yards, plus \$13.25 for each additional 10,000 cubic yards or fraction thereof
200,001 cubic yards or more	\$402.25 for the first 200,000 cubic yards, plus \$7.25 for each additional 10,000 cubic yards or fraction thereof
Other Inspections and Fees	
Investigation Fee (Work Done Without Obtaining a Permit)	Equal to Permit Fee
Gas Piping Installers License	\$25.00
Inspections outside of normal business hours (Minimum Charge – 2 Hours)	\$63.25 per hour ¹
Re-Inspection fees	\$63.25 per hour ¹
Inspections for which no fee is specifically indicated (Minimum Charge – 30 Minutes)	\$63.25 per hour ¹
Additional plan review required by changes, additions or revisions to plans (Minimum Charge – 30 Minutes)	\$63.25 per hour ¹
For use of outside consultants for plan checking and inspections, or both 1. Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved 2. Actual costs include administrative and overhead costs	Actual costs ²

CHAPTER 12 – BUSINESSES, ARTICLE II SAUNAS & MASSAGE, DIVISION 2 LICENSE & CERTIFICATE	
Initial Investigation Fee for Massage License	\$515.00
Annual Massage Therapist License Fee	\$50.00
Initial Investigation Fee for Massage Building Occupancy Certificate	\$515.00
Annual Building Occupancy Certificate Fee	\$150.00

CHAPTER 16 – ENVIRONMENT, ARTICLE I GENERAL, ARTICLE II NUISANCES	
No On-Street Parking (2:00 am - 6:00 am)	\$25.00
Noise Complaints	\$125.00
Prohibited Storage/Nuisance Property	\$125.00

CHAPTER 18 – FIREWORKS PREVENTIONS & PROTECTION, ARTICLE III FIREWORKS	
Daily License Fee for Fireworks Display	\$15.00
Business Fire Inspections	\$25.00
Operational Permit (Fire Code)	\$50.00

2023 FEE SCHEDULE

CHAPTER 20 – POLICE ADMINISTRATION FEES

Police Reports	\$0.25/page up to 100 pages actual cost thereafter
Motor Vehicle Reports	\$0.25/page
Videos, Photographs, Electronic Storage Devices	\$10.00 + cost
Fingerprinting	\$10.00
Vehicle Lock Out Service	\$10.00
Administrative Traffic Citations	\$60.00
Special Event Officer Fee	\$73.10 <u>\$75.30</u> /hr (Min. of 4 Hours)
Impound Lot Fees	
Admin	\$25.00
Storage	\$25.00/day up to 30 days \$50.00/month after first 30 days
Tow Fee	\$150.00 + fees

CHAPTER 22 – OFFENSES & MISCELLANEOUS PROVISIONS, ARTICLE II CURFEW

Curfew Violations	\$125.00
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CHAPTER 24 – TRANSIENT MERCHANTS, FOOD TRUCKS, PEDDLERS & SOLICITORS

Annual License Application Fee	\$150.00
Each Additional Solicitor	\$50.00
<u>Food Truck License Application Fees</u>	
<u>Daily</u>	<u>\$50.00 + \$20.00 for each additional day</u>
<u>Monthly</u>	<u>\$75.00</u>
<u>Yearly</u>	<u>\$150.00</u>

CHAPTER 26 – SOLID WASTE MANAGEMENT, ARTICLE II COLLECTION

Generally Each Person Injured, Combined Single Limit Coverage, Together with Evidence of Worker's Compensation Insurance for the Licensee's Employees	\$300,000.00
Surety Bond	\$1,000.00
Annual Waste Hauler License Fee	\$150.00

CHAPTER 30 – STREETS & SIDEWALKS, ARTICLE II EXCAVATIONS STREET OPENINGS

Annual Excavation License Fee	\$60.00
Bond	\$5,000.00
Liability Insurance	\$100,000.00 to \$300,000.00 depending on size of Project/Excavation
Right-Of-Way Permits	
Annual Registration Fee	\$140.00
Excavation Permit Hole	\$160.00
Excavation Permit Hole - New Development	\$80.00
Trench Base	\$160.00 Plus \$0.40 per lineal foot over 100 feet Plus \$0.20 per lineal foot over 100 feet new development
Obstruction Permit Fee	\$100.00
Permit Extension Fee	\$30.00
Delay Penalty	\$60.00 Additional \$10.00 for each day after 3 days
Public Right-of-Way Vacation	\$175.00

2023 FEE SCHEDULE

Mailbox Assembly (Drop-Off)	\$ 150 75.00
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CHAPTER 32 – SUBDIVISIONS

Subdivision with Public Improvements Preliminary Plat Escrow (remaining amount refundable)	\$10,000.00+ \$500.00/lot for subdivisions with 30 or more lots
Subdivision without Public Improvements Preliminary Plat Escrow (remaining amount refundable)	\$1,000.00
Administrative Lot Line Adjustments	\$100.00
Sketch Plan Review Application	\$100.00 \$500.00 Escrow
Preliminary Plat Application	\$450.00+ \$70.00 per lot
Final Plat Application	\$200.00+ \$1,000.00 Escrow
Parkland Dedication Fee (when accepted in lieu of land dedication)	\$1,500.00 Park Dedication \$300.00 Trail Dedication
Topographic Map	\$20.00/acre

CHAPTER 34 – TRAFFIC – ARTICLE II OPERATION, ARTICLE III PARKING, ARTICLE IV OFF ROAD VEHICLES

Excessive Acceleration	\$75.00
Winter Parking (2:00 am - 12:00 pm)	\$75.00
Operating a Dirt Bike on the Roadway	\$75.00

CHAPTER 36 – UTILITIES

Article II Water		
Residential	Base Fee (5/8" to 7/8" Meter)	\$ 39.79 41.72
Residential	Per 100gal/20,000 or less	\$.00 344732 87/gallon
Residential	Per 100gal/20,000 or more	\$.004 308109 /gallon
Commercial	Per 100gal/62,000 or less	\$.003 447287 /gallon
Commercial	Per 100gal/62,000 or more	\$.004 308109 /gallon
Commercial	Base Fees – Meter Size	
	1"	\$ 55.70 8.40
	1 1/2"	\$ 75.08 1.61
	2"	\$ 120.98 15.38
	3"	\$ 458.86 37.64
Curb Stop Connection Permit (WAC)		\$3,990.00
Water Meter Costs for New Construction		
5/8" & 3/4" Meters		\$ 412494 .00
All Other Meters		Cost of Meter + \$75 Admin. Fee
Turn ON Water Seasonal or leak repair		\$50.00
Turn OFF Water Seasonal or leak repair		\$0.00
Inspection Fee		\$70.00
Re-Inspection		\$63.25
Emergency Call out Fee/After Hours		\$100.00
Fine for turning On/Off water at Curb stop other than by a City employee		\$100.00
Lawn Sprinkler Systems		
Sprinkler System Installation Permit Fee		\$30.00 + state surcharge

2023 FEE SCHEDULE

Alternate Water Source Installation Permit Fee	\$30.00 + state surcharge
Cross Connection Inspection Fee	\$30.00 + state surcharge
Alternate Water Source Sign	\$15.00
New Seed or Sod Permit	N/A
Watering Restriction Penalties – Within 12 Month Period	
1st Violation	Warning
2nd Violation	\$50.00
3rd Violation	\$100.00
4th Violation	\$200.00
5th Violation	Service Disconnection
Hydrant Meter Deposit meter (refundable when meter returned)	\$700.00
Hydrant Water Rental & Usage Fee Meter Rental	\$25.00/Month
Includes use of meter and up to 2,000 gallons of water (Usage per 100 gallons)	37.38 cents
Article III – Sewer	
Permit Fee for Connection to Sanitary Sewer Plus Installation Costs (SAC)	\$4,550.00
Base Fee	\$30.97 31.44
Cost Per Gallons (Sewage Cost Per/100 gallons)	\$0.134132/gallon
Delinquent/Late Fee	5% of current bill
Surface Water Management (Charge per quarter)	
Land Use Designation	
Agricultural/Single Family Residential/One and Two Family Residential/Rural Residential	\$7.209.36 /Parcel
High Density Residential/Manufactured Homes	\$75.8258.32 /Acre
Commercial	\$75.8258.32 /Acre
Central Business	\$75.8258.32 /Acre
Office and Health Care	\$75.8258.32 /Acre
Industrial (Urban)	\$75.6098.28 /Acre
Industrial (Non-Urban)	\$9.367.20 /Parcel
Carlos Avery WMA (Exempt)	\$0.00
Connections Fees	
Inspection Fee	\$70.00
Re-Inspection Fee	\$70.00
Corporate Connections	\$70.00
Installer's License Public Liability Insurance	\$100,000.00 to \$300,000.00 Depending on size of project
Bond	\$2,000.00
Driveway Permit	\$50.00 + Cost of Culvert
Article V Subsurface Sewage Treatment Systems	
Septic System Permits	
Design Change – Redesign	\$50.00
Design Change – Relocate	\$100.00
Site Verification of soil (prior to or w/o permit app.)	\$100.00
Expired permit renewal	\$100.00

2023 FEE SCHEDULE

Repair only (lateral replacement, convert to holding tank)	\$50.00
SSTS Permit-Non pressurized systems	\$200.00
SSTS Permit – Pressurized systems	\$250.00
SSTS Permit - Tank Only	\$50.00
SSTS Permit - addition of pretreatment	\$150.00
Midsized SSTS Permit - tank only	\$150.00
TYPE IV & V SSTS Permit up to 4,999 gpd*	\$500.00
Midsized SSTS Permit 5,000 – 9,999 gpd*	\$500.00 Plus any associated engineering fees
Midsized System hookup (w/o individual tanks)	\$70.00
Operating Permit – Single Family/Residential	\$25.00/Year Pretreatment systems are for life of system
Operating Permit – Commercial up to 4,999 gpd*	\$50.00 per year
Operating Permit – Commercial 5,000 to 9,999 gpd*	\$100.00/Year + any associated engineering fees
Land Application site 50 acres or less (5 year permit)	\$150.00
Land Application site greater than 50 acres (5 year permit)	\$250.00
Land application site – permit renewal	\$50.00
Compliance Inspection	\$200.00
Compliance Inspection – Tank Only, also for tank abandonment certificate (not required, performed upon request)	\$100.00
Winter Compliance inspections	\$250.00
Re-Inspection	\$63.25/Trip
On-Site Meeting (Requested by designer/applicant)	\$100.00
*Gallons Per Day	

CHAPTER 40 – ZONING

Fee for Zoning Ordinance Amendment	\$220.00 + \$750.00 Escrow
Conditional Use Permit Application Non-Commercial/Residential	\$220.00 + \$750.00 Escrow
Conditional Use Permit Application Commercial	\$220.00 + \$1,000.00 Escrow
PUD Application	\$220.00 + \$1,000.00 Escrow
Mixed Use Development Application	\$220.00 + \$1,000.00 Escrow
Zoning Letter	\$50.00
Wetland Service Requests	
No-Loss & Exemption Determination	\$200.00 fee + \$500.00 Escrow
Delineation Approval (less than 10 acre site)*	\$200.00 fee + \$500.00 Escrow
Delineation Approval (10 acre site or larger)*	\$300.00 fee + \$500.00 Escrow

2023 FEE SCHEDULE

Replacement Plan Application (less than 10 acre site)	\$500.00 fee + \$500.00 Escrow
Replacement Plan Application (10 acre site or larger)	\$750.00 fee + \$1,000.00 Escrow
Wetland Banking Application (10 acre site or larger)	\$500.00 fee + \$1,000.00 Escrow
Annual Wetland Mitigation Monitoring	\$500.00 fee + \$500.00 Escrow
Other Wetland Services	\$200.00 fee + \$500.00 Escrow
Site Plan Approval	\$220.00 + \$1,000.00 Escrow
Major Amendment to Site Plan	\$220.00 + \$1,000.00 Escrow
Minor Amendment to Site Plan	\$175.00
Variance Application	\$220.00 + \$750.00 Escrow
Sign Permit Application – Permanent	\$75.00
Sign Permit Application – Temporary	\$50.00
Fence Permit Application	\$50.00
Tree Mitigation Fee	\$100.00 per caliper inch
Agricultural Building Site Permit	\$30.00
City Attorney	Per current contract rate schedule
City Engineer Plan Review & Inspections	Per current contract rate schedule

OFFICE ADMINISTRATION FEES

City Map	\$10.00
Color Zoning Map	\$12.00
Photocopies – 1 to 100 pages (MN Statute, section 13.03)	\$0.25 per page
Photocopies – Over 100 pages (MN Statute, section 13.03)	Actual cost of data collection and copies
Photocopies – Plotter (Black/White)	\$.30/per lineal ft.
Photocopies – Plotter (Color)	\$.55/per lineal ft.
Scan – Plotter	\$1.00/page
Faxing	\$1.00/page
Administrative – Assessment Certification Fee	\$15.00/Parcel
Assessment Search	\$25.00
NSF Check Charge (Non-Sufficient Funds)	\$35.00
Notary Stamp	\$1.00/Document
Election Filing Fee	\$2.00

2023 FEE SCHEDULE

COMMUNITY CENTER, PAVILION & FIELD RENTAL FEES	
Park Pavilion Rental (up to 4 hours)	\$100.00 refundable damage deposit + \$25.00 Non-residents \$0.00 Residents
Softball & Soccer Fields	\$10.00 for up to 2 hours/field \$5.00 for each additional hour/field
Tournament Play	\$150.00 per day/field

PUBLIC WORKS EQUIPMENT FEES

½ Ton Pick-Up	\$40.00/Hour
¾ Ton Pick-Up	\$45.00/Hour
Single Axel Dump Truck with Operator	\$100.00/Hour
Double Axel Dump Truck with Operator	\$128.00/Hour
Skid Steer Cat with Operator	\$88.00/Hour
Cat Loader with Operator	\$145.00/Hour
Cat Grader - 14 Feet with Operator	\$175 0.00/Hour
Salt Brine	\$.25 Cents/Gallon
Hand Operated Compactor	\$40.00/Hour
John Deere Backhoe/Excavator	\$100.00/Hour
John Deere Tractor with Operator	\$100.00/Hour
Polaris ATV	\$96 0.00/Hour
Generator	\$60.00/Hour
10 Cu Cement Mixer	\$30.00/Hour
Asphalt Hotbox	\$65.00/Hour
Walk Behind Striper	\$30.00/Hour
Discharge Pump	\$30.00/Hour
Sewer Crane Truck	\$95.00/Hour
Concrete Saw	\$30.00/Hour
Trailer	\$60.00/Hour
Chain Saw with Operator	\$60.00/Hour
<u>Sweeper</u>	<u>\$150.00/Hour</u>
<u>Vac Truck</u>	<u>\$150.00/Hour</u>
Labor	\$40.00/Hour
Overtime Labor	\$60.00/Hour

2023 FEE SCHEDULE

CHAPTER 4 – ALCOHOLIC BEVERAGES & TOBACCO

Non-intoxicating On/Sale	\$220.00
Non-intoxicating Off/Sale	\$35.00
Intoxicating Liquor On/Sale	\$3,150.00
Intoxicating Liquor Off/Sale	\$100.00
Intoxicating Liquor Sunday	\$200.00
Temporary Liquor License	\$100.00
Tobacco License	\$90.00

CHAPTER 6 – AMUSEMENTS & ENTERTAINMENTS

Lawful Gambling	10% contribution to City
Application Fee (Bingo, etc.)	\$25.00
Maximum Investigation Fee for State License	\$100.00

CHAPTER 8 – ANIMALS, ARTICLE II DOG LICENSE

Dog at Large	\$75.00
Dangerous Dog	\$200.00

CHAPTER 10 - BUILDING PERMITS

Building Permit, Silt Fence Escrow (90% refundable)	\$900.00
Building Permit, Drainage Plan Escrow, Commercial/Industrial (90% refundable)	\$1,300.00
Building Permit, Drainage Plan Escrow, Residential (90% refundable)	\$275.00

Building Permit Fees: Based On Project Valuation

Plan Review Fee	65% of Building Permit Fee
State Surcharge	Per MN Statute 326B.148
\$1.00 to \$500.00	\$28.00
\$501.00 to \$2,000.00	\$28.00 for the first \$500.00 plus \$3.70 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$83.50 for the first \$2,000.00 plus \$16.55 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$464.15 for the first \$25,000.00 plus \$12.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$764.15 for the first \$50,000.00 plus \$8.45 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,186.65 for the first \$100,000.00 plus \$6.75 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,886.65 for the first \$500,000.00 plus \$5.50 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00+	\$6,636.65 for the first \$1,000,000.00 plus \$4.50 for each additional \$1,000.00, or fraction thereof

2023 FEE SCHEDULE

Building Permit Flat Fees: No Valuation (Group IRC 1, 2, 3, & 4 Occupancies)	
Plan Review Fee	\$0.00
Manufactured Home Installation (in park)	\$80.00 + state surcharge
Residing	\$80.00 + state surcharge
Reroofing	\$80.00 + state surcharge
Window & Door Replacement	\$80.00 + state surcharge
Fences	>7' in height - \$50.00 + state surcharge <7' in height - \$50.00
Demolition	\$50.00 + state surcharge
Swimming Pools	\$80.00 + state surcharge
Solar	\$80.00 + state surcharge
Building Permit Fees: Value Less than \$10,000.00 (Group IRC 1, 2, 3, & 4 Occupancies)	
Plan Review Fee	\$0.00
Decks	\$80.00 + state surcharge
Handicap Accessible Ramps	\$80.00 + state surcharge
Remodeling	\$80.00 + state surcharge
Finishing Unfinished Space	\$80.00 + state surcharge
Storage Buildings (Under 250 square feet)	\$80.00 + state surcharge
Gazebos (Under 250 square feet)	\$80.00 + state surcharge
Plumbing, Heating, Fire Alarms & Automatic Fire Protection System Permit Fees	
Project Cost	
Up to \$300.00 (Residential/Commercial)	\$15.00 + state surcharge
\$400.00 (Residential/Commercial)	\$20.00 + state surcharge
\$500.00 (Residential/Commercial)	\$25.00 + state surcharge
\$600.00 & Up (Residential)	\$50.00 + state surcharge
\$600.00 & Up (Commercial)	\$50.00 + 1% of value + state surcharge
Grading Permit Fees (Based on Cubic Yards of Material)	
50 cubic yards or less	\$23.50
51 to 100 cubic yards	\$37.00
101 to 1,000 cubic yards	\$37.00 for the first 100 cubic yards plus \$17.50 for each additional 100 cubic yards or fraction thereof
1,001 to 10,000 cubic yards	\$194.50 for the first 1,000 cubic yards, plus \$14.50 for each additional 1,000 cubic yards or fraction thereof
10,001 to 100,000 cubic yards	\$325.00 for the first 10,000 cubic yards, plus \$66.00 for each additional 10,000 cubic yards or fraction thereof
100,001 cubic yards or more	\$919.00 for the first 100,000 cubic yards, plus \$36.50 for each additional 10,000 cubic yards or fraction thereof
Grading Plan Review Fee (Based on Cubic Yards of Material)	
State Surcharge	Per MN Statute 326B.148
50 cubic yards or less	\$0.00
51 to 100 cubic yards	\$23.50
101 to 1,000 cubic yards	\$37.00
1,001 to 10,000 cubic yards	\$49.25
10,001 to 100,000 cubic yards	\$49.25 for the first 10,000 cubic yards, plus \$24.50 for each additional 10,000 yards or fraction thereof

2023 FEE SCHEDULE

100,001 to 200,000 cubic yards	\$269.75 for the first 100,000 cubic yards, plus \$13.25 for each additional 10,000 cubic yards or fraction thereof
200,001 cubic yards or more	\$402.25 for the first 200,000 cubic yards, plus \$7.25 for each additional 10,000 cubic yards or fraction thereof
Other Inspections and Fees	
Investigation Fee (Work Done Without Obtaining a Permit)	Equal to Permit Fee
Gas Piping Installers License	\$25.00
Inspections outside of normal business hours (Minimum Charge – 2 Hours)	\$63.25 per hour ¹
Re-Inspection fees	\$63.25 per hour ¹
Inspections for which no fee is specifically indicated (Minimum Charge – 30 Minutes)	\$63.25 per hour ¹
Additional plan review required by changes, additions or revisions to plans (Minimum Charge – 30 Minutes)	\$63.25 per hour ¹
For use of outside consultants for plan checking and inspections, or both 1. Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved 2. Actual costs include administrative and overhead costs	Actual costs ²

CHAPTER 12 – BUSINESSES, ARTICLE II SAUNAS & MASSAGE, DIVISION 2 LICENSE & CERTIFICATE	
Initial Investigation Fee for Massage License	\$515.00
Annual Massage Therapist License Fee	\$50.00
Initial Investigation Fee for Massage Building Occupancy Certificate	\$515.00
Annual Building Occupancy Certificate Fee	\$150.00

CHAPTER 16 – ENVIRONMENT, ARTICLE I GENERAL, ARTICLE II NUISANCES	
No On-Street Parking (2:00 am - 6:00 am)	\$25.00
Noise Complaints	\$125.00
Prohibited Storage/Nuisance Property	\$125.00

CHAPTER 18 – FIREWORKS PREVENTIONS & PROTECTION, ARTICLE III FIREWORKS	
Daily License Fee for Fireworks Display	\$15.00
Business Fire Inspections	\$25.00
Operational Permit (Fire Code)	\$50.00

2023 FEE SCHEDULE

CHAPTER 20 – POLICE ADMINISTRATION FEES	
Police Reports	\$0.25/page up to 100 pages actual cost thereafter
Motor Vehicle Reports	\$0.25/page
Videos, Photographs, Electronic Storage Devices	\$10.00 + cost
Fingerprinting	\$10.00
Administrative Traffic Citations	\$60.00
Special Event Officer Fee	\$75.30/hr (Min. of 4 Hours)
Impound Lot Fees	
Admin	\$25.00
Storage	\$25.00/day up to 30 days \$50.00/month after first 30 days
Tow Fee	\$150.00 + fees

CHAPTER 22 – OFFENSES & MISCELLANEOUS PROVISIONS, ARTICLE II CURFEW	
Curfew Violations	\$125.00

CHAPTER 24 – TRANSIENT MERCHANTS, FOOD TRUCKS, PEDDLERS & SOLICITORS	
Annual License Application Fee	\$150.00
Each Additional Solicitor	\$50.00
Food Truck License Application Fees	
Daily	\$50.00 + \$20.00 for each additional day
Monthly	\$75.00
Yearly	\$150.00

CHAPTER 26 – SOLID WASTE MANAGEMENT, ARTICLE II COLLECTION	
Generally Each Person Injured, Combined Single Limit Coverage, Together with Evidence of Worker's Compensation Insurance for the Licensee's Employees	\$300,000.00
Surety Bond	\$1,000.00
Annual Waste Hauler License Fee	\$150.00

CHAPTER 30 – STREETS & SIDEWALKS, ARTICLE II EXCAVATIONS STREET OPENINGS	
Annual Excavation License Fee	\$60.00
Bond	\$5,000.00
Liability Insurance	\$100,000.00 to \$300,000.00 depending on size of Project/Excavation
Right-Of-Way Permits	
Annual Registration Fee	\$140.00
Excavation Permit Hole	\$160.00
Excavation Permit Hole - New Development	\$80.00
Trench Base	\$160.00 Plus \$0.40 per lineal foot over 100 feet Plus \$0.20 per lineal foot over 100 feet new development
Obstruction Permit Fee	\$100.00
Permit Extension Fee	\$30.00
Delay Penalty	\$60.00 Additional \$10.00 for each day after 3 days
Public Right-of-Way Vacation	\$175.00
Mailbox Assembly (Drop-Off)	\$150.00

2023 FEE SCHEDULE

CHAPTER 32 – SUBDIVISIONS	
Subdivision with Public Improvements Preliminary Plat Escrow (remaining amount refundable)	\$10,000.00+ \$500.00/lot for subdivisions with 30 or more lots
Subdivision without Public Improvements Preliminary Plat Escrow (remaining amount refundable)	\$1,000.00
Administrative Lot Line Adjustments	\$100.00
Sketch Plan Review Application	\$100.00 \$500.00 Escrow
Preliminary Plat Application	\$450.00+ \$70.00 per lot
Final Plat Application	\$200.00+ \$1,000.00 Escrow
Parkland Dedication Fee (when accepted in lieu of land dedication)	\$1,500.00 Park Dedication \$300.00 Trail Dedication
Topographic Map	\$20.00/acre

CHAPTER 34 – TRAFFIC – ARTICLE II OPERATION, ARTICLE III PARKING, ARTICLE IV OFF ROAD VEHICLES	
Excessive Acceleration	\$75.00
Winter Parking (2:00 am - 12:00 pm)	\$75.00
Operating a Dirt Bike on the Roadway	\$75.00

CHAPTER 36 – UTILITIES		
Article II Water		
Residential	Base Fee (5/8" to 7/8" Meter)	\$41.72
Residential	Per 100gal/20,000 or less	\$.003447/gallon
Residential	Per 100gal/20,000 or more	\$.004308/gallon
Commercial	Per 100gal/62,000 or less	\$.003447/gallon
Commercial	Per 100gal/62,000 or more	\$.004308/gallon
Commercial	Base Fees – Meter Size	
	1"	\$58.40
	1 1/2"	\$75.08
	2"	\$120.98
	3"	\$458.86
Curb Stop Connection Permit (WAC)		\$3,990.00
Water Meter Costs for New Construction		
5/8" & 3/4" Meters		\$494.00
All Other Meters		Cost of Meter + \$75 Admin. Fee
Turn ON Water Seasonal or leak repair		\$50.00
Turn OFF Water Seasonal or leak repair		\$0.00
Inspection Fee		\$70.00
Re-Inspection		\$63.25
Emergency Call out Fee/After Hours		\$100.00
Fine for turning On/Off water at Curb stop other than by a City employee		\$100.00
Lawn Sprinkler Systems		
Sprinkler System Installation Permit Fee		\$30.00 + state surcharge
Alternate Water Source Installation Permit Fee		\$30.00 + state surcharge

2023 FEE SCHEDULE

Cross Connection Inspection Fee	\$30.00 + state surcharge
Alternate Water Source Sign	\$15.00
New Seed or Sod Permit	N/A
Watering Restriction Penalties – Within 12 Month Period	
1st Violation	Warning
2nd Violation	\$50.00
3rd Violation	\$100.00
4th Violation	\$200.00
5th Violation	Service Disconnection
Hydrant Meter Deposit meter (refundable when meter returned)	\$700.00
Hydrant Water Rental & Usage Fee Meter Rental Includes use of meter and up to 2,000 gallons of water (Usage per 100 gallons)	\$25.00/Month 37.38 cents
Article III – Sewer	
Permit Fee for Connection to Sanitary Sewer Plus Installation Costs (SAC)	\$4,550.00
Base Fee	\$31.44
Cost Per Gallons (Sewage Cost Per/100 gallons)	\$.0134/gallon
Delinquent/Late Fee	5% of current bill
Surface Water Management (Charge per quarter)	
Land Use Designation	
Agricultural/Single Family Residential/One and Two Family Residential/Rural Residential	\$9.36/Parcel
High Density Residential/Manufactured Homes	\$75.82/Acre
Commercial	\$75.82/Acre
Central Business	\$75.82/Acre
Office and Health Care	\$75.82/Acre
Industrial (Urban)	\$98.28/Acre
Industrial (Non-Urban)	\$9.36/Parcel
Carlos Avery WMA (Exempt)	\$0.00
Connections Fees	
Inspection Fee	\$70.00
Re-Inspection Fee	\$70.00
Corporate Connections	\$70.00
Installer's License Public Liability Insurance	\$100,000.00 to \$300,000.00 Depending on size of project
Bond	\$2,000.00
Driveway Permit	\$50.00 + Cost of Culvert
Article V Subsurface Sewage Treatment Systems	
Septic System Permits	
Design Change – Redesign	\$50.00
Design Change – Relocate	\$100.00
Site Verification of soil (prior to or w/o permit app.)	\$100.00
Expired permit renewal	\$100.00
Repair only (lateral replacement, convert to holding tank)	\$50.00

2023 FEE SCHEDULE

SSTS Permit-Non pressurized systems	\$200.00
SSTS Permit – Pressurized systems	\$250.00
SSTS Permit - Tank Only	\$50.00
SSTS Permit - addition of pretreatment	\$150.00
Midsized SSTS Permit - tank only	\$150.00
TYPE IV & V SSTS Permit up to 4,999 gpd*	\$500.00
Midsized SSTS Permit 5,000 – 9,999 gpd*	\$500.00 Plus any associated engineering fees
Midsized System hookup (w/o individual tanks)	\$70.00
Operating Permit – Single Family/Residential	\$25.00/Year Pretreatment systems are for life of system
Operating Permit – Commercial up to 4,999 gpd*	\$50.00 per year
Operating Permit – Commercial 5,000 to 9,999 gpd*	\$100.00/Year + any associated engineering fees
Land Application site 50 acres or less (5 year permit)	\$150.00
Land Application site greater than 50 acres (5 year permit)	\$250.00
Land application site – permit renewal	\$50.00
Compliance Inspection	\$200.00
Compliance Inspection – Tank Only, also for tank abandonment certificate (not required, performed upon request)	\$100.00
Winter Compliance inspections	\$250.00
Re-Inspection	\$63.25/Trip
On-Site Meeting (Requested by designer/applicant)	\$100.00
*Gallons Per Day	

CHAPTER 40 – ZONING	
Fee for Zoning Ordinance Amendment	\$220.00 + \$750.00 Escrow
Conditional Use Permit Application Non-Commercial/Residential	\$220.00 + \$750.00 Escrow
Conditional Use Permit Application Commercial	\$220.00 + \$1,000.00 Escrow
PUD Application	\$220.00 + \$1,000.00 Escrow
Mixed Use Development Application	\$220.00 + \$1,000.00 Escrow
Zoning Letter	\$50.00
Wetland Service Requests	
No-Loss & Exemption Determination	\$200.00 fee + \$500.00 Escrow
Delineation Approval (less than 10 acre site)*	\$200.00 fee + \$500.00 Escrow
Delineation Approval (10 acre site or larger)*	\$300.00 fee + \$500.00 Escrow
Replacement Plan Application (less than 10 acre site)	\$500.00 fee + \$500.00 Escrow

2023 FEE SCHEDULE

Replacement Plan Application (10 acre site or larger)	\$750.00 fee + \$1,000.00 Escrow
Wetland Banking Application (10 acre site or larger)	\$500.00 fee + \$1,000.00 Escrow
Annual Wetland Mitigation Monitoring	\$500.00 fee + \$500.00 Escrow
Other Wetland Services	\$200.00 fee + \$500.00 Escrow
Site Plan Approval	\$220.00 + \$1,000.00 Escrow
Major Amendment to Site Plan	\$220.00 + \$1,000.00 Escrow
Minor Amendment to Site Plan	\$175.00
Variance Application	\$220.00 + \$750.00 Escrow
Sign Permit Application – Permanent	\$75.00
Sign Permit Application – Temporary	\$50.00
Fence Permit Application	\$50.00
Tree Mitigation Fee	\$100.00 per caliper inch
Agricultural Building Site Permit	\$30.00
City Attorney	Per current contract rate schedule
City Engineer Plan Review & Inspections	Per current contract rate schedule

OFFICE ADMINISTRATION FEES

City Map	\$10.00
Color Zoning Map	\$12.00
Photocopies – 1 to 100 pages (MN Statute, section 13.03)	\$0.25 per page
Photocopies – Over 100 pages (MN Statute, section 13.03)	Actual cost of data collection and copies
Photocopies – Plotter (Black/White)	\$.30/per lineal ft.
Photocopies – Plotter (Color)	\$.55/per lineal ft.
Scan – Plotter	\$1.00/page
Faxing	\$1.00/page
Administrative – Assessment Certification Fee	\$15.00/Parcel
Assessment Search	\$25.00
NSF Check Charge (Non-Sufficient Funds)	\$35.00
Notary Stamp	\$1.00/Document
Election Filing Fee	\$2.00

2023 FEE SCHEDULE

COMMUNITY CENTER, PAVILION & FIELD RENTAL FEES	
Park Pavilion Rental (up to 4 hours)	\$100.00 refundable damage deposit + \$25.00 Non-residents \$0.00 Residents
Softball & Soccer Fields	\$10.00 for up to 2 hours/field \$5.00 for each additional hour/field
Tournament Play	\$150.00 per day/field

PUBLIC WORKS EQUIPMENT FEES	
½ Ton Pick-Up	\$40.00/Hour
¾ Ton Pick-Up	\$45.00/Hour
Single Axel Dump Truck with Operator	\$100.00/Hour
Double Axel Dump Truck with Operator	\$128.00/Hour
Skid Steer Cat with Operator	\$88.00/Hour
Cat Loader with Operator	\$145.00/Hour
Cat Grader - 14 Feet with Operator	\$170.00/Hour
Salt Brine	\$.25 Cents/Gallon
Hand Operated Compactor	\$40.00/Hour
John Deere Backhoe/Excavator	\$100.00/Hour
John Deere Tractor with Operator	\$100.00/Hour
Polaris ATV	\$90.00/Hour
Generator	\$60.00/Hour
10 Cu Cement Mixer	\$30.00/Hour
Asphalt Hotbox	\$65.00/Hour
Walk Behind Striper	\$30.00/Hour
Discharge Pump	\$30.00/Hour
Sewer Crane Truck	\$95.00/Hour
Concrete Saw	\$30.00/Hour
Trailer	\$60.00/Hour
Chain Saw with Operator	\$60.00/Hour
Sweeper	\$150.00/Hour
Vac Truck	\$150.00/Hour
Labor	\$40.00/Hour
Overtime Labor	\$60.00/Hour

RESOLUTION NO. 23-01-05

**A RESOLUTION ESTABLISHING THE ANNUAL FEES
FOR CITY SERVICES FOR 2023**

WHEREAS, the City of Wyoming by law may charge reasonable fees for goods and services provided; and

WHEREAS, the fees by law must bear a reasonable relationship to the actual cost of providing said goods and services; and

WHEREAS, City staff has duly researched the true costs of providing such goods and services and has proposed fee increases to reflect those true costs and anticipated increases in City costs and probably decreases in City revenues.

NOW, THEREFORE, BE IT RESOLVED the attached list of fees **2023 City of Wyoming Fee Schedule** for goods and services provided by the City of Wyoming is hereby adopted.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 3RD
DAY OF JANUARY, 2023.**

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk

**DRAFT MINUTES
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
DECEMBER 20, 2022
7:00PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Regular Meeting of the Wyoming City Council for December 20, 2022 to order at 7:00 PM

CALL OF ROLL:

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

ABSENT: Councilmember Dennis Schilling

Also Present: Tom Loonan, Eckberg Lammers, Robb Linwood, City Administrator, Alex Saxe, Assistant City Administrator, Paul Hornby-WSB, Neil Bauer - Public Safety Director, Fred Weck, Zoning Administrator/Building Official and Chuck Almhjeld, Public Works Superintendent

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

APPROVAL OF MINUTES:

1. **Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota City Council for December 6, 2022**

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR DECEMBER 6, 2022 AS SUBMITTED.

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

2. **Consider approving the minutes of the “Work Session Meeting” of the Wyoming, Minnesota City Council for December 13, 2022**

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE THE MINUTES OF THE “WORK SESSION MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR DECEMBER 13, 2022 AS SUBMITTED.

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

SCHEDULED BID LETTINGS: NONE

SCHEDULED PUBLIC HEARINGS:

CONSENT AGENDA:

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

3. To consider authorizing the payment of recommended bills, payroll, and journal entries for the period of December 7, 2022 to December 20, 2022
4. To consider **Resolution 22-12-128** a resolution approving The Wyoming Fire Relief Associations request to the City of Wyoming raising the Relief Associations pension level to \$4,500 per year of active service

Council Member Nanko Yeager – Noted that the benefit level for the Fire Relief Association has been increasing \$500/year for the past few years and asked if this would ever be capped in order to prevent a deficit.

City Administrator Linwood – Explained that the current benefit level was \$4,000/year and agreed that since 2019, the Fire Relief Association had been increasing it in \$500 increments. He reminded the Council that the Fire Relief Association is a separate 501(c)(3) than the Fire Department and explained that this is evaluated on an annual basis. He explained that he was unsure if there was a 'cap', but reiterated that it is evaluated every year.

A MOTION WAS MADE BY COUNCILMEMBER NANKO YEAGER, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE #3 and #4 OF THE WYOMING CITY COUNCIL CONSENT AGENDA.

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

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

5. Report of the Public Safety Director, Neil Bauer for December 16, 2022
6. Report of City Building Official, Fred Weck, IV for December 15, 2022
7. Report of City Attorney Tom Loonan for December 16, 2022
8. Report of City Engineer Paul Hornby, WSB for December 14, 2022
9. Report of Public Works Superintendent Chuck Almhjeld for December 20, 2022

COMMUNICATIONS:

10. CLFLWD Sunrise River Hwy 61 Wetland Enhancement Project Construction

City Administrator Linwood – Explained that the CLFLWD is expecting to break ground on this project on January 3, 2023.

11. 2023 East Viking Blvd. Road Project/5481 East Viking Blvd. Gatzow Parcel

OLD BUSINESS: NONE

NEW BUSINESS

- 12. To consider Resolution 22-12-129** a resolution approving a Conditional Use Permit for the Master Plan of a Planned Unit Development, C-22-003, Katie's Glen, Location: Goodview Avenue between 255th and 258th Streets, Applicant: Pobuda Enterprises, Property ID Number: 21.10140.00

Zoning Administrator/Building Official Weck – Gave a brief presentation that outlined the proposed residential development consisting of wetlands and 39 single family parcels. He noted that by making this a Planned Unit Development, the lots can be a bit smaller, but noted that they are not gaining any density because it is providing for green space. He noted that there is a proposed wetland impact that still needs approval and explained that he had misspoken at the Planning Commission meeting that it had already been approved. He outlined the landscape and tree removal/replacement plans and noted that staff and the Planning Commission recommend approval.

Mayor Iverson – Suggested that the Council start the discussion with the residents who have asked to speak on this topic.

Nancy Brockman, 25678 Goodwin Road – Stated that the appearance into the adjacent lots will change with this proposal. She stated that the nearby lots are around 1.5 acres each and explained that the people in the area like larger lots and space which is why they moved to this area. She read aloud a statement from the City's website about having a commitment to protecting and improving the quality water resources, such as wetlands. She asked the Council to protect the wetlands in the area and noted that there is a lot of wildlife in the area that she did not want to be taken away for another housing development. She stated that she is devastated by the proposed plans and also expressed concerns about upkeep of a new roadway when the existing road has not been taken care of very well. She stated that she feels this proposal will completely change the dynamic of the area. She reiterated that the reason they moved to the area was that it was a nice quiet area with larger lots and does not want to see a more densely packed development that will take away the wetlands.

Dan Iverson, 25675 Goodwin Road – Stated that he is a member of the Planning Commission and explained that he had voted in opposition to this proposal and gave a brief overview of the reason for his vote. He stated that he did not like the density of putting small $\frac{1}{4}$ acre lots surrounded by 1-2 acre lots and explained that he would like to see something done that is more consistent with the surrounding usage.

Jared Wenzel, 25709 Goodview – Stated that he and his wife were married in the backyard of his property on October 1, 2022. He explained that he would echo the comments made that this proposal will change the landscape or the view of the surrounding homes. He stated that it is pretty obvious that this will be a development that looks like Heims Lake. He stated that he does not understand why the City would support taking down 18 acres of forest in order to develop something that crams the houses in. He explained that he feels that people moved to Wyoming in order to get away from 'city sized lots' and he believes that sentiment was made apparent at the Planning Commission meeting. He asked about the wetland on the back portion of his lot and asked how that may be affected by this proposal. He gave examples of the many types of wildlife that are in the area and explained that was one of the many reasons he purchased this house in June of 2020 because there were 8 deer in the backyard the first time he came to look at it. He stated that he would agree with the comments made by Mr. Iverson that this parcel should be developed in a manner that is consistent with what is already there and not with 'city lots'.

Council Member Ohnstad – Asked what happens if the Council did not approve this request tonight.

City Attorney Loonan – Explained that in this instance, Council sits as sort of a judge to determine whether or not the applicant has met the standards that have been adopted by the City. He stated that if the Council is inclined to deny the request, there must be findings as to which standards have not been met and why they have not been met.

Council Member Ohnstad – Stated that he was concerned about the changing of the zoning and asked if the City did not change the zoning if the applicant had alternative plans.

Zoning Administrator/Building Official Weck – Explained that the applicant was not requesting a rezoning and were just requesting changes to the standards, with some conditions. He stated that they are asking for things like smaller lot width so there is less street frontage and less asphalt and as a trade-off, they are providing the City will have some green space. He reiterated that the zoning was not changing because it was already in place.

Council Member Luger – Asked what criteria and input the Planning Commission used to make a recommendation to the Council for a development like this.

Zoning Administrator/Building Official Weck - Stated that they review the staff report and explained that staff reviews the application based on the City's ordinances and standards that have been adopted.

Council Member Luger – Asked for confirmation that this meant that this proposal was consistent with ordinances and the Comprehensive Plan.

Zoning Administrator/Building Official Weck – Confirmed that this proposal was consistent with City ordinances and the Comprehensive Plan.

Council Member Luger – Asked Zoning Administrator/Building Official Weck to address the concerns expressed by Planning Commissioner Iverson.

Zoning Administrator/Building Official Weck – Gave a brief response to the concerns that were raised by Planning Commissioner Iverson. He reviewed the screening and landscaping plans and noted that this parcel is vacant land. He noted that some of the concerns that have been raised are somewhat subjective and explained that this proposal is what the current land owner for this parcel is proposing.

Council Member Luger – Stated that she read through the minutes from the Planning Commission meeting and drove by the site this weekend. She stated that she personally believes in conservation and maintaining natural beauty and habitats in the community. She stated that she grew up on Goodview and can remember when there were no homes in the area because it was all forested land and has now become a neighborhood. She stated that cherry picking what codes and ordinances the City's wants to abide by sets a bad precedent for future consideration. She stated that she thinks this comes down to being less what the Council 'thinks' about this proposal and more about what actually meets the criteria.

Council Member Nanko Yeager – Stated that in the staff report, it appears as though the reason it is being compared to R-3 is because it was already zoned that many years ago. She asked if the green space in Outlot A is wetlands, a pond, and an infiltration basin.

Zoning Administrator/Building Official Weck – Agreed that was what much of it was and noted that there will be some trees left in place along the northern edge. He noted that there is a path that will go around the pond that will provide some access to a scenic area to view the wildlife.

Council Member Nanko Yeager – Asked who would be responsible for maintaining the path and the green space, and asked for details related to screening the surrounding properties.

Zoning Administrator/Building Official Weck – Explained that the Outlot would be under the control of the homeowner's association. He explained that because there are deciduous trees, the screening during the winter may not be as full, but reminded the Council that the ordinance does not require screening between residential uses.

Council Member Nanko Yeager – Noted that Mr. Wenzel had compared the proposed development to Heims Lake Villas and stated that she also feels that seems out of character with the neighborhood.

Zoning Administrator/Building Official Weck – Explained that there was a question during the Planning Commission meeting of what other PUDs the City had approved which is where Heims Lake Villas were mentioned. He noted that he had also mentioned Summerfields, Hawk Meadows, and Liberty Ponds as other PUD projects.

Brent Pobuda, Applicant– Explained their thought process behind the wider lots and having slab on grade options for the older generation that will provide one-level living and mentioned the possibility of having three car garages.

Council Member Nanko Yeager – Stated that she is not completely comfortable putting in ¼ acre lots in an area that is surrounded on three sides by lots that are 1 acre or larger. She expressed concern that this decision may set a precedent that the City will allow smaller lots in areas that are zoned for larger lots.

Zoning Administrator/Building Official Weck- Reminded the Council that the current and proposed Comprehensive Plan has this parcel in the R-3 zoning.

City Attorney Loonan – Clarified that the City is not necessarily concerned about precedent in this instance because each land use application is to be looked at on its own merit. He noted that tonight there are only four Council Members present which presents the opportunity for a 2-2 tie vote. He noted that the City does not need to take action tonight because there is the opportunity for an extension to take a closer look, but reminded the Council that for approval or denial, there will need to be findings of fact that are relevant to the City standards. He reiterated that the Council can revisit this item in January, if necessary.

Mayor Iverson – Asked if Pobuda had any other developments.

Brent Pobuda – Explained that the only other development he has done was in Otsego but it was with another builder. He explained that he is a flooring contractor that works with a number of different builders. He stated that he had purchased this property when the economy was in bad shape and has been waiting for the right time to move forward.

Mayor Iverson – Asked the Mr. Pobuda why he chose to put this type of development into the middle of an area that was surrounded by 1 acre lots.

Brian Krystofiak, Engineer for the Applicant – Stated that all the surrounding lots will be septic and well and this land was set up for City sewer and water.

Brent Pobuda – Stated that this project was started as Katie's Glen long before he purchased the property and believes it originally had about 45 lots planned but they needed to remove a few lots and put in more stormwater run-off management. He noted that he believes there is a lot of interest in the one-level living for senior living right now.

Mayor Iverson – Stated that she is in favor of PUDs, but what concerns her with this request is that this is different because all around the entire property is lots that are about 1.5 acres. She asked if there was anyway that the applicant would consider making the lots a bit larger and if there was a way for the two sides to meet in the middle.

Brent Pobuda – Stated that with all of the extra things that have been included in their plans, it is already way more expensive than he thought it was going to be.

Mr. Krystofiak – Explained that he thinks they could provide additional screening.

Mayor Iverson – Asked about the lack of sidewalks in the proposed plans.

Mr. Krystofiak – Stated that there are no sidewalks in the adjacent development.

Mayor Iverson – Agreed but noted that one of the things that this Council has worked on is walkability within the developments and noted that many are putting in sidewalks. She explained her potential concern with the lack of sidewalks with the location of Goodview Park, especially if they put in family homes rather than senior living homes. She stated that based on the comments that have been received already, she would suggest that the Council table this discussion until there can be a full Council present.

Council Member Nanko Yeager – Asked if the Council could add any conditions to this application.

City Attorney Loonan – Stated that Council can add related conditions and noted that if the Council was going to table discussion he would ask that they give direction to staff on any additional conditions that they would like to attach.

Mayor Iverson – Noted that she would also feel more comfortable waiting on the decisions to be made regarding the wetlands before the Council makes a decision. She stated that she lives nearby and noted that in addition to deer and other wildlife, there are also bear in this area.

A MOTION WAS MADE BY COUNCILMEMBER IVERSON, SECONDED BY COUNCILMEMBER OHNSTAD, TO TABLE DISCUSSION OF RESOLUTION 22-12-129 A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A MASTER PLAN OF A PLANNED UNITED DEVELOPMENT, C-22-003, KATIE'S GLEN, LOCATED AT GOODVIEW AVENUE BETWEEN 255TH AND 258TH STREETS, FOR POBUDA ENTERPRISES, AT PROPERTY IDENTIFICATION NUMBER: 21.10140.00.

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

- 13.** To consider **Resolution 22-12-130** a resolution approving the Preliminary Plat of Katie's Glen, D-22-0016, Location: Goodview Avenue between 255th and 258th Streets, Applicant: Pobuda Enterprises, Property ID Number: 21-10140.00

A MOTION WAS MADE BY COUNCILMEMBER IVERSON, SECONDED BY COUNCILMEMBER OHNSTAD, TO TABLE DISCUSSION OF RESOLUTION 22-12-130, A RESOLUTION APPROVING THE PRELIMINARY PLAT OF KATIE'S GLEN, D-22-0016, LOCATION: GOODVIEW AVENUE BETWEEN 255TH AND 258TH STREETS, APPLICANT: POBUDA ENTERPRISES, PROPERTY ID NUMBER: 21-10140.00.

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

- 14.** To consider an update of the Long Term Financial Plan for the City of Wyoming by Abdo Financial

City Administrator Linwood – Introduced Vicki Holthaus of Abdo Financial.

Vicki Holthaus, Abdo Financial – Gave a brief overview of the proposed updated Long Term Financial Plan.

- 15.** To consider **Resolution 22-12-131** a resolution authorizing the purchase of iPlan tables for

Zoning Administrator/Building Official Weck– Gave an overview of his request to purchase iPlan tables and how it will assist in electronic review of plans. He noted that although this expense was not budgeted, he has funds left over in payroll because he was without a building inspector for a few months and reviewed the ways he has been able to bring revenue to the City.

Council Member Nanko Yeager – Asked how much it will cost for upkeep and maintenance of the iPlan tables.

Zoning Administrator/Building Official Weck– Stated that there is no maintenance involved.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE RESOLUTION 22-12-131, A RESOLUTION AUTHORIZING THE PURCHASE OF IPLAN TABLES FOR THE BUILDING DEPARTMENT.

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

- 16.** To consider **Resolution 22-12-132** a resolution Adopting the City of Wyoming 2022 Comprehensive Plan Update

Zoning Administrator/Building Official Weck– Gave a brief synopsis of the updated Comprehensive Plan and noted that this process began in 2016.

Council Member Nanko Yeager – Stated that she believed that there may be some more up to date demographic information that could be included. She referenced page 8 and noted that the information included was from 2019 and thinks that there is more recent information available.

Zoning Administrator/Building Official Weck– Stated that he can make sure it contains the most recent population trends from 2021. He noted that he believes they are probably fairly close, but he can make sure those items are updated.

A MOTION WAS MADE BY COUNCILMEMBER NANKO YEAGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE RESOLUTION 22-12-132 A RESOLUTION ADOPTING THE CITY OF WYOMING 2022 COMPREHENSIVE PLAN UPDATE, WITH THE INCLUSION OF UPDATED DEMOGRAPHIC INFORMATION, AS DISCUSSED.

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

- 17.** To consider an agreement with Abdo Financial Solutions for accounting services/outsourced finance director for the duration of January 1, 2023 to December 31, 2025

City Administrator Linwood – Explained that the City had contracted with Abdo Financial Solutions for the finance director services since 2017.

Council Member Nanko Yeager – Asked about the large increases for the services.

City Administrator Linwood – Agreed that there are significant increases and explained that it is similar to what has been seen with other vendors and noted that there are no other consultants that offer this type of services.

A MOTION WAS MADE BY COUNCILMEMBER OHNSTAD, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE AN AGREEMENT WITH ABDO FINANCIAL SOLUTIONS FOR ACCOUNTING SERVICES/OUTSOURCED FINANCE DIRECTOR FOR THE DURATION OF JANUARY 1, 2023 TO DECEMBER 31, 2025.

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

COMMUNICATIONS:

COUNCIL REPORTS:

Council Member Ohnstad – No report.

Council Member Nanko Yeager – Attended the Joint Sewer Commission meeting and the Special City Council meeting.

Council Member Luger – Attended the Special City Council meeting.

Mayor Iverson – Attended the Joint Sewer Commission meeting, the Planning Commission meeting, and the Special City Council meeting. She stated that the City's hearts go out to Deputy Fisher on the devastating loss of his house, including their family pets and K9 Kyro.

A MOTION WAS MADE BY COUNCILMEMBER IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO ADJOURN THE DECEMBER 20, 2022 "REGULAR MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL REGULAR MEETING AT 8:26 PM

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

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

NEXT REGULAR MEETING:

JANUARY 3, 2023

7:00PM

City of Wyoming Check Detail Register

1/2
December 30, 2022 09:37 AM
User: ssaxe
DR: Wyoming

01-03-2023 NYe

Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
54342 56526	01/03/2023	AIRFRESH INDUSTRIES, INC			
	101-5200-44050	SATALLITE RENTAL		\$140.00	SATALLITE RENTAL
Total for AIRFRESH INDUSTRIES, INC				\$140.00	
54343 26467	01/03/2023	BCA/TRAINING DEVELOPMENT			
	101-2110-42080	TRAINING AND IN		\$675.00	
Total for BCA/TRAINING DEVELOPMENT				\$675.00	
54344 250084	01/03/2023	CIVICPLUS			
	101-1400-44330	DUES & SUBSCRIP		\$8,111.25	DUES & SUBSCRIPTIONS
Total for CIVICPLUS				\$8,111.25	
54345 12152022	01/03/2023	HALLBERG STORAGE LLC			
	101-2110-44330	DUES & SUBSCRIP		\$52.50	DUES & SUBSCRIPTIONS
Total for HALLBERG STORAGE LLC				\$52.50	
54346 373963	01/03/2023	LEAGUE OF MN CITIES			
	101-1400-42080	TRAINING AND IN		\$100.00	TRAINING AND INSTRUCTION
Total for LEAGUE OF MN CITIES				\$100.00	

City of Wyoming Check Detail Register

2/2
December 30, 2022 09:37 AM
User: ssaxe
DR: Wyoming

01-03-2023 NYe

Check #	Check Date	Vendor Name		
Invoice #	General Ledger #	Amount	Comment	

General Checking Account 10100
Total Amount Being Paid: \$9,078.75
Total Number of Checks: 5

Mayor Iverson

Councilmember Luger

Councilmember Nanko Yeager

Councilmember Schilling

Councilmember Ohnstad

For Check Dates 12/20/2022 to 12/20/2022

Check Number Name			Check Date
Text Label	54299	PACIFIC LIFE INSURANCE	12/20/2022
Item Code	GL Number	Amount	
ROTH	101-0000-21712	230.75	
		<u>230.75</u>	
Text Label	54300	CENTRAL PENSION FUND,	12/20/2022
Item Code	GL Number	Amount	
CENT PENS FUND	101-0000-21716	480.00	
		<u>480.00</u>	
Text Label	54301	WI SCTF,	12/20/2022
Item Code	GL Number	Amount	
WI CHILD SUPPOR	101-0000-21710	215.42	
		<u>215.42</u>	
Text Label	EFT948	MN STATE RETIREMENT	12/20/2022
Item Code	GL Number	Amount	
CITY HSCP CONT	101-0000-21706	5,025.12	
HCSP	101-0000-21710	0.00	
		<u>5,025.12</u>	
Text Label	EFT949	SELECTACCOUNT,	12/20/2022
Item Code	GL Number	Amount	
DEP CARE	101-0000-21711	0.00	
FSA CONT	101-0000-21711	0.00	
HSA CITY CONT	101-0000-21707	0.00	
HSA CONT	101-0000-21707	1,739.62	
		<u>1,739.62</u>	
Text Label	EFT950	P.E.R.A.,	12/20/2022
Item Code	GL Number	Amount	
CORD PERA	101-0000-21704	2,996.61	
DCP PERA	101-0000-21704	16.67	
DCP PERA MATCH	101-0000-21704	16.67	
PERA CITY MATCH	101-0000-21704	3,457.63	
PF PERA	101-0000-21704	4,675.85	
PF PERA CITY	101-0000-21704	7,013.75	
		<u>18,177.18</u>	

For Check Dates 12/20/2022 to 12/20/2022

Check Number Name			Check Date
Text Label	EFT951	INTERNAL REVENUE SERVICE,	12/20/2022
Item Code	GL Number	Amount	
FITW	101-0000-21701	9,818.51	
MEDICARE_EE	101-0000-21703	1,466.69	
MEDICARE_ER	101-0000-21703	1,466.69	
SOCSEC_EE	101-0000-21703	3,532.36	
SOCSEC_ER	101-0000-21703	3,532.36	
		19,816.61	
Text Label	EFT952	STATE OF MINNESOTA,	12/20/2022
Item Code	GL Number	Amount	
SITW	101-0000-21702	4,240.80	
		4,240.80	

Text Label

General Checking Account 10100
Total Amount Being Paid: \$49,925.50
Total Number of Checks: 8

 Mayor Iverson

 Councilmember Luger

 Councilmember Nanko Yeager

 Councilmember Schilling

 Councilmember Ohnstad

City of Wyoming Check Detail Register

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December 30, 2022 09:36 AM
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DR: Wyoming

12-31-2022

Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
12538 85780089	12/31/2022	WEX BANK			
		101-2400-42120	MOTOR FUELS	\$62.80	MOTOR FUELS
		101-2110-42120	MOTOR FUELS	\$588.49	MOTOR FUELS
		101-2110-42120	MOTOR FUELS	\$2,870.99	MOTOR FUELS
		101-3100-42120	MOTOR FUELS	\$2,206.83	MOTOR FUELS
		101-5200-42120	MOTOR FUELS	\$39.24	MOTOR FUELS
		601-9425-42120	MOTOR FUELS	\$1,123.04	MOTOR FUELS
		602-9425-42120	MOTOR FUELS	\$1,123.03	MOTOR FUELS
		Total for WEX BANK		\$8,014.42	
54302 465087	12/31/2022	ABDO FINANCIAL SOLUTIONS, LLC			
		101-1500-43000	PROFESSIONAL SE	\$3,250.00	PROFESSIONAL SERVICE (GENERAL)
		Total for ABDO FINANCIAL SOLUTIONS		\$3,250.00	
54303 202538	12/31/2022	ALL SAFE			
		101-2110-42100	OPERATING SUPPL	\$162.52	OPERATING SUPPLIES
		Total for ALL SAFE		\$162.52	
54304 110541	12/31/2022	ANCOM COMMUNICATIONS			
		101-2110-43200	COMMUNICATIONS	\$465.00	COMMUNICATIONS (GENERAL)
		Total for ANCOM COMMUNICATIONS		\$465.00	
54305 12/21/2022	12/31/2022	BRANDON LOCKHART			
		602-0000-11500	ACCOUNTS RECEIV	\$141.66	Sewer - Base Charge
		Total for BRANDON LOCKHART		\$141.66	
54306 12/27/2022	12/31/2022	BRIAN JR FITCH & JONI KACZROWSKI			
		602-0000-11500	ACCOUNTS RECEIV	\$53.31	Sewer Usage
		601-0000-11500	ACCOUNTS RECEIV	\$30.64	Water - Meter Charge
		602-0000-11500	ACCOUNTS RECEIV	\$23.84	Sewer - Base Charge
		601-0000-11500	ACCOUNTS RECEIV	\$13.28	Water Usage
		651-0000-11500	ACCOUNTS RECEIV	\$5.54	Surface Water Mgmt
		601-0000-11500	ACCOUNTS RECEIV	\$1.87	State Surcharge
		Total for BRIAN JR FITCH & JONI KACZROWSKI		\$128.48	
54307 0138	12/31/2022	BRUCES FOODS			
		101-2110-42230	CRIME PREVENTIC	\$17.23	CRIME PREVENTION
		Total for BRUCES FOODS		\$17.23	

City of Wyoming Check Detail Register

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12-31-2022

Check # Invoice #	Check Date	Vendor Name		
	General Ledger #	Amount	Comment	
54308	12/31/2022	CARGILL, INCORPORATED		
2907772889				
	101-3100-44400	SALT & SAND	\$5,464.51	SALT & SAND
2907806684				
	101-3100-44400	SALT & SAND	\$5,363.45	SALT & SAND
Total for CARGILL, INCORPORATED			\$10,827.96	
54309	12/31/2022	CHISAGO COUNTY HRA		
22-1222-2				
	280-1000-43000	PROFESSIONAL SE	\$200.00	PROFESSIONAL SERVICE (GENERAL)
Total for CHISAGO COUNTY HRA			\$200.00	
54310	12/31/2022	CINTAS		
4141224070				
	101-1400-43600	CLEANING SERVIC	\$31.05	CLEANING SERVICE-CITY HALL
4141227007				
	101-2110-43600	CLEANING SERVIC	\$28.51	CLEANING SERVICE-PUBLIC SAFETY
4141224326				
	101-3100-44180	UNIFORMS	\$118.77	STREETS
	101-3100-42100	OPERATING SUPPL	\$48.00	SHOP SUPPLIES
Total for CINTAS			\$226.33	
54311	12/31/2022	CINTAS CORP-FIRST AID & SAFETY		
5137229888				
	101-3100-44010	REPAIRS & MAINT.	\$140.39	REPAIRS & MAINT. - BUILDINGS
	101-5200-44010	REPAIRS & MAINT.	\$115.14	REPAIRS & MAINT. - BUILDINGS
	101-2110-44010	REPAIRS & MAINT.	\$100.27	REPAIRS & MAINT. - BUILDINGS
Total for CINTAS CORP-FIRST AID & S			\$355.80	
54312	12/31/2022	CITY OF LINDSTROM		
12162022				
	101-3100-42310	CONTRACTED SER	\$6,871.80	CONTRACTED SERVICES
Total for CITY OF LINDSTROM			\$6,871.80	
54313	12/31/2022	COUNTY RECORDER		
12272022				
	800-0000-20599	NEWMAN SKETCH	\$230.00	NEWMAN SKETCH PLAN ESCROW
	800-0000-20803	MAYORGA SUBDIV	\$92.00	MAYORGA SUBDIVISION ESCROW
	800-0000-20805	ROSENBAUER 2022	\$46.00	ROSENBAUER 2022 ESCROW
202200000020				
	800-0000-20591	GREGORY REZONE	\$46.00	GREGORY REZONE ESCROW
Total for COUNTY RECORDER			\$414.00	
54314	12/31/2022	CUSTOM TRUCK ONE SOURCE		
2022002084284				
	101-3100-44040	REPAIRS & MAINT.	\$349.70	REPAIRS & MAINT. - EQUIPMENT
Total for CUSTOM TRUCK ONE SOURCE			\$349.70	

City of Wyoming Check Detail Register

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Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
54315	12/31/2022	DAN SULLIVAN			
7225			800-0000-20596 SULLIVAN WETLAN	\$143.00	SULLIVAN WETLAND ESCROW RELEASE
Total for DAN SULLIVAN				\$143.00	
54316	12/31/2022	EARL F. ANDERSEN			
0131733-IN			101-3100-42260 SIGN MATERIAL/RI	\$208.10	SIGN MATERIAL/REPLACEMENT
Total for EARL F. ANDERSEN				\$208.10	
54317	12/31/2022	ECM PUBLISHERS INC.			
924929			800-0000-20588 257 LAND HOLDIN	\$64.80	ECM-257 LAND HOLDINGS LLC REZONING
924928			101-1400-43510 LEGAL NOTICE PUI	\$78.40	LEGAL NOTICE PUBLICATION
Total for ECM PUBLISHERS INC.				\$143.20	
54318	12/31/2022	EMPIRE PIPE SERVICE			
3781			408-3100-43030 ENGINEERING	\$2,047.20	2023 FALLBROOK & 264TH ST
Total for EMPIRE PIPE SERVICE				\$2,047.20	
54319	12/31/2022	Guidance Homes, Inc.			
BSF22-0020			800-0000-20401 SILT FENCE	\$810.00	BSF22-0020
Total for Guidance Homes, Inc.				\$810.00	
54320	12/31/2022	H & L MESABI			
11088			101-3100-44040 REPAIRS & MAINT.	\$44.00	REPAIRS & MAINT. - EQUIPMENT
Total for H & L MESABI				\$44.00	
54321	12/31/2022	HAWKINS INC			
6359550			601-9425-42160 CHEMICALS/CHEM.	\$20.00	CHEMICALS/CHEMICAL PRODUCTS
Total for HAWKINS INC				\$20.00	
54322	12/31/2022	HITCH-IT			
4628			101-3100-44040 REPAIRS & MAINT.	\$49.31	REPAIRS & MAINT. - EQUIPMENT
4630			101-3100-44040 REPAIRS & MAINT.	\$103.86	REPAIRS & MAINT. - EQUIPMENT
Total for HITCH-IT				\$153.17	
54323	12/31/2022	INNOVATIVE OFFICE SOLUTIONS			
IN4040921			101-2110-42000 SUPPLIES - OFFICE	\$67.48	SUPPLIES - OFFICE/COPY/COMPUTR
Total for INNOVATIVE OFFICE SOLUTI				\$67.48	

City of Wyoming Check Detail Register

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Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
54324 12222022	12/31/2022	JASON LUMSDEN			
		651-9425-42300 SAFETY EQUIPMEN		\$189.95	SAFETY EQUIPMENT
		Total for JASON LUMSDEN		\$189.95	
54325 INV2186828	12/31/2022	METRO SALES			
		101-2400-44330 DUES & SUBSCRIP		\$189.52	DUES & SUBSCRIPTIONS
		Total for METRO SALES		\$189.52	
54326 53569	12/31/2022	MIDWEST COMPLIANCE INC			
		101-3100-43060 PERSONNEL TESTI		\$38.00	PERSONNEL TESTING
		Total for MIDWEST COMPLIANCE INC		\$38.00	
54327 117430410	12/31/2022	MIDWEST MACHINERY CO			
		401-3100-45000 CAPITAL OUTLAY		\$11,664.73	CAPITAL OUTLAY
		Total for MIDWEST MACHINERY CO		\$11,664.73	
54328 200010003	12/31/2022	MINNESOTA COUNTY ATTORNEYS ASSOC			
		101-2110-42000 SUPPLIES - OFFICE		\$36.00	SUPPLIES - OFFICE/COPY/COMPUTR
		Total for MINNESOTA COUNTY ATTORI		\$36.00	
54329 1179101 1179038 1179767	12/31/2022	MINNESOTA VALLEY TESTING LABS			
		601-9425-43110 LAB COSTS		\$65.16	LAB TESTS
		601-9425-43110 LAB COSTS		\$127.60	LAB TESTS
		601-9425-43110 LAB COSTS		\$42.35	LAB TESTS
		Total for MINNESOTA VALLEY TESTING		\$235.11	
54330 4037580	12/31/2022	NUSS TRUCK & EQUIPMENT			
		101-3100-44040 REPAIRS & MAINT.		\$1,079.79	REPAIRS & MAINT. - EQUIPMENT
		Total for NUSS TRUCK & EQUIPMENT		\$1,079.79	
54331 149342	12/31/2022	PETERSON'S NORTH BRANCH MILL			
		601-9425-42300 SAFETY EQUIPMEN		\$199.99	SAFETY EQUIPMENT
		Total for PETERSON'S NORTH BRANCH		\$199.99	
54332 847455850	12/31/2022	THOMSON REUTERS-WEST PUBLISH			
		101-2110-44360 INVESTIGATIONS		\$169.26	INVESTIGATIVE SUITE
		Total for THOMSON REUTERS-WEST PI		\$169.26	

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Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
54333	12/31/2022	TIMESAVER OFF SITE SECRETARIAL			
M27854					
		101-1400-42310	CONTRACTED SER	\$174.25	CONTRACTED SERVICES
		Total for TIMESAVER OFF SITE SECRETARIAL		\$174.25	
54334	12/31/2022	TOTAL CONTROL SYSTEMS			
10508					
		601-9425-42950	SCADA SYSTEM	\$586.20	SCADA SYSTEM
		Total for TOTAL CONTROL SYSTEMS		\$586.20	
54335	12/31/2022	VALLEY-RICH CO., INC.			
31546					
		601-9425-44040	REPAIRS & MAINT.	\$1,550.00	REPAIRS & MAINT. - EQUIPMENT
		Total for VALLEY-RICH CO., INC.		\$1,550.00	
54336	12/31/2022	VERIZON			
9923082894					
		602-9425-43210	TELEPHONE	\$40.02	MACHINE-TO-MACHINE
		601-9425-43210	TELEPHONE	\$40.02	TELEPHONE
		Total for VERIZON		\$80.04	
54337	12/31/2022	WASTE MANAGEMENT CORP SERVICES			
11302022					
		101-5500-43840	REFUSE	\$16.50	LIBRARY 27-16928-33002
		101-5200-43840	REFUSE	\$93.95	CITY MAINT 27-16916-73007
		101-3100-43840	REFUSE	\$80.85	CITY HALL 27-16916-83005
		101-5200-43840	REFUSE	\$110.68	CITY GARAGE 27-16920-33000
		Total for WASTE MANAGEMENT CORP SERVICES		\$301.98	
54338	12/31/2022	WILLIAMS SCOTSMAN, INC.			
9016252476					
		101-3100-44100	RENTALS (EQUIPM	\$482.00	RENTALS (EQUIPMENT)
		Total for WILLIAMS SCOTSMAN, INC.		\$482.00	

City of Wyoming Check Detail Register

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12-31-2022

Check # Invoice #	Check Date	Vendor Name		
	General Ledger #	Amount		Comment
54339	12/31/2022	WSB		
11302022				
	408-3100-43030	ENGINEERING	\$13,167.50	2022 EAST VIKING BLVD IMPROVEMENT
	101-1400-43030	ENGINEERING	\$555.00	2022 GENERAL ENGINEERING
	651-1000-43030	ENGINEERING	\$102.00	2022 LGU SERVICES
	408-3100-43030	ENGINEERING	\$103.00	2021 STREET IMPROVEMENT
	651-9425-43100	MS4 PERMIT - ENC	\$1,780.00	MS4 PROGRAM
	101-3100-43030	ENGINEERING	\$1,920.00	BRIDGE SAFETY INSPECTIONS
	800-0000-20532	SHORE VIEW TWO	\$401.50	WSB-SHORE VIEW TWO PRELIM PLAT VARIANCE
	800-0000-20531	AADLAND WEST	\$272.50	WSB-HUNTER HILL GENERAL PLANNING SERVICE
	408-9425-45350	IMPROVEMENTS	\$2,261.50	2022 TRUNK WATERMAIN IMPROVEMENTS
	408-3100-43030	ENGINEERING	\$10,413.00	2023 FALLBROOK & 264TH ST
	408-3100-43030	ENGINEERING	\$51.50	BRIDGE 13506 REPLACEMENT
	602-9425-43000	PROFESSIONAL SE	\$618.00	E VIKING BLVD SANITARY SEWER IMPROVEMENT
	800-0000-20586	HALLBERG BINGH/	\$51.50	WSB-HALLBERG 273RD FOREST BLVD PHASE 1
	800-0000-20595	HALLBERG SITE PL	\$204.50	WSB-HALLBERG SITE PLAN ESCROW
	800-0000-20572	HEIMS LAKE VILLA	\$459.50	WSB-HEIMS LAKE VILLA NORTH SKETCH
	401-3100-45000	CAPITAL OUTLAY	\$206.00	HELIUM COURT STORM SEWER REPLACEMENT
	800-0000-20540	KATIES GLEN ESCF	\$3,770.25	WSB-KATIES GLEN ESCROW
	800-0000-20803	MAYORGA SUBDIV	\$833.50	WSB-MAYORGA SUBDIVISION ESCROW
	800-0000-20599	NEWMAN SKETCH	\$950.00	WSB-NEWMAN SKETCH PLAN ESCROW
	800-0000-20805	ROSENBAUER 2022	\$2,364.00	WSB-ROSENBAUER 2022 ESCROW
	800-0000-20568	MOXNESS SUMMEF	\$515.00	WSB-SUMMER FIELDS 1ST ADDITION
	800-0000-20568	MOXNESS SUMMEF	\$2,557.00	WSB-SUMMER FIELDS 2ND ADDITION
	800-0000-20801	SUNRISE FIBERGL	\$322.00	WSB-SUNRISE FIBERGLASS COLD STORAGE
	800-0000-20593	AVERY PLACE PREI	\$239.75	WSB-SUNRISE RIVERBANK-RESIDENTIAL
	101-5200-44040	REPAIRS & MAINT.	\$325.50	WYOMING PARK SYSTEM PLAN
	401-1000-45000	CAPITAL OUTLAY	\$7,306.75	WYOMING PS BUILDING SITE DESIGN
Total for WSB			\$51,750.75	

City of Wyoming Check Detail Register

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12-31-2022

Check # Invoice #	Check Date	Vendor Name		
	General Ledger #	Amount		Comment
54340	12/31/2022	XCEL ENERGY		
807966973	601-9425-43800	UTILITIES-GAS/ELI	\$321.03	WELLHOUSE
808761698	601-9425-43800	UTILITIES-GAS/ELI	\$2,842.45	WELLHOUSE
	101-2110-43800	UTILITIES-GAS/ELI	\$1,200.03	POLICE/PUBLIC WORKS
	101-1400-43800	UTILITIES-GAS/ELI	\$1,156.99	CITY HALL
	101-5500-43800	UTILITIES-GAS/ELI	\$2,730.43	LIBRARY
	101-5200-43800	UTILITIES-GAS/ELI	\$216.73	UTILITIES-GAS/ELEC/SEWER/WATER
	101-3100-43860	STREET LIGHTS	\$320.29	STREET LIGHTS
	101-3100-43800	UTILITIES-GAS/ELI	\$2,257.63	UTILITIES-GAS/ELEC/SEWER/WATER
808744364	602-9425-43800	UTILITIES-GAS/ELI	\$1,740.65	LIFT STATIONS
	601-9425-43800	UTILITIES-GAS/ELI	\$143.45	WELLHOUSE
807788375	101-3100-43800	UTILITIES-GAS/ELI	\$43.01	PARKS
807769736	101-3100-43800	UTILITIES-GAS/ELI	\$18.93	SPEED SIGN
807799021	101-3100-43800	UTILITIES-GAS/ELI	\$24.40	SPEED SIGN
807810812	101-3100-43800	UTILITIES-GAS/ELI	\$17.05	SPEED SIGN
807807254	101-3100-43800	UTILITIES-GAS/ELI	\$62.56	UNIT LIGHTING
807821561	101-3100-43800	UTILITIES-GAS/ELI	\$19.09	PARKS
807979182	101-3100-43800	UTILITIES-GAS/ELI	\$20.14	SPEED SIGN
808030265	101-3100-43800	UTILITIES-GAS/ELI	\$18.64	SPEED SIGN
Total for XCEL ENERGY			\$13,153.50	
54341	12/31/2022	ZIEGLER INC.		
IN000807226	651-9425-42400	SMALL TOOLS/MIN	\$85.00	SMALL TOOLS/MINOR EQUIPMENT
IN000815222	101-3100-44040	REPAIRS & MAINT.	\$109.39	REPAIRS & MAINT. - EQUIPMENT
IN000815136	101-3100-44040	REPAIRS & MAINT.	\$125.69	REPAIRS & MAINT. - EQUIPMENT
IN000813648	101-3100-44040	REPAIRS & MAINT.	\$98.22	REPAIRS & MAINT. - EQUIPMENT
Total for ZIEGLER INC.			\$418.30	

City of Wyoming Check Detail Register

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12-31-2022

Check #	Check Date	Vendor Name
Invoice #	General Ledger #	mount
		Comment

General Checking Account 10100
Total Amount Being Paid: \$117,360.42
Total Number of Checks: 41

Mayor Iverson

Councilmember Luger

Councilmember Nanko Yeager

Councilmember Schilling

Councilmember Ohnstad

RESOLUTION NO. 23-01-06

**A RESOLUTION ACCEPTING A DONATION FROM KIM JOHNSON TO THE RAILROAD
PARK PROJECT**

WHEREAS, The City of Wyoming is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 for the benefit of its citizens, and is specifically authorized to accept gifts.

WHEREAS, the following person has offered to donate \$25.00 to the City of Wyoming:

<u>Name of Donor</u>	<u>Value</u>
Kim Johnson	\$25.00

WHEREAS, The City Council finds it appropriate to accept the donation offered.

THEREFORE, BE IT RESOLVED, The City of Wyoming graciously accepts the donation from Kim Johnson in the amount of \$25.00.

**HEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND ADOPTED THIS
3RD DAY OF JANUARY 2023.**

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator



Memorandum

Date: December 27, 2022
To: Mayor Iverson and City Council Members
From: Neil Bauer, Public Safety Director
Subject: Consent Agenda Item for Accepting Donation

Background Information:

Maranatha Assembly of God Church has made a generous donation of \$1,000 to the Police Department with no designated intent for use. The funds will be added to our Public Safety Donation fund which is commonly used for unfunded equipment or an employee recognition event.

I would like to recognize and thank Pastor Mike Haseltine and the Maranatha Assembly of God Church community for their generous donation.

Recommendation:

I recommend that the City of Wyoming accept the donation by Maranatha Assembly of God Church.

Neil D. Bauer, Ed.D.
Police Chief/Public Safety Director

RESOLUTION NO. 23-01-07

**A RESOLUTION ACCEPTING A DONATION FROM MARANATHA CHURCH TO THE
WYOMING POLICE DEPARTMENT**

WHEREAS, The City of Wyoming is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 for the benefit of its citizens, and is specifically authorized to accept gifts.

WHEREAS, the following persons and entities have offered to donate to the Wyoming Police Department

<u>Name of Donor</u>	<u>Donation</u>
Maranatha Church	\$1,000.00

WHEREAS, The City Council finds it appropriate to accept the donations offered.

THEREFORE, BE IT RESOLVED, The City of Wyoming accepts the donation from Maranatha Church in the amount of \$1,000.00

**HEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND ADOPTED THIS
3RD DAY OF JANUARY, 2023**

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator



Request for Council Action

Date: December 30th, 2022

Presented to: Mayor Iverson and City Council Members

Presented by: Chuck Almhjeld, Public Works Superintendent

Department: Public Works

Reference: Increase in Seasonal Wages

Method: Consent

Background Information:

Public Works has budgeted for Seasonal Employees yearly. The Ice Rink and Warming House Attendant has continually been filled by the same employee for the last 15 years. The last two years we did not have any other applicants and COVID was present which closed the warming house.

The current wage range for the Ice Rink and Warming House Attendant is \$13.00/hr - \$15.00/hr. To help entice applicants we are suggesting the wage range be increased to \$15.00/hr - \$17.00/hr.

This wage increase falls in line with similar cities. Current openings include: Ham Lake which has theirs posted at \$15.00 - \$19.81/hr and Chisago City has an opening at \$16.78/hr.

Recommendation:

Staff recommends increasing the Seasonal Ice Rink and Warming House Attendant wage range to \$15.00/hr - \$17.00/hr.



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576



Request for Council Action

Date: January 3rd, 2022

Presented to: Mayor Iverson and City Council Members

Presented by: Chuck Almhjeld, Public Works Superintendent

Department: Public Works

Reference: Hiring of Ice Rink and Warming House Attendants

Method: Consent

Background Information:

John Peka has resigned from the position of Ice Rink and Warming House Attendant.

The Warming House is currently closed and Public Works will be flooding the hockey rink and clearing the snow.

The posting date, that was approved for a Warming House Attendant, has passed with no applicants. We are seeking to post for two positions. The positions have been budgeted for in the 2023 budget.

Recommendation:

Staff recommends posting for two individuals that will cover the operation hours of the Warming House and Ice Rink Job Description duties.



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576



December 29, 2022

Mayor Iverson and City Council Members

Re: Public Safety Activity Report – January 3, 2023 City Council Meeting

Police Officer Hiring Process Update

We received five (5) applications for the vacant police officer position, with four (4) being eligible for the position. Interviews are scheduled for January 5, 2023, with the goal of identifying a candidate that we would move into the background investigation immediately afterwards. We are hoping to have the new officer selected for the February 21, 2023 City Council meeting.

Police Annual Report

All crime statistics and other reporting areas will be submitted early in January of 2023. The summary data is released at the end of January. We will be working on the 2022 annual report for distribution Q1 of 2023.

Fire Update

Year-end summary will be available for the 2nd Council meeting in January.

Upcoming Community Outreach Events

- MN Special Olympics Polar Plunge @ White Bear Lake (January 27, 2023)

Neil D. Bauer, Ed.D.
Public Safety Director/Police Chief



PUBLIC SAFETY

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



December 30, 2022

Chisago County SWAT Command:

Deputy Matt Beckman, Chisago County Sheriff's Office
Sergeant Ryan Edmonds, Chisago County Sheriff's Office
Sergeant Cliff Sheppeck, Chisago County Sheriff's Office

Washington County SWAT Command:

Sergeant Joel Legut, Washington County Sheriff's Office
Sergeant Andy Welch, Woodbury Police Department
Sergeant Brad Petersen, Cottage Grove Police Department
Detective Kim Richardson, Woodbury Police Department
Deputy Steven Bell, Washington County Sheriff's Office

Dear Chisago County and Washington County SWAT Command:

I am writing to express our appreciation for your assistance on December 25, 2022, when we requested SWAT support for our 2nd degree assault investigation. The individuals involved have significant criminal histories and during this incident, a shotgun was directly involved.

Your teams responded, on Christmas, with no hesitation and were a pleasure to work with from beginning to end. The operation was done safely and effectively, arresting one of the suspects in the process. Your efforts also allowed us to conduct a search of the residence for additional evidence as well.

Please know that we appreciate the partnership. Pass my appreciation along to the deputies and officers that showed up on Christmas. They all went above and beyond for our department and community.

Sincerely,

Neil D. Bauer, Ed.D.
Police Chief/Public Safety Director



PUBLIC SAFETY

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



December 28, 2022
Honorable Mayor and City Council
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

RE: JANUARY 3, 2022 CITY COUNCIL MEETING

Dear Mayor and Council Members:

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

Hallberg RV Storage Site

A temporary Certificate of Occupancy has been issued for the four buildings. The remaining site work to be completed in the spring includes pavement and final landscape plantings.

Hallberg Bingham Site

A temporary Certificate of Occupancy has been issued for the north unit. The exterior of the building is complete, site grading continues, parking lot has been paved. The building and grading permits have been issued.

Maranatha Radio Tower

The fence surrounding the tower site is constructed, but one of the congregant's needs to make and install the gate to complete the job.

Planning Commission

The Planning Commission held a public hearing to consider the request of Brian Solsrud of 257 Land Holdings, LLC, for a rezoning of properties from the Rural Residential I District (R-1) to the Office & Health Care District (OHC). This is a separate agenda item.

The City Council tabled the consideration of a conditional use permit for a planned unit development master plan and the preliminary plat of "Katie's Glen". This is a separate agenda item that will need a motion to take the request from the table in order for it to be acted on.

Sincerely,

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



**ECKBERG
LAMMERS**
ATTORNEYS AT LAW

www.eckberglammers.com

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

Writer's Email:
tloonan@eckberglammers.com

December 29, 2022

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

Delivered via Email

Re: City of Wyoming
Status Update for the Period of – December 17, 2022 – December 29, 2022

Dear Robb:

Our office is advising City staff regarding City contracts, and land use. We continue to field questions relating to employment matters and serve in our general counsel role of reviewing City contracts and addressing all general legal concerns raised by City staff relating to any other legal matters relevant to the City.

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

Very Truly Yours,

s/ Thomas R. Loonan

Thomas R. Loonan
City Attorney

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

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



Engineer's Report

December 29, 2022

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

Re: January 3, 2023, City Council Meeting
WSB Project No. 018813-000

Dear Mayor and Council Members:

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

Fallbrook Avenue and 264th Street Improvement Project

No new update:

On September 20, 2022, City Council authorized the preparation of a feasibility study for the Fallbrook Avenue and 264th Street Improvement Project. Notice to property owners has been sent indicating that we have been authorized to prepare a feasibility study and that they may see survey crews and soil borings taking place in the area. Survey and geotechnical investigative work have been completed.

Since there are only a few landowners on this project, staff is having individual one on one meetings to discuss the project in a similar manner as we do for a neighborhood informational meeting. Once this process has been completed and the feasibility study is completed, staff will bring forward an agenda item requesting the council to receive the feasibility study and set the public hearing.

East Viking Boulevard (Fenwick to Glen Oak)

Staff held a neighborhood meeting on November 30th and received some valuable feedback. Staff has submitted plans to MNDOT State Aid for their review. It is expected that staff will asking Council to approve the plans and specifications and authorize advertisement for bids at the January 17th City Council meeting. Once bids are received, we expect we will be recommending the City Council award a construction Contract at the February 21st City Council meeting.

Bridge No. 13J22 - East Viking Boulevard over the Sunrise River (So. Branch)

Staff has requested quotes for the pre purchase of the precast concrete box culverts as the lead time to get these made and delivered to the site (if bid with the project), may prevent that portion of the project from being constructed this season. Staff will bring these quotes to the City Council for consideration at the January 3rd City Council meeting.

Staff plans to bid this project with the East Viking Boulevard improvements between Fenwick Avenue and Glen Oak Drive to reduce costs in hauling fill material, and to coordinate detours. Staff anticipates bridge construction after July, 2023 with completion by the end of 2023.

Katies Glenn

Staff completed review of the Katies Glen development. This development is located on the east side of Goodview Avenue, south of Goldfinch Avenue. The project was considered at the December 13th Planning Commission meeting and by the City Council on December 20, 2022, and tabled for consideration by the full Council to January 3, 2023.

Helium Court Storm Sewer Repair / 266th Street Storm Sewer Addition

No new update:

City Council awarded both storm sewer improvements and a preconstruction meeting has been held. Due to material availability, these two projects will need to be completed in the spring. Once the storm sewer structures are delivered, we will pay the contractor for materials on hand as we customarily would.

Bingham Property – Hallberg Project (Multi-Tennent)

No new update:

All testing has now passed, and a site walk through has been completed. A final punch list has been provided to the contractor.

Diamond Ridge Development

No new update:

A preconstruction meeting was held on September 21, 2022. Tree removal and erosion control has been placed. No further work is planned to occur until next spring. We have been in communication with the adjacent property owner who has expressed concerns to inform them of what will be next and when.

Sunrise Riverbank Development (residential and commercial)

No new update:

The developer has submitted a revised concept. Staff has met with the applicant's team, and we have provided initial feedback. Staff will be meeting with the development team in the future to provide additional feedback.

The developer is working on the remediation of potentially contaminated soils from previous use as a golf course. Golf courses previously used materials on greens and tee boxes to prevent damage from mold and fungus. The work consists of excavation potentially contaminated soil and hauling to a certified facility. The developer will provide the City with complete documentation report of the remediation.

2021 Street Improvement Project

No new update:

Staff has met with the contractor the week of 7/18, 9/1 and 9/6 with their subcontractor to go over remaining work. Punch list items, and additional seeding has occurred. Staff will be reviewing to ensure restoration efforts have taken. We are also working with the contractor to go over final payment quantities. Once restoration is acceptable, staff will bring a final pay voucher to the City Council for consideration. Once the project is accepted, the two-year warranty period will begin.

TH 61 and East Viking Sanitary Sewer Upsizing Project

No new update:

The contractor has completed their work and is pulling together final contract closeout documentation. Once received, staff will place an agenda item for council consideration for final payment and acceptance.

Summer Fields Development

No new update:

First Addition (19 lots): The contractor has indicated the project has been completed and all punch list items are complete as well. Upon inspection, there are a few items that remain; however, it is expected that this will be brought to the City in the near future for consideration of acceptance and release of escrow. The developer is working to address these remaining punch list items.

The Developer started work installing pipes in the filtration basin on 12/12/2022.

Second Addition (15 lots): Utility Construction, curb and gutter placement and asphalt has been placed. An escrow reduction has been requested and staff is confirming the value of work completed and what remains now that they have submitted the remaining. The escrow reduction has taken place.

Third Addition

No new update. The developer has indicated that they are currently working on the third addition final plat and construction plans. This is for the completion of the site on the east side of Kettle River Boulevard. Earlier indication was that the third addition was for the next phase on the west side of Kettle River Boulevard.

The next addition on the West side of Kettle River Boulevard will involve the design of a city lift station within the site and will require design and ordering of lift station components. An on-site generator will also be required to be installed at the downstream lift station. The lead time on this is significant and that information has been provided to the developer to make sure these do not impede the timing of this next phase. Lift station design is currently underway as requested by the developer.

Preserve at Comfort Lake

No new update:

The developer indicated all punch list items were complete and requested final acceptance of the project and release of the Letter of Credit. Upon inspection, very little of the punch list was completed. The punch list was sent to them again along with photos indicating what need to be completed for the city to consider final acceptance. The developer has indicated these remaining items have now been completed. We will inspect to confirm. Once these have been

addressed, staff will be ready to recommend acceptance of the improvements and start the two-year warranty period.

Heims Lake Villas North

No new update:

All sanitary sewer, watermain, and storm sewer have been completed. Aggregate base and curb and gutter and first layer of asphalt has been completed, allowing building permits to be issued. The concrete sidewalk has been completed. Developer is choosing to complete the wear course paving in 2023.

Aadland Development (Hunter Hill)

No new update:

Punch list items are currently underway and final layer of asphalt has been placed. Project acceptance is expected in the spring once restoration is acceptable. Due to the drought, many areas of the seeding have not come in adequately. Project acceptance is expected in the spring. Staff will reduce the letter of credit accordingly.

Hallberg Storage

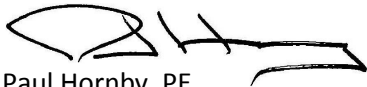
No new update:

Final Punch list has been created and project completion is near.

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

Sincerely,

WSB and Associates, Inc.

A handwritten signature in black ink, appearing to read 'Paul Hornby', with a stylized flourish at the end.

Paul Hornby, PE



Public Works Report

Date: January 3rd, 2023

Mayor Iverson and City Council Members

Public Works Report for January 3rd, 2023 Council Meeting

Public Works has been out plowing and salting the streets. There were 11 snow plowing events in the City. We used 74 tons of salt in these events.

In resident requests we had a total of 12 requests. 10 were street related and two were water related for the month of December.

The hockey rink is open and we are currently having staffing shortages. The pleasure rink is not completed but Public Works will be flooding it.

The 2022 Lift Station Rehab is not completed as we are still waiting for the control panel parts that have not come in. We noticed that the winter trails are being used by skiers and snowshoes.

Thank You,
Chuck

Parks:

We are working with WSB on a collector app for trees.

Emerald Ash Program is written and in the review process.

Winter trails are prepped for winter

Sanitary Sewer:

Lift station Rehabilitation for 2022 is still on hold

Water:

Daily and monthly water tests have been completed

South Water Tower riser pipe scheduled for February or March

Streets:

Street maintenance materials, road salt, have been ordered

Snow plowing and salting of streets continues

Surface Water:

Annual training completed



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576

December 1, 2022

Wyoming City Council
c/o Robb Linwood, Administrator
26885 Forest Boulevard, Box 188
Wyoming, Minnesota 55092-0188

Dear Council Members:

SUBJECT: Results for Radiochemical Monitoring, Wyoming, Chisago County, PWSID 1130018

Enclosed are the results of the most recent radiochemical samples collected from your public water supply in accordance with Minnesota Rules, Chapter 4720 and the Safe Drinking Water Act. Past results indicated a maximum contaminant level (MCL) exceedance, as noted in the Notice of Violation letter previously sent.

The following entry point(s) are used on a limited basis as per the terms of the Compliance Agreement (CA) between your water system and the Minnesota Department of Health (MDH).

Consumers will be notified of the radionuclide concentrations and the use of flow-weighted averaging for compliance, annually, in your Consumer Confidence Report (CCR). It is understood that if the allowed number of gallons pumped from the flow-weighted well(s) is exceeded, if required information is not reported on the CCR, or if the CA is not updated annually, a Notice of Violation will be issued. The following is a summary of the most recent results:

Sampling Site: Well #3 Entry Point

Contaminant: **Combined Radium (-226 & -228)**

MCL: 5.4 pCi/L

<u>Date Collected</u>	<u>Results</u>	<u>Units</u>	<u>Sample#</u>	<u>Annual Average</u>
08/31/2022	5.20	pCi/L	22H2692-01	4.5
05/09/2022	3.80	pCi/L	22E0732-01	6.3

Contaminant: **Gross Alpha in Water**

MCL: 15.4 pCi/L

<u>Date Collected</u>	<u>Results</u>	<u>Units</u>	<u>Sample#</u>	<u>Annual Average</u>
08/31/2022	5.40	pCi/L	22H2692-01	7.3
05/09/2022	9.10	pCi/L	22E0732-01	8.0

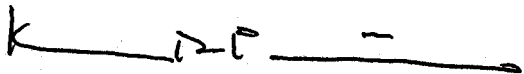
Wyoming City Council
Page 2
December 1, 2022
PWSID 1130018

Due to the use of flow-weighted averaging as outlined in the signed CA, your water system is currently in a 'compliance' status. Monitoring on this entry point will be performed semi-annually to ensure radiochemical levels remain within acceptable levels as outlined in your CA. Other entry points involved in flow-weighted averaging calculations, as mentioned in the CA, will be monitored annually. The CA will be updated annually to reflect changes within the water system.

All required radiochemical samples will be collected by your public water system and submitted to the MDH laboratory for analysis. Sample bottle(s) will be mailed to you with a labform and date that you are scheduled to collect your next sample(s). The results will be reported to you as soon as they become available. We will notify you if any action by your system is required.

This report should be placed in your records and a copy maintained on or near the water system premises and available for public inspection for not less than ten (10) years. If you have any questions, please contact Andrew Karp at 651/201-4668, or email at andrew.karp@state.mn.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'KRP', followed by a horizontal line.

Karla R. Peterson, P.E., Supervisor
Community Public Water Supply Unit
Environmental Health Division
P.O. Box 64975
St. Paul, Minnesota 55164-0975

KRP:AK
Enclosure
cc: Water Superintendent
Lucas Martin, MDH St. Paul District Office

PWSID: 1130018
System Name: Wyoming
City: Wyoming

Program Code: HC

Type: I

Date Received: 08/31/22 11:29
Rep. Temp. (°C): 13.9

Collector Name: Dave Torma
Collector ID: None

MDH Sample Number: 22H2692-01

Location ID: E04
Sampling Point: Well #3 Entry Point
Field Number: 1130018

Collect Date: 08/31/22
Collect Time: 10:05
Matrix: Drinking Water

Field Residual Chlorine Result: .57
Field Fluoride Result: None
Field pH Result: None
Field PO₄ Result: None

Results were produced by the Minnesota Department of Health, except where noted.

Radiochemical Parameters

Analyte	Result	Reporting Limit	Counting Uncertainty	Units	Batch	Prepared	Analyzed	Init.	Method	Qualifiers
Gross Alpha	5.4	3.0	2.5040	pCi/L	B2J0777	10/17/22 13:03	10/21/22 00:00	JJF	EPA 900.0	
Radium-226	2.8	1.0	0.7511	pCi/L	B2J0800	10/12/22 12:10	10/24/22 18:39	SAP	EPA 903.0 Rev 1/ 904.0	
Radium-228	2.4	1.0	0.7787	pCi/L	B2J0800	10/12/22 12:10	10/20/22 17:50	SAP	EPA 903.0 Rev 1/ 904.0	

Authorized by:

*The results in this report apply only to the samples analyzed.
This report must not be reproduced, except in full, without the written approval of the laboratory.*



Stefan Saravia, Environmental Laboratory Manager
Public Health Laboratory, Minnesota Department of Health

Final Report

Results were produced by Minnesota Department of Health, except where noted.

Batch B2J0777 - Radiochemistry Alpha/Beta Prep

Blank (B2J0777-BLK1)

Prepared: 10/17/22 13:03 Analyzed: 10/21/22 00:00

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Gross Alpha	<	3.0	pCi/L							JJF	

LCS (B2J0777-BS1)

Prepared: 10/17/22 13:03 Analyzed: 10/21/22 00:00

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Gross Alpha	16.4	3.0	pCi/L	13.92		118	70-130			JJF	

Duplicate (B2J0777-DUP1)

Source: 22H2578-01

Prepared: 10/17/22 13:03 Analyzed: 10/21/22 00:00

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Gross Alpha	4.6	3.0	pCi/L		5.1			9	20	JJF	

Matrix Spike (B2J0777-MS1)

Source: 22H2533-01

Prepared: 10/17/22 13:03 Analyzed: 10/21/22 00:00

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Gross Alpha	13.6	3.0	pCi/L	13.92	3.0	76	70-130			JJF	

Batch B2J0800 - Radiochemistry Ra-226 Ra-228 Prep

Blank (B2J0800-BLK1)

Prepared: 10/12/22 12:10 Analyzed: 10/24/22 18:39

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Radium-226	<	1.0	pCi/L							SAP	
Radium-228	<	1.0	pCi/L							SAP	

LCS (B2J0800-BS1)

Prepared: 10/12/22 12:10 Analyzed: 10/20/22 17:50

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Radium-226	<	1.0	pCi/L				90-110			SAP	
Radium-228	4.0	1.0	pCi/L	4.00		100	80-120			SAP	

FINAL REPORT

Report ID: 10262022 84256

Generated: 10/26/2022 8:42:49AM

Authorized by:

The results in this report apply only to the samples analyzed.
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Stefan Saravia, Environmental Laboratory Manager
Public Health Laboratory, Minnesota Department of Health

PWSID: 1130018

Results were produced by Minnesota Department of Health, except where noted.

Batch B2J0800 - Radiochemistry Ra-226 Ra-228 Prep

LCS (B2J0800-BS2)

Prepared: 10/12/22 12:10 Analyzed: 10/24/22 18:39

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Radium-226	5.0	1.0	pCi/L	4.66		107	90-110			SAP	
Radium-228	<	1.0	pCi/L				80-120			SAP	

Duplicate (B2J0800-DUP1)

Source: 22H2580-02

Prepared: 10/12/22 12:10 Analyzed: 10/24/22 18:39

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Radium-226	2.5	1.0	pCi/L		1.7			40	20	SAP	WB
Radium-228	2.8	1.0	pCi/L		1.4			67	20	SAP	WB

Matrix Spike (B2J0800-MS1)

Source: 22H2580-03

Prepared: 10/12/22 12:10 Analyzed: 10/20/22 17:50

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Radium-226	<	1.0	pCi/L		10.0		80-120			SAP	
Radium-228	10.3	1.0	pCi/L	8.01	4.9	67	70-130			SAP	M2

Matrix Spike (B2J0800-MS2)

Source: 22H2580-04

Prepared: 10/12/22 12:10 Analyzed: 10/24/22 18:39

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Radium-226	9.1	1.0	pCi/L	9.32	1.9	78	80-120			SAP	M2
Radium-228	<	1.0	pCi/L		2.7		70-130			SAP	

Data Qualifiers and Definitions

M2	Matrix spike and/or matrix spike duplicate recovery was low; the associated laboratory control sample and/or laboratory control sample duplicate recovery was acceptable.
MC	Result greater than the MCL.
WB	Relative percent difference exceeded the laboratory acceptance limit. Result less than 5 times the RL.

FINAL REPORT

Report ID: 10262022 84256

Generated: 10/26/2022 8:42:49AM

Authorized by:

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Stefan Saravia, Environmental Laboratory Manager
Public Health Laboratory, Minnesota Department of Health



Final Report

Minnesota Department of Health
Public Health Laboratory
Environmental Laboratory Section
601 Robert St. N., P.O. Box 64899
St. Paul, MN 55164-0899
651-201-5300

PWSID: 1130018

Work Order Comments

Samples were received in proper condition.

FINAL REPORT

Report ID: 10262022 84256

Generated: 10/26/2022 8:42:49AM

Authorized by:

*The results in this report apply only to the samples analyzed.
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A handwritten signature in black ink, reading 'Stefan Saravia'.

Stefan Saravia, Environmental Laboratory Manager
Public Health Laboratory, Minnesota Department of Health

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	December 20, 2022 January 3, 2023
FROM:	Kim Lindquist, City Planner
	Fred Weck, Zoning Administrator
RE:	Preliminary Plat, Conditional Use Permit, and PUD Master Plan Review
APPLICANT:	Pobuda Enterprises, LLC.
PROPERTY:	R.21.00140.00
FILE NO.:	D-22-016, C-22-003

OVERVIEW

Pobuda Enterprises, LLC. (“Applicant”) has requested a review of a Preliminary Plat and conditional use permit to subdivide an 18.25-acre parcel off Goodview Avenue. The proposal would, if approved, include 39 single-family residential housing units. Currently, the parcel is vacant and contains both a wetland and wooded area. Surrounding the parcel, are similarly zoned R3- Single Family Residential Lots to the west, and R1- Rural Residential Lots to the north, south, and east. Based upon the existing zoning map, the site is a pocket of urbanized residential in the midst of rural residential located on the east side of Goodview Avenue.

The request includes lots that are less than the ordinance minimum standards for the R-3 District. Because of this deviation, the applicant is applying for a conditional use permit that would allow the parcel to be zoned under the Planned Unit Development Overlay (PUD) – thus creating greater lot dimensional flexibility. This flexibility is also needed for some of the proposed parcels due to nonconforming lot width and lot depth. Currently, the site is zoned as R3 – Single Family Residential. Of the 18.25 acres of total land, 2.18 acres will be streets and access, 5.93 acres is proposed to be outlot, and the remaining 10.14 acres will contain the 39 residential lots. The largest proposed lot would be over 23,000 square feet, and the smallest would be just under 9,000 square feet – with the lot size average of 11,330 square feet for the entire development. In addition, there is over one acre of wetland located on the property, in the northwest, northeast, southeast, and central portions of the site. The central wetland is proposed to be filled as part of future development. The applicant will need to meet all Wetland Conservation Act (WCA) rules.

Given the existing zoning and comprehensive guide plan, the project must meet the conditions of approval for a Conditional Use Permit to permit the PUD – Planned Unit Development Overlay, and applicable Subdivision and Wetland ordinance standards.

STAFF RECOMMENDATION

The requirements of Chapter 40, Article V, Division 6, “Conditional Use Permits”, Section 40 – 112, as contained in the City of Wyoming Ordinance has been complied with. 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.

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:

1. The applicant shall submit a final landscape plan in compliance with Sec. 40 – 555 for staff review and approval prior to issuance of grading permit.
2. The development will comply with the following setback and lot dimension standards:

Single Family Dwellings

Ordinance Standards	Development Standards
Front Yard Setback	22 feet
Side Yard Setback	6 feet
Rear Yard Setback	31 feet
Minimum Lot Size	8,775 sq ft
Minimum Lot Width	62 feet
Minimum Lot Depth	131 feet
Building Height	Up to 35 feet

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

1. The Conditional Use Permit granting the proposed the Planned Unit Development Overlay designation be approved.
2. All required local, state and/or federal permitting must be obtained.
3. Compliance with all Engineering Comments provided on the marked-up Plat drawings.
4. An NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed. A SWPPP will be required consistent with NPDES permit requirements.
5. MPCA Sanitary Sewer and Minnesota Department of Health Watermain Extension Permits is required.
6. The applicant meet the park dedication requirements by providing \$70,200 in lieu of land dedication.
7. A sign plan be submitted illustrating the planned signage for the proposed roadway.
8. All appropriate permitting be obtained from the CLFLWD, including both a stormwater and erosion control permit.
9. 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.

10. 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 must approve the surety amount and the City Attorney must approve the terms if a letter of credit is used.
11. The developer enter 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.
12. The applicant shall apply for a Final Plat that substantially conforms to the Preliminary Plat per Sec. 32 – 51.

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The subject property is zoned R3 – Single Family Residential and is guided as Lower-Density Suburban Neighborhood in the City of Wyoming’s Comprehensive Plan. The zoning and surrounding uses are as follows:

North – R1 – Rural Residential I; low-density residential housing

South – R1 - Rural Residential I; low-density residential housing

East – R1- Rural Residential I; low-density residential housing

West – R3 - Single Family Residential; a general mix of low to medium density residential housing

Zoning District	<u>R-3 Single Family Residential</u>	<u>Proposed</u>
Lot Width	100 feet (115 on corner lots)	Ranging from 65 feet to 116 feet *38 of 39 lots are lower than the R-3 lot width standard.
Lot Depth	150 feet (not more than four times the width)	Ranging from 135 feet to 275 feet *13 of 39 lots are lower than the R-3 lot depth requirement.
Lot Size	15,000 sq. ft.	Ranging from 8,775 sq. ft. to 23,337 sq. ft. *32 of 39 lots are lower than the R-3 lot size standard.

Front Yard Setback	30 feet from road ROW or trail easement	Ranging from 25 feet to 35 feet (Concept Buildings) *36 of 39 illustrate concept building pads fail with a reduced front yard setbacks.
Side Yard Setback	10 feet (principal building) 3 feet (accessory building) 5 feet (driveways)	Ranging from 7 feet to 9 feet (Concept Buildings) *39 of 39 illustrate concept building pads with a reduced side yard setbacks.
Rear Yard Setback	35 feet (principal building) 3 feet (accessory building)	Ranging from 33 feet to 180 feet (Concept Buildings) *2 of 39 illustrate concept building pads with reduced rear yard setbacks.

Roads, Traffic, and Access

The proposed development extends Goodwin Lane, creating a new public road that intersects with Goodview Lane. This road is 50 feet in width along its entirety and 2.18 acres of the lot is dedicated for right-of-way. The street design for the proposed road must adhere to the standards in Sec. 32-85 of the Subdivision Ordinance. Included in the street design, shall be the location of the proposed cluster mailbox facility. In addition, a sign plan must be submitted with the final plat illustrating street signs for the proposed road. Future permitting will be required when constructing individual dwelling unit driveways. Detailed redline comments on the plans have been provided to the applicant.

Drainage/Natural Resource/Wetlands

The site is located within the Comfort Lake Forest Lake Watershed District, and CLFLWD stormwater and erosion control permits are required for the proposed development. CLFLWD also has specific wetland buffer standards that must be adhered to. The stormwater report does not currently note how the site is meeting CLFLWD requirements for volume control and water quality. Any future development will require an erosion control permit, as there will be land disturbance with wetland impacts and extensive grading, filling, and land alteration on the property. There is no floodplain in the area, so no floodplain permit is required. Because there will be an increase in impervious coverage, a stormwater plan is required. The stormwater plan that was supplied as part of this application illustrates a planned infiltration basin and pond located on the north side of the proposed development. These are proposed to meet stormwater

management and open space requirements of the Subdivision Ordinance. Soil borings are required in order to confirm infiltration is feasible and in line with NPDES permit requirements.

Peak discharge rates on the site are shown to increase in the 2-, and 10-year storm events but shown to decrease in the 100-year storm events when looking at the site in aggregate. The site discharges west to 257th Street and north to an existing wetland, and the site is increasing rates to both discharge events in multiple modeled storm events. The applicant shall modify the design to meet discharge rate requirements at each discharge point or shall include downstream storm sewer and ponding areas to confirm the increase proposed does not have a negative impact on downstream properties.

An outlet for the wetland in the southeast corner of the property is recommended to be constructed as part of the development as that wetland will become landlocked after development if an outlet is not included.

Any future development that may alter or drain the one plus acres of wetland located on the property will require additional permitting and authorization. In addition, no structure shall be erected, reconstructed, altered, or moved nearer than twenty (20) feet from any of the wetland on the property. Referencing the preliminary plat, the majority of the wetland area will be located in Outlot A. Also, with future excavation or disturbance, a NPDES permit will be required.

Grading

Provided plans illustrate the proposed grading that will be conducted to provide appropriate building pads and infrastructure for the 39-unit project. There are four wetlands on site – one in the northwest, one in the northeast, one in the southeast, and one in the center that is proposed to be filled as part of development. The topography is lower in the wetland areas, particularly in the proposed Outlot A where grades are in the 892' to 910' range. The proposed building pads are expected to be in the 913' to 917' range, depending on the location. Care must be taken to provide appropriate drainage for individual lots and ensure easements and overflows are provided.

Landscaping and Woodland Preservation

The applicant has submitted a landscaping plan that outlines existing trees and shrubs, as well as proposed landscaping features. In general, all subdivisions and Planned Unit Developments must contain a minimum of one (1) overstory tree and two (2) understory trees per 1/10 acre of land (exclusive of classified wetlands). This parcel consists of 18.25 total acres and 1.15 acres of wetland space; .81 acres in the northwest, .22 acres in the center of the lot, .04 acres in the northeast, and .08 acres in the southeast. Therefore, the applicant must provide landscaping for the 17.1 acres of non-wetland space. The standards for this space require 171 overstory trees and 342 understory trees to be planted. As proposed, 113 existing overstory trees will remain on the property, meaning that only 58 overstory trees will need to be provided. According to the landscaping plans, the proposed development will include 40 overstory trees and 306 understory trees. Both of these numbers are lower than the required amount and must be addressed prior to recording of the final plat – requiring the addition of 18 overstory trees and 36 understory trees. Also, some of the proposed trees in the landscaping plan appear to be located with the right-of-way, which must be corrected.

In relation to woodland preservation, the applicant has submitted a woodland preservation plan that outlines proposed tree removal and replacement. There are 637 trees located on the parcel

and planned to be removed, which are exempted due to proposed development. Outside of the trees that are exempt from replacement, there are an additional thirty-six total trees being removed that must be replaced. The proposed plan illustrates that these replacement requirements have been met. Specifically, sixty-six deciduous trees that are not less than two and one-half caliper inches will replace the thirty-three deciduous trees that are 6 to 20 inches in diameter that will be removed; and twelve deciduous trees that are not less than two and one-half caliper inches will replace the three removed deciduous trees that are greater than 21 inches in diameter – both rates are consistent with the preservation standards in Sec. 40-556.

The proposed landscaping plan will also have to adhere to CLFLWD wetland buffer requirements.

On another note, both proposed retaining walls that abut the wetland areas in the northwest and northeast appear to exceed four (4) feet in height, meaning that a building permit will be required.

Utilities

The site is within the municipal urban service area and city water and sanitary sewer infrastructure will be extended to serve the development from Goodview Avenue. The site will be served City water by extending an 8-inch watermain through the development to the north end. Similarly, the site proposes a sanitary sewer main that extends through the development to the north. Staff is working with the applicant to resolve any minor utility comments identified with the preliminary plat submittal. Detailed redline comments on the plans have been provided to the applicant.

In addition, the Wyoming Fire Department has reviewed the plans and approved the locations of fire hydrants within the development and along 257th Street. They also requested an additional hydrant within the open area north of Lot 1 of Block 1.

Park Dedication

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

The Joint Park Planning Board met on August 27, 2019 to discuss park dedication requirements for the development. Due to the close proximity of Goodview Park, Verges Memorial Park, Verges Playground, and Blue Spruce Park the JPPB determined that a park cash dedication of \$1,500.00 and trail cash dedication of \$300.00 per lot (\$70,200.00 total for 39 lots) will be their recommendation to the City Council.

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 Planned Unit Development Overlay. These standards are as follows:

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

The planned development is in conformity with its Comprehensive Plan designation of lower-density suburban neighborhood. Specifically, the average lot size of just over 11,000 sq. ft. aligns with the desired standard of the designation – providing a slightly denser, but altogether low-density housing option for 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 use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities. This standard has been met.
3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.
The provided landscaping plan illustrates an appropriate level of screening and distance from adjacent development so that it will not depreciate adjacent land value. This standard has been met.
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.
The planned development appearance 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.
The use will provide new housing opportunities in the City of Wyoming and is generally consistent with the zoning for this site. This standard has been met.
6. The use will be consistent with the purpose of this and other City Ordinances.
This standard has been met.
7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.
The planned development will be designed and operated in a way that is compatible with the R-3 Single Family Residential District it is located in. In addition, the applied for PUD will provide greater flexibility for lot dimensional standards. 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.

With the proposed erosion control and stormwater management practices, the development will likely cause minimal adverse environmental effects. 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.
- (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 apart from #5, as the proposal does not include specific unit plans. The conditions can all be met.

PRELIMINARY PLAT REVIEW STANDARDS

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

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

This criterion can be met if the conditional use permit is approved for the proposed subdivision granting it the PUD overlay designation. The added flexibility will allow deviations from the R-3 standards as depicted in the proposal.

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

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

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

Considering the wetland area located on the property, there is still adequate space for the planned subdivision and development if the Conditional Use Permit is approved, granting increased lot size and lot width flexibility.

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

As proposed, the subdivision should not have a negative fiscal or environmental impact.

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

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

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

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

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

If the Conditional Use Permit is approved, granting PUD designation, the site would be physically suitable for the proposed density of the development. This standard can be met.

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

No development is intended to occur within the wetland area on the northwest, northeast, or southeast section of the property. The wetland located towards the center of the property is proposed to be filled in. A stormwater pond and infiltration basin will be constructed in the center of the subdivision to treat the new impervious surface that would come with residential development and road construction. Woodland protection standards are being met as proposed. There should be no substantial environmental damage.

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

The proposal will not cause any serious public health problems.

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

There are no known easements that would conflict with the design of the subdivision.

Planning Commission Meeting

During the meeting there were several members of the public who spoke against the subdivision proposal. Their concerns were the potential negative impact to their property, removal of trees on the site, and the reduced lot dimensions as compared to their rural lots and the R-3 zoning ordinance. Staff explained that a PUD was being used to preserve Outlot A and that was a tradeoff for smaller lots. There was a lot of discussion regarding the landscape plan and tree preservation.

The landscape plan takes into consideration the existing residents to the south and adds landscaping along the south lot line as a buffer. In the east, some of the existing vegetation will remain adjacent to the existing residential lots. It was noted that this subdivision differs from the surrounding neighborhood because it will be more urbanized, being served by city sewer and water. It was clarified that public utilities would not be expanded beyond the Katie's Glen plat and therefore existing residents in the area would not be required to hook into city utilities upon development of the property.

Planning Commission Recommendations

Conditional Use Permit for the Planned Unit Development Master Plan:

On December 13, 2022 the Planning Commission publicly heard the petitioner's request for a Conditional Use Permit for a Planned Unit Development Master Plan. After hearing testimony and discussion, the Planning Commission voted 2-1 (one seat is open and there was one absent) to recommend approval of the request based on the findings that the standards for the Conditional Use Permit have been met. The Planning Commission is recommending approval with the following conditions:

1. The applicant shall submit a final landscape plan in compliance with Sec. 40 – 555 for staff review and approval prior to issuance of grading permit.
2. The development will comply with the following setback and lot dimension standards:

Single Family Dwellings

Ordinance Standards	Development Standards
Front Yard Setback	22 feet
Side Yard Setback	6 feet
Rear Yard Setback	31 feet
Minimum Lot Size	8,775 sq ft
Minimum Lot Width	62 feet
Minimum Lot Depth	131 feet
Building Height	Up to 35 feet

Preliminary Plat Approval of “Katie’s Glen”:

On December 13, 2022 the Planning Commission publicly heard the petitioner's request for preliminary plat approval of “Katie’s Glen”. After hearing testimony and discussion, the Planning Commission voted 2-1 to recommend the approval of the requested preliminary plat with the finding of fact; that the requirements of Article III, Division 2, “The Preliminary Plat”, as contained in the City of Wyoming Subdivision Ordinance have been complied with. The Planning

Commission recommends approval of the Preliminary Plat of “Katie’s Glen” with the following conditions:

1. The Conditional Use Permit granting the proposed Planned Unit Development Overlay designation be approved.
2. All required local, state and/or federal permitting must be obtained.
3. Compliance with all Engineering Comments provided on the marked-up Plat drawings.
4. An NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed. A SWPPP will be required consistent with NPDES permit requirements.
5. MPCA Sanitary Sewer and Minnesota Department of Health Watermain Extension Permits is required.
6. The applicant meet the park dedication requirements by providing \$70,200.00 in lieu of land dedication.
7. A sign plan be submitted illustrating the planned signage for the proposed roadway.
8. All appropriate permitting be obtained from the CLFLWD, including both a stormwater and erosion control permit.
9. 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.
10. 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 must approve the surety amount and the City Attorney must approve the terms if a letter of credit is used.
11. The developer enter 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.
12. The applicant shall apply for a Final Plat that substantially conforms to the Preliminary Plat per Sec. 32 – 51.

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	December 20, 2022
FROM:	Kim Lindquist, City Planner
	Fred Weck, Zoning Administrator
RE:	Preliminary Plat, Conditional Use Permit, and PUD Master Plan Review
APPLICANT:	Pobuda Enterprises, LLC.
PROPERTY:	R.21.00140.00
FILE NO.:	D-22-016, C-22-003

OVERVIEW

Pobuda Enterprises, LLC. (“Applicant”) has requested a review of a Preliminary Plat and conditional use permit to subdivide an 18.25-acre parcel off Goodview Avenue. The proposal would, if approved, include 39 single-family residential housing units. Currently, the parcel is vacant and contains both a wetland and wooded area. Surrounding the parcel, are similarly zoned R3- Single Family Residential Lots to the west, and R1- Rural Residential Lots to the north, south, and east. Based upon the existing zoning map, the site is a pocket of urbanized residential in the midst of rural residential located on the east side of Goodview Avenue.

The request includes lots that are less than the ordinance minimum standards for the R-3 District. Because of this deviation, the applicant is applying for a conditional use permit that would allow the parcel to be zoned under the Planned Unit Development Overlay (PUD) – thus creating greater lot dimensional flexibility. This flexibility is also needed for some of the proposed parcels due to nonconforming lot width and lot depth. Currently, the site is zoned as R3 – Single Family Residential. Of the 18.25 acres of total land, 2.18 acres will be streets and access, 5.93 acres is proposed to be outlot, and the remaining 10.14 acres will contain the 39 residential lots. The largest proposed lot would be over 23,000 square feet, and the smallest would be just under 9,000 square feet – with the lot size average of 11,330 square feet for the entire development. In addition, there is over one acre of wetland located on the property, in the northwest, northeast, southeast, and central portions of the site. The central wetland is proposed to be filled as part of future development. The applicant will need to meet all Wetland Conservation Act (WCA) rules.

Given the existing zoning and comprehensive guide plan, the project must meet the conditions of approval for a Conditional Use Permit to permit the PUD – Planned Unit Development Overlay, and applicable Subdivision and Wetland ordinance standards.

STAFF RECOMMENDATION

The requirements of Chapter 40, Article V, Division 6, “Conditional Use Permits”, Section 40 – 112, as contained in the City of Wyoming Ordinance has been complied with. 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.

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:

1. The applicant shall submit a final landscape plan in compliance with Sec. 40 – 555 for staff review and approval prior to issuance of grading permit.
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Building Height	Up to 35 feet

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

1. The Conditional Use Permit granting the proposed the Planned Unit Development Overlay designation be approved.
2. All required local, state and/or federal permitting must be obtained.
3. Compliance with all Engineering Comments provided on the marked-up Plat drawings.
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STAFF REVIEW

General Comprehensive Plan and Zoning Review

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South – R1 - Rural Residential I; low-density residential housing

East – R1- Rural Residential I; low-density residential housing

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Roads, Traffic, and Access

The proposed development extends Goodwin Lane, creating a new public road that intersects with Goodview Lane. This road is 50 feet in width along its entirety and 2.18 acres of the lot is dedicated for right-of-way. The street design for the proposed road must adhere to the standards in Sec. 32-85 of the Subdivision Ordinance. Included in the street design, shall be the location of the proposed cluster mailbox facility. In addition, a sign plan must be submitted with the final plat illustrating street signs for the proposed road. Future permitting will be required when constructing individual dwelling unit driveways. Detailed redline comments on the plans have been provided to the applicant.

Drainage/Natural Resource/Wetlands

The site is located within the Comfort Lake Forest Lake Watershed District, and CLFLWD stormwater and erosion control permits are required for the proposed development. CLFLWD also has specific wetland buffer standards that must be adhered to. The stormwater report does not currently note how the site is meeting CLFLWD requirements for volume control and water quality. Any future development will require an erosion control permit, as there will be land disturbance with wetland impacts and extensive grading, filling, and land alteration on the property. There is no floodplain in the area, so no floodplain permit is required. Because there will be an increase in impervious coverage, a stormwater plan is required. The stormwater plan that was supplied as part of this application illustrates a planned infiltration basin and pond located on the north side of the proposed development. These are proposed to meet stormwater

management and open space requirements of the Subdivision Ordinance. Soil borings are required in order to confirm infiltration is feasible and in line with NPDES permit requirements.

Peak discharge rates on the site are shown to increase in the 2-, and 10-year storm events but shown to decrease in the 100-year storm events when looking at the site in aggregate. The site discharges west to 257th Street and north to an existing wetland, and the site is increasing rates to both discharge events in multiple modeled storm events. The applicant shall modify the design to meet discharge rate requirements at each discharge point or shall include downstream storm sewer and ponding areas to confirm the increase proposed does not have a negative impact on downstream properties.

An outlet for the wetland in the southeast corner of the property is recommended to be constructed as part of the development as that wetland will become landlocked after development if an outlet is not included.

Any future development that may alter or drain the one plus acres of wetland located on the property will require additional permitting and authorization. In addition, no structure shall be erected, reconstructed, altered, or moved nearer than twenty (20) feet from any of the wetland on the property. Referencing the preliminary plat, the majority of the wetland area will be located in Outlot A. Also, with future excavation or disturbance, a NPDES permit will be required.

Grading

Provided plans illustrate the proposed grading that will be conducted to provide appropriate building pads and infrastructure for the 39-unit project. There are four wetlands on site – one in the northwest, one in the northeast, one in the southeast, and one in the center that is proposed to be filled as part of development. The topography is lower in the wetland areas, particularly in the proposed Outlot A where grades are in the 892' to 910' range. The proposed building pads are expected to be in the 913' to 917' range, depending on the location. Care must be taken to provide appropriate drainage for individual lots and ensure easements and overflows are provided.

Landscaping and Woodland Preservation

The applicant has submitted a landscaping plan that outlines existing trees and shrubs, as well as proposed landscaping features. In general, all subdivisions and Planned Unit Developments must contain a minimum of one (1) overstory tree and two (2) understory trees per 1/10 acre of land (exclusive of classified wetlands). This parcel consists of 18.25 total acres and 1.15 acres of wetland space; .81 acres in the northwest, .22 acres in the center of the lot, .04 acres in the northeast, and .08 acres in the southeast. Therefore, the applicant must provide landscaping for the 17.1 acres of non-wetland space. The standards for this space require 171 overstory trees and 342 understory trees to be planted. As proposed, 113 existing overstory trees will remain on the property, meaning that only 58 overstory trees will need to be provided. According to the landscaping plans, the proposed development will include 40 overstory trees and 306 understory trees. Both of these numbers are lower than the required amount and must be addressed prior to recording of the final plat – requiring the addition of 18 overstory trees and 36 understory trees. Also, some of the proposed trees in the landscaping plan appear to be located with the right-of-way, which must be corrected.

In relation to woodland preservation, the applicant has submitted a woodland preservation plan that outlines proposed tree removal and replacement. There are 637 trees located on the parcel

and planned to be removed, which are exempted due to proposed development. Outside of the trees that are exempt from replacement, there are an additional thirty-six total trees being removed that must be replaced. The proposed plan illustrates that these replacement requirements have been met. Specifically, sixty-six deciduous trees that are not less than two and one-half caliper inches will replace the thirty-three deciduous trees that are 6 to 20 inches in diameter that will be removed; and twelve deciduous trees that are not less than two and one-half caliper inches will replace the three removed deciduous trees that are greater than 21 inches in diameter – both rates are consistent with the preservation standards in Sec. 40-556.

The proposed landscaping plan will also have to adhere to CLFLWD wetland buffer requirements.

On another note, both proposed retaining walls that abut the wetland areas in the northwest and northeast appear to exceed four (4) feet in height, meaning that a building permit will be required.

Utilities

The site is within the municipal urban service area and city water and sanitary sewer infrastructure will be extended to serve the development from Goodview Avenue. The site will be served City water by extending an 8-inch watermain through the development to the north end. Similarly, the site proposes a sanitary sewer main that extends through the development to the north. Staff is working with the applicant to resolve any minor utility comments identified with the preliminary plat submittal. Detailed redline comments on the plans have been provided to the applicant.

In addition, the Wyoming Fire Department has reviewed the plans and approved the locations of fire hydrants within the development and along 257th Street. They also requested an additional hydrant within the open area north of Lot 1 of Block 1.

Park Dedication

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

The Joint Park Planning Board met on August 27, 2019 to discuss park dedication requirements for the development. Due to the close proximity of Goodview Park, Verges Memorial Park, Verges Playground, and Blue Spruce Park the JPPB determined that a park cash dedication of \$1,500.00 and trail cash dedication of \$300.00 per lot (\$70,200.00 total for 39 lots) will be their recommendation to the City Council.

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 Planned Unit Development Overlay. These standards are as follows:

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

The planned development is in conformity with its Comprehensive Plan designation of lower-density suburban neighborhood. Specifically, the average lot size of just over 11,000 sq. ft. aligns with the desired standard of the designation – providing a slightly denser, but altogether low-density housing option for 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 use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities. This standard has been met.
3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.
The provided landscaping plan illustrates an appropriate level of screening and distance from adjacent development so that it will not depreciate adjacent land value. This standard has been met.
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.
The planned development appearance 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.
The use will provide new housing opportunities in the City of Wyoming and is generally consistent with the zoning for this site. This standard has been met.
6. The use will be consistent with the purpose of this and other City Ordinances.
This standard has been met.
7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.
The planned development will be designed and operated in a way that is compatible with the R-3 Single Family Residential District it is located in. In addition, the applied for PUD will provide greater flexibility for lot dimensional standards. 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.

With the proposed erosion control and stormwater management practices, the development will likely cause minimal adverse environmental effects. 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.
- (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 apart from #5, as the proposal does not include specific unit plans. The conditions can all be met.

PRELIMINARY PLAT REVIEW STANDARDS

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

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

This criterion can be met if the conditional use permit is approved for the proposed subdivision granting it the PUD overlay designation. The added flexibility will allow deviations from the R-3 standards as depicted in the proposal.

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

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

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

Considering the wetland area located on the property, there is still adequate space for the planned subdivision and development if the Conditional Use Permit is approved, granting increased lot size and lot width flexibility.

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

As proposed, the subdivision should not have a negative fiscal or environmental impact.

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

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

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

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

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

If the Conditional Use Permit is approved, granting PUD designation, the site would be physically suitable for the proposed density of the development. This standard can be met.

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

No development is intended to occur within the wetland area on the northwest, northeast, or southeast section of the property. The wetland located towards the center of the property is proposed to be filled in. A stormwater pond and infiltration basin will be constructed in the center of the subdivision to treat the new impervious surface that would come with residential development and road construction. Woodland protection standards are being met as proposed. There should be no substantial environmental damage.

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

The proposal will not cause any serious public health problems.

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

There are no known easements that would conflict with the design of the subdivision.

Planning Commission Meeting

During the meeting there were several members of the public who spoke against the subdivision proposal. Their concerns were the potential negative impact to their property, removal of trees on the site, and the reduced lot dimensions as compared to their rural lots and the R-3 zoning ordinance. Staff explained that a PUD was being used to preserve Outlot A and that was a tradeoff for smaller lots. There was a lot of discussion regarding the landscape plan and tree preservation.

The landscape plan takes into consideration the existing residents to the south and adds landscaping along the south lot line as a buffer. In the east, some of the existing vegetation will remain adjacent to the existing residential lots. It was noted that this subdivision differs from the surrounding neighborhood because it will be more urbanized, being served by city sewer and water. It was clarified that public utilities would not be expanded beyond the Katie's Glen plat and therefore existing residents in the area would not be required to hook into city utilities upon development of the property.

Planning Commission Recommendations

Conditional Use Permit for the Planned Unit Development Master Plan:

On December 13, 2022 the Planning Commission publicly heard the petitioner's request for a Conditional Use Permit for a Planned Unit Development Master Plan. After hearing testimony and discussion, the Planning Commission voted unanimously to recommend approval of the request based on the findings that the standards for the Conditional Use Permit have been met. The Planning Commission is recommending approval with the following conditions:

1. The applicant shall submit a final landscape plan in compliance with Sec. 40 – 555 for staff review and approval prior to issuance of grading permit.
2. The development will comply with the following setback and lot dimension standards:

Single Family Dwellings

Ordinance Standards	Development Standards
Front Yard Setback	22 feet
Side Yard Setback	6 feet
Rear Yard Setback	31 feet
Minimum Lot Size	8,775 sq ft
Minimum Lot Width	62 feet
Minimum Lot Depth	131 feet
Building Height	Up to 35 feet

Preliminary Plat Approval of “Katie’s Glen”:

On December 13, 2022 the Planning Commission publicly heard the petitioner's request for preliminary plat approval of “Katie’s Glen”. After hearing testimony and discussion, the Planning Commission voted unanimously to recommend the approval of the requested preliminary plat with the finding of fact; that the requirements of Article III, Division 2, “The Preliminary Plat”, as contained in the City of Wyoming Subdivision Ordinance have been complied with. The Planning

Commission recommends approval of the Preliminary Plat of “Katie’s Glen” with the following conditions:

1. The Conditional Use Permit granting the proposed Planned Unit Development Overlay designation be approved.
2. All required local, state and/or federal permitting must be obtained.
3. Compliance with all Engineering Comments provided on the marked-up Plat drawings.
4. An NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed. A SWPPP will be required consistent with NPDES permit requirements.
5. MPCA Sanitary Sewer and Minnesota Department of Health Watermain Extension Permits is required.
6. The applicant meet the park dedication requirements by providing \$70,200.00 in lieu of land dedication.
7. A sign plan be submitted illustrating the planned signage for the proposed roadway.
8. All appropriate permitting be obtained from the CLFLWD, including both a stormwater and erosion control permit.
9. 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.
10. 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 must approve the surety amount and the City Attorney must approve the terms if a letter of credit is used.
11. The developer enter 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.
12. The applicant shall apply for a Final Plat that substantially conforms to the Preliminary Plat per Sec. 32 – 51.



December 21, 2022

Pobuda Enterprises, LLC
Attn: Brent Pobuda
2221 108th Lane NE
Blaine, MN 55449

VIA EMAIL & U.S. MAIL

RE: Minnesota Statute 15.99; Time Deadline for Agency Action on the Conditional Use Permit Application for a Planned Unit Development and the Preliminary Plat of “Katie’s Glen”

Dear Mr. Pobuda:

Pursuant to Minnesota State Statute 15.99, the City of Wyoming must make a decision on your Conditional Use Permit application within sixty (60) days of a complete application being received (November 1, 2022), unless the City extends the time limit in accordance with Subdivision 3, (f). In addition, Minnesota State Statute 462.358, Subdivision 3b requires that the city approve or disapprove your preliminary plat application within 120 days of a complete application being received. The City Council has tabled your request until their regular meeting on January 3, 2023 in order for all of the members of the City Council to be in attendance to act on your requests.

In accordance with Minnesota Statute 15.99, Subdivision 3, (f), the City of Wyoming is extending the deadline for action on your requests an additional 60 days to March 1, 2023. The city does not anticipate that the making of a determination of whether to honor your requests will take longer than 120 days from the submittal date of the applications.

If you have any further questions I can be reached at (651) 462-4947 between the hours of 8:00 a.m. & 4:30 p.m., Monday through Friday.

I apologize for any inconvenience this may cause you.

Sincerely,

Frederick E. Weck, IV
Zoning Administrator
Building Official #1825
City of Wyoming



DEPARTMENT OF BUILDING SAFETY

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

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



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

SUBDIVISION APPLICATION: PRELIMINARY PLAT

A preliminary plat application is filed after the Planning Commission has reviewed the sketch plan application for the proposed subdivision. The application is reviewed by the Plat Review Committee and then forwarded on to the Planning Commission for a public hearing. After the public hearing the application is considered by the City Council.

Applicant(s): Name(s) POBUDA ENTERPRISES, LLC
Address 2221 108th Lane NE
City Blaine State MN Zip 55449
Phone Number 612-209-8200 Email brent.p@villagefloor.com

Owner(s) - If other than Applicant(s):
Name(s) _____
Address _____
City _____ State _____ Zip _____
Phone Number _____ Email _____

Signature of owner(s) _____ Date _____

Legal description of property: Please see sheet 2, existing conditions of preliminary plans for legal description

Property Identification Number: R.21. 00440.00

Present use of property: Vacant

Proposed use of property: Single Family Residential development

Present zoning of property: R-3

Total acreage of property: 18.25
Number of proposed lots: 39

Total acreage in wetlands or floodplain: 1.15
Acreage of proposed parkland dedication: _____

☒ 4 full size copies of the proposed preliminary plat

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

☒ 1 electronic version legibly detailing all features

☐ Environmental Assessment Worksheet, if necessary

☐ A copy of proposed protective covenants, if applicable

☒ Grading, drainage and erosion control plans

☐ Septic site evaluation reports

☐ Wetlands delineation report

☒ Applications for any necessary variances, conditional use permits, or rezoning

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

☐ List of any special assessments

Applicant(s) Signature: Brent Pabla Date 10/28/2022

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

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

OFFICE USE ONLY

Application # 0-22-016

Date Application Received 10/31/22

Date Complete Application Received 10/31/22

120 Days 2/28/23

By: [Signature] Official

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

Date Paid 11/1/22

Check # card

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

Revised 07/27/22



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

LAND USE APPLICATION: CONDITIONAL & INTERIM USE PERMIT

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

Property Address: _____

Applicant(s) Name(s) POPULOA ENTERPRISES, LLC

Address 2221 108th Lane NE

City Blaine

State MN

Zip 55449

Phone Number 612-209-6220

Email brentp@villagefloor.com

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

Name(s) _____

Address _____

City _____

State _____

Zip _____

Phone Number _____

Email _____

Owner(s) Signature(s) _____

Date _____

Legal description of property: Please see sheet 2, existing conditions, of preliminary plans.

Property Identification Number: R.21. 00140.00

Present Zoning: R-3

Present use of property: Vacant

Proposed use of property: Single Family Residential

Is this an application for an Interim Use permit? ☐ Yes ☒ No If yes, on what date, or upon what event, would the applicant desire the Interim use to expire? Date: ____/____/____ OR Event: _____

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

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

Applicant(s) Signature(s) Brent Popola

Date 10/28/2022

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. All of Article V, Division 6, Conditional Use Permits, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

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

OFFICE USE ONLY

Date Complete Application Received 11/1/22

Application # C-22-003

60 Days 12/31/22

Date Application Received 10/31/22

By: [Signature]

Official

Fee: \$220.00 + Escrow

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

Date Paid 11/1/22

Check # Card

Revised 07/29/22

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: POBUDA ENTERPRISES, LLC

Address: 2221 108th Lane, NE

Type of Business: _____

Business name: Pobuda Enterprises, LLC

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

1. Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
☒ Yes ☐ No Explain: Single Family development
2. Will your proposed use create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area?
☐ Yes ☒ No Explain: 39 lot single family development.
3. Will your proposed use be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and so there will be no deterrence to development of vacant land?
☒ Yes ☐ No Explain: Screening provided in landscape plans.
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☒ Yes ☐ No Explain: Single Family housing.
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☒ Yes ☐ No Explain: Single Family housing.
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☒ Yes ☐ No Explain: Permitted to PUD because R-3 min. requirements not met.
7. Will the proposed use be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located?
☒ Yes ☐ No Explain: Single Family development.
8. Will the proposed use generate only minimal vehicular traffic on local streets?
☒ Yes ☐ No Explain: Traffic increase from homeowners.
9. Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: Access per city standards. Parking provided by driveways.
10. Will existing businesses nearby be adversely affected by your proposed use because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness?
☐ Yes ☒ No Explain: Housing development.
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: Housing development.
12. Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?
☐ Yes ☒ No Explain: Water treated before leaving site.
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☒ Yes ☐ No Explain: Trees saved to extent possible. Wetlands preserved to extent possible.
14. Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: Infiltration basin & stormwater pond proposed.

Application # _____

Revised 07/29/22

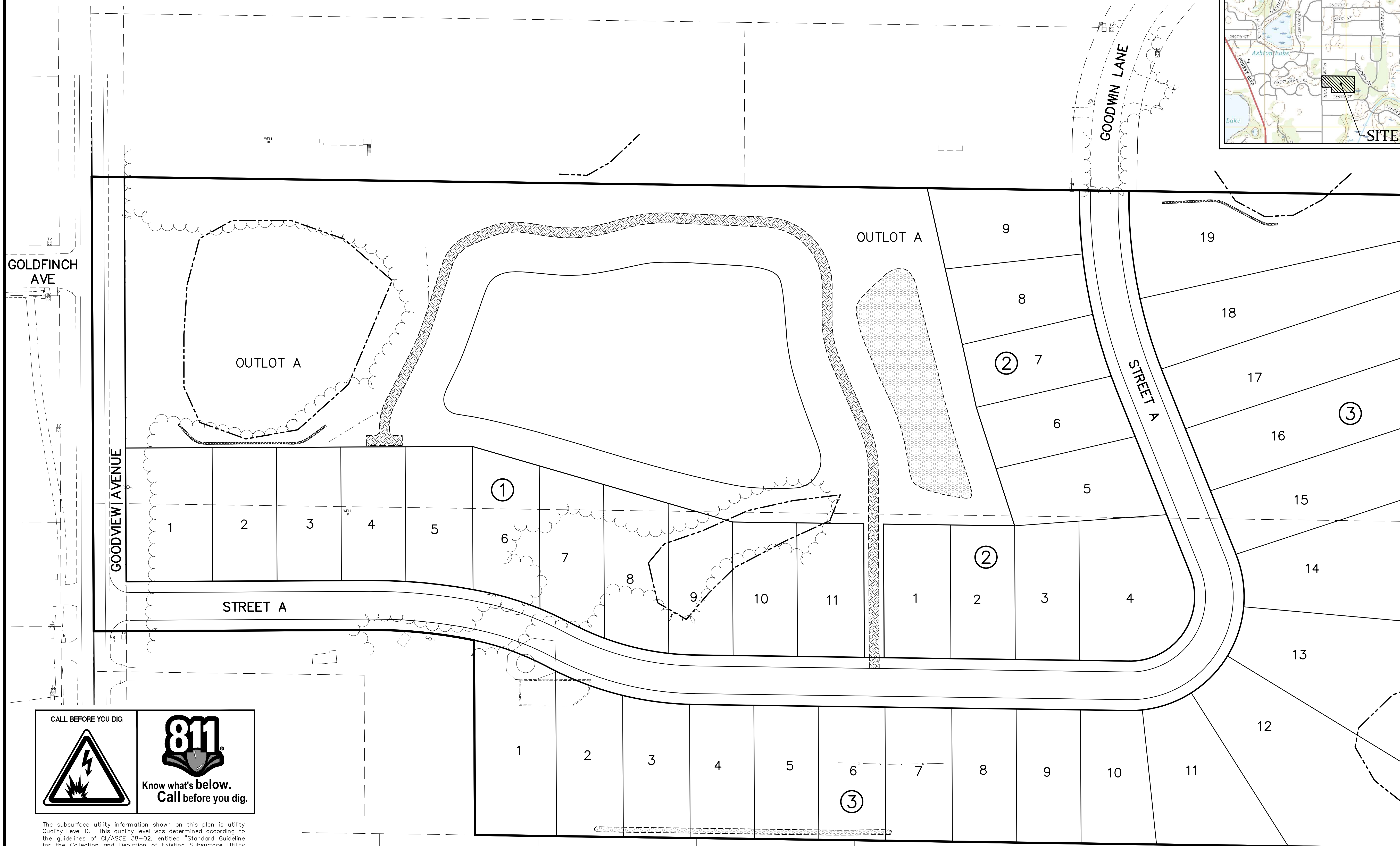
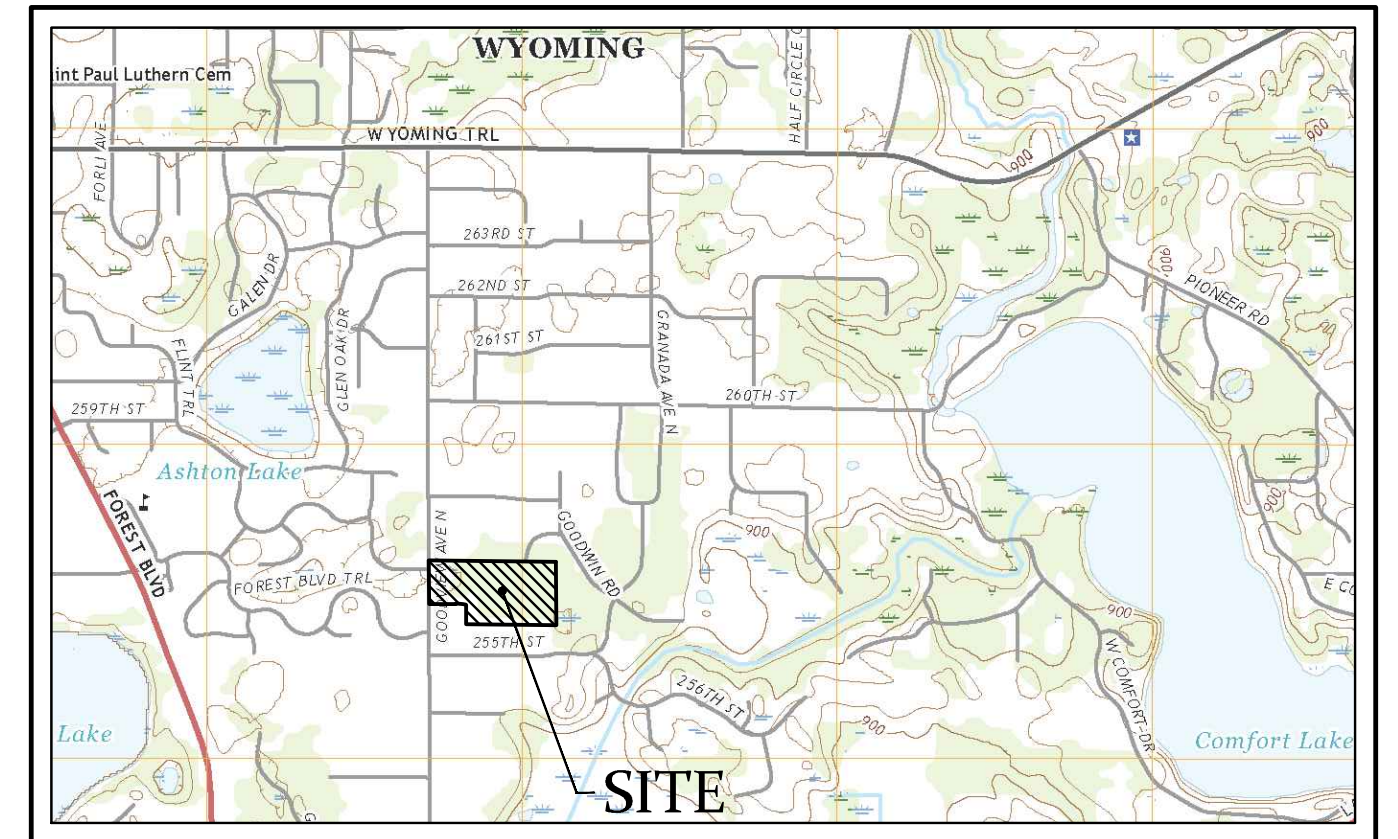
Project Narrative Letter

The existing property with Identification Number R.21.00140.00 is currently zoned as R-3. We are submitting this conditional use permit to rezone the property as PUD. The proposed development for the site will not be able to meet the R-3 minimum lot area requirement of 15,000 S.F. The site will continue to meet the underlying requirement for total lots, which is the developable land area divided by the 15,000 S.F. minimum lot, however, the average proposed lot size is approximately 11,330 S.F. The maximum allowable lots for the site, based on a 15,000 S.F. lot, is 42. The development is proposing the construction of 39 single family homes, with subsequent public improvements including utility services, stormwater facilities, and streets.

KATIES GLEN

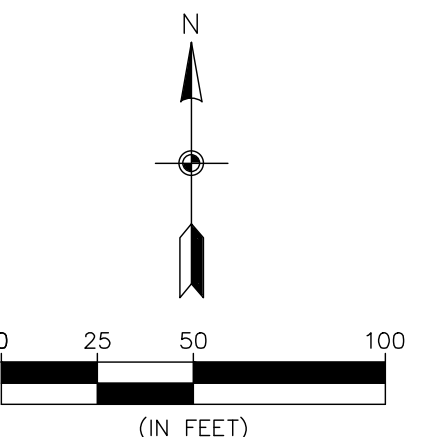
WYOMING, MINNESOTA

VICINITY MAP



SHEET INDEX

1. COVER
 2. EXISTING CONDITIONS
 3. PRELIMINARY PLAT
 4. PRELIMINARY SITE &
UTILITY PLAN
 5. PRELIMINARY GRADING &
EROSION CONTROL PLANS
 6. DETAILS
 7. RETAINING WALL PROFILES
- L1-L2. LANDSCAPE PLAN
T1-T3. TREE PRESERVATION PLAN



BENCHMARK

1. Minnesota Department of Transportation
Geodetic GSID Station No. 95093 (MnDot
Name maranatha) – Elevation 906.028 ft.
(NAVD88)
2. Minnesota Department of Transportation
Geodetic GSID Station No. 95094 (MnDot
Name shando) – Elevation 912.85 ft.
(NAVD88)

The logo for 811, featuring the number "811" in a bold, black, sans-serif font. Below the number is a stylized graphic of a shovel, with the blade pointing upwards and the handle curving downwards. The entire logo is set against a white background.

Know what's **below**.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



**ENGINEERING
SURVEYING
ENVIRONMENTAL**

**3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM**

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.

Signature: Brian J. Kuyt

Date: 10/31/22 License #: 25063

Drawn: KRO

Designed: BJK

Date: 10/31/2017

Revisions:
1.

100

100

POBUDA ENTERPRISES, LLC

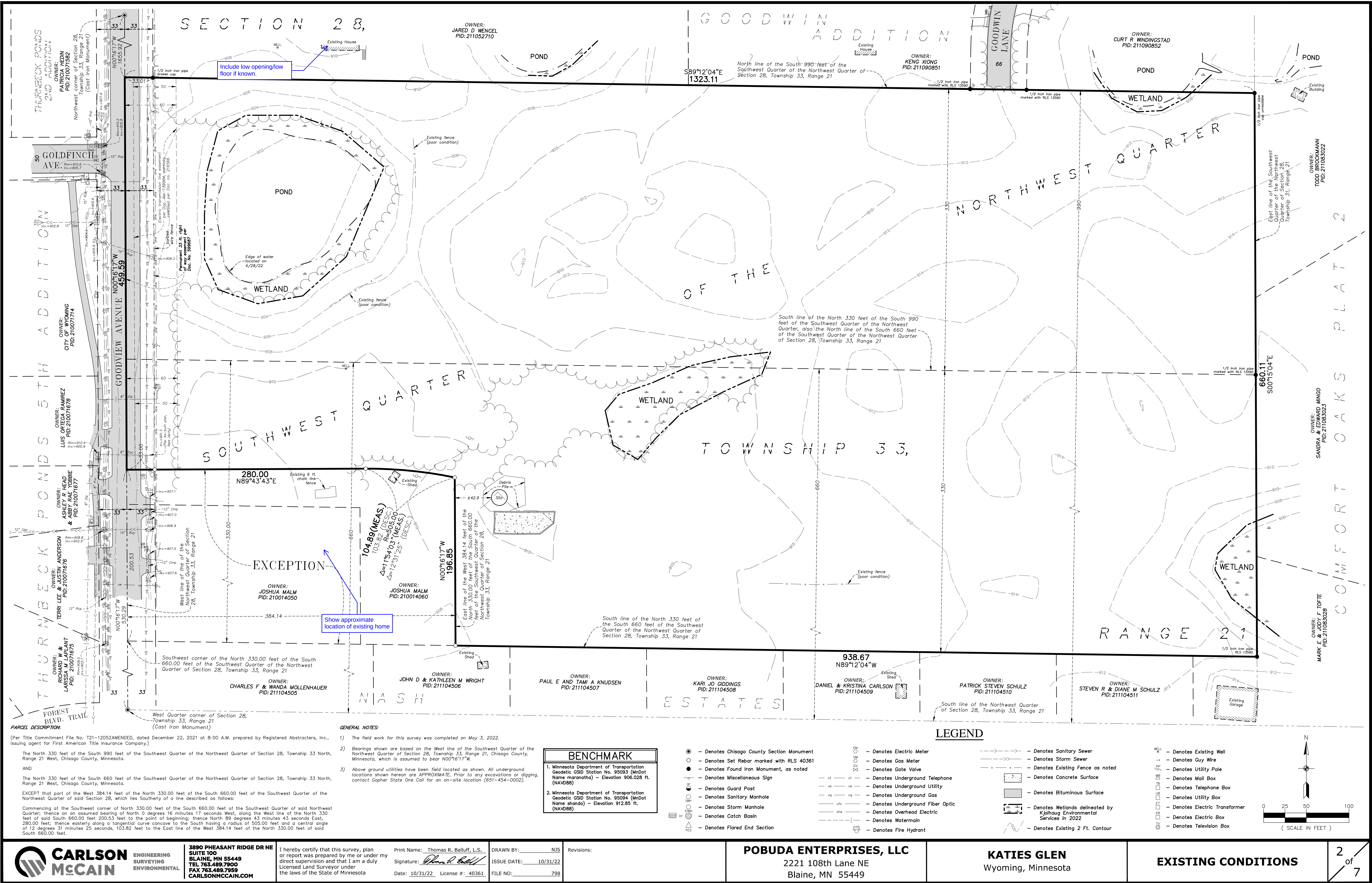
2221 108th Lane NE
Blaine, MN 55449

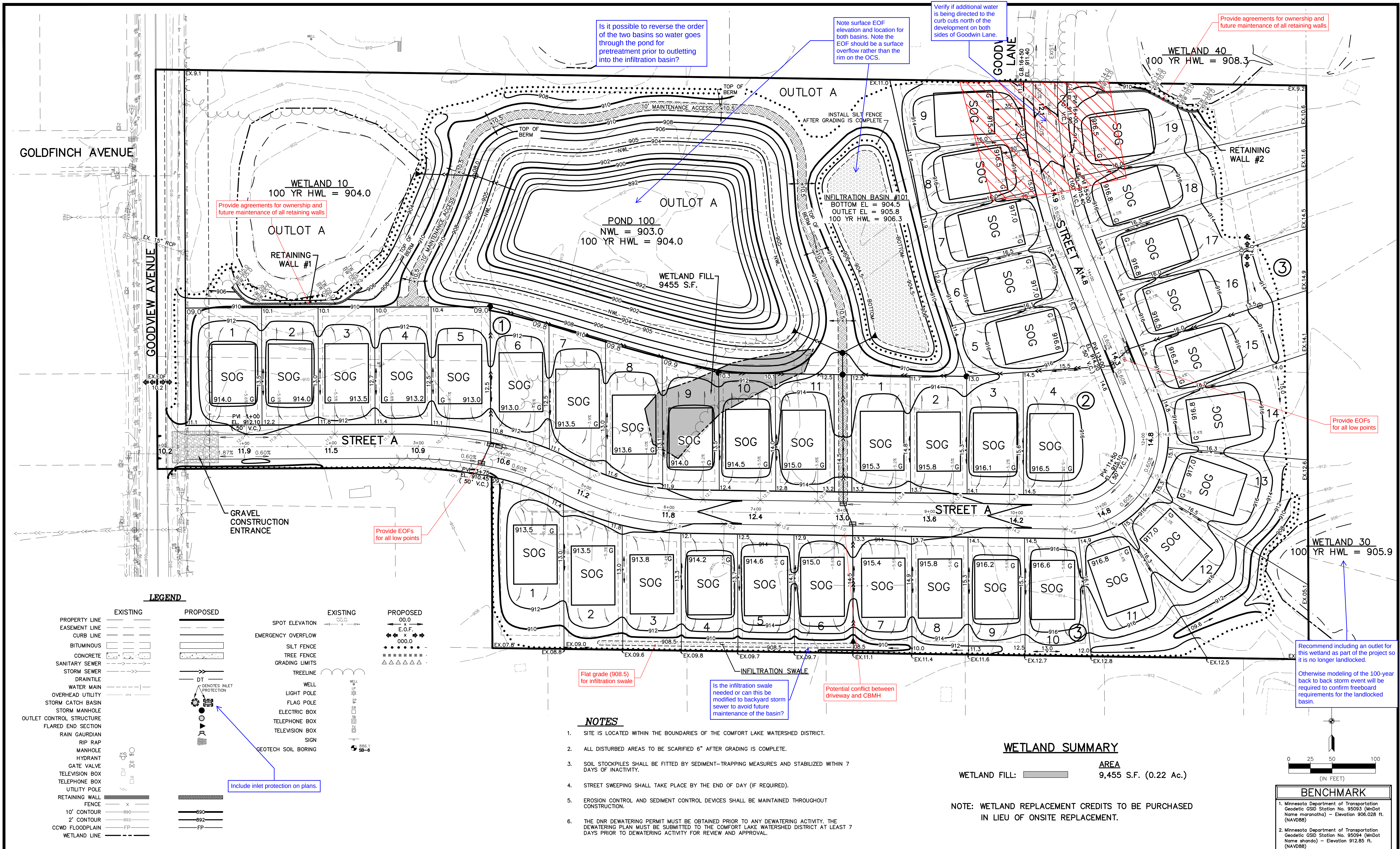
KATIES GLEN

Wyoming, MN

COVER

1 of 7





SLAB ON GRADE

NO. SCALE

25' (FRONT SETBACK)

68'

SOG

FINISHED GRADE

GRADING GRADE

0.15'

10'

0.3' TOPSOIL

0.8'

0.15'

0.5' MIN. TOPSOIL

The diagram illustrates the relationship between the Lot Profile and the Street Profile. It shows a cross-section of a street with three lots. The top line represents the 'LOT PROFILE' and the bottom line represents the 'STREET PROFILE'. Vertical lines mark the 'LOT LINE' boundaries. Arrows indicate the 'DIRECTION OF FLOW (LOT)' and 'DIRECTION OF FLOW (STREET)'. A 0.5' dimension is shown for the street width between lot lines.

Diagram illustrating a typical townhome unit layout with the following labels and dimensions:

- 59.4**: Dimension across the top of the lot.
- 60.5**: Dimension across the top of the lot.
- ②**: BLOCK NUMBER (indicated by a circle with the number 2).
- 1**: LOT NUMBER (indicated by the number 1).
- DRAINAGE & UTILITY EASEMENT**: Indicated by an arrow pointing to the left side of the lot.
- SURFACE DRAINAGE**: Indicated by an arrow pointing to the top of the lot.
- GROUND ELEVATION AT BUILDING**: Indicated by an arrow pointing to the **912.5** elevation.
- 912.5**: Ground elevation at the building.
- SOG**: Slab on Grade.
- 913.0**: Elevation at the bottom of the building.
- 65.5**: Dimension across the bottom of the lot.
- 64.4**: Dimension across the bottom of the lot.
- FINISHED ELEVATION @ LOT CORNER**: Indicated by an arrow pointing to the bottom left corner of the lot.
- ALL TOWNHOMES ARE SLAB ON GRADE**: Indicated by an arrow pointing to the **SOG** label.
- STREET**: Indicated by an arrow pointing to the bottom of the lot.

The diagram illustrates a cross-section of a road construction project. Key features and labels include:

- Topsoil Layer:** A 0.5' layer of topsoil is shown above the grading grade.
- Grading Grade:** The proposed finished grade of the road.
- Existing Grade:** The current ground level before construction.
- Backfill Materials:**
 - Select Backfill Material:** Shaded areas representing high-quality fill.
 - Compacted Backfill:** Areas representing compacted fill.
 - Non-Select Backfill Material:** Areas representing lower-quality fill.
- Slopes:** Various slopes are indicated, including 1:1, 1/2:1, and 4:1.
- Excavation Limits:** The limit of subgrade excavation is shown, along with the bottom of unstable material.
- Dimensions:**
 - A 2' dimension is shown for a specific section.
 - A 3.0' dimension is shown for the topsoil layer.
 - A 3.0' MAX. dimension is shown for the select backfill layer.
 - A 3.0' MIN. dimension is shown for the non-select backfill layer.
 - A 10.0' MIN. dimension is shown for the bottom of unstable material.

Diagram illustrating the trench installation for a T-post or wood stake:

- ANCHOR W/ METAL T-POST OR WOOD 2"x2" STAKE
- FILTER FABRIC (36" MAX. HEIGHT) OPENING IN FABRIC WEAVE < 212 μ m
- 6"x6" TRENCH (COMPACTED BACKFILL)
- 24" MIN.
- DIRECTION OF FLOW
- UNDISTURBED SOIL

1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

14' TO FACE

14' TO FACE

1/2" G DRAIN TILE VARIES

1/2" G DRAIN TILE VARIES

B-818 CONCRETE CURB & GUTTER (TYPICAL)

3%

3%

JOINT ADHESIVE (MASTIC) (TYPICAL)

PROFILE GRADE

2" TYPE SP 12.5 BITUMINOUS WEARING COURSE MIXTURE (2.C) SPWB240C (PG 58-34)

2357 BITUMINOUS TACK COAT

2" TYPE SP 12.5 BITUMINOUS WEARING COURSE MIXTURE (2.C) SPWB240C (PG 58-34)

8" AGGREGATE BASE (OR EQUIVALENT EQUAL MEETING CLASS 5 GRADATION)

2" SELECT GRANULAR SUBGRADE

GEOTEXTILE FABRIC (M/DOT 3733, TYPE V)

6" SUBGRADE PREPARATION (SCARIFY AND RECOMPACT)

LOW POINT DRAIN TILE TYPICAL (BOTH SIDES) (SEE DETAIL WY-SB-4)

4" MIN. TOPSOIL AND TURF ESTABLISHMENT ALL DISTURBED AREAS (UNLESS OTHERWISE NOTED)

NOTES:

1. TYPICAL SECTION MAY VARY PER PLAN.
2. CONSTRUCT FINAL LIFT OF BITUMINOUS ONE FREEZE / THAW CYCLE AFTER COMPLETION OF UTILITY WORK.
3. SEE INDIVIDUAL PLANS FOR GRANITILE LOCATIONS BEYOND LOW POINTS, NEW DEVELOPMENTS TO INSTALL GRANITILE ENTIRE LENGTH OF PROJECT (BOTH SIDES).
4. JOINT ADHESIVE TO BE INSTALLED PRIOR TO FINAL LIFT OF BITUMINOUS PAVEMENT.

14' TO FACE

14' TO FACE

1/2" G DRAIN TILE VARIES

1/2" G DRAIN TILE VARIES

B-818 CONCRETE CURB & GUTTER (TYPICAL)

3%

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4. JOINT ADHESIVE TO BE INSTALLED PRIOR TO FINAL LIFT OF BITUMINOUS PAVEMENT.

PE FRAME INSERT

EMERGENCY OVERFLOW PORTS

HDPE INSERT BASKETS
SHOWN W/OUT FILTER BAGS
400 MICRON FILTER BAGS
REQUIRED INSIDE BASKETS

DRAIN

COUPLER

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED)

Diagram illustrating the cross-section of a vegetative stabilization system. The layers and components are labeled as follows:

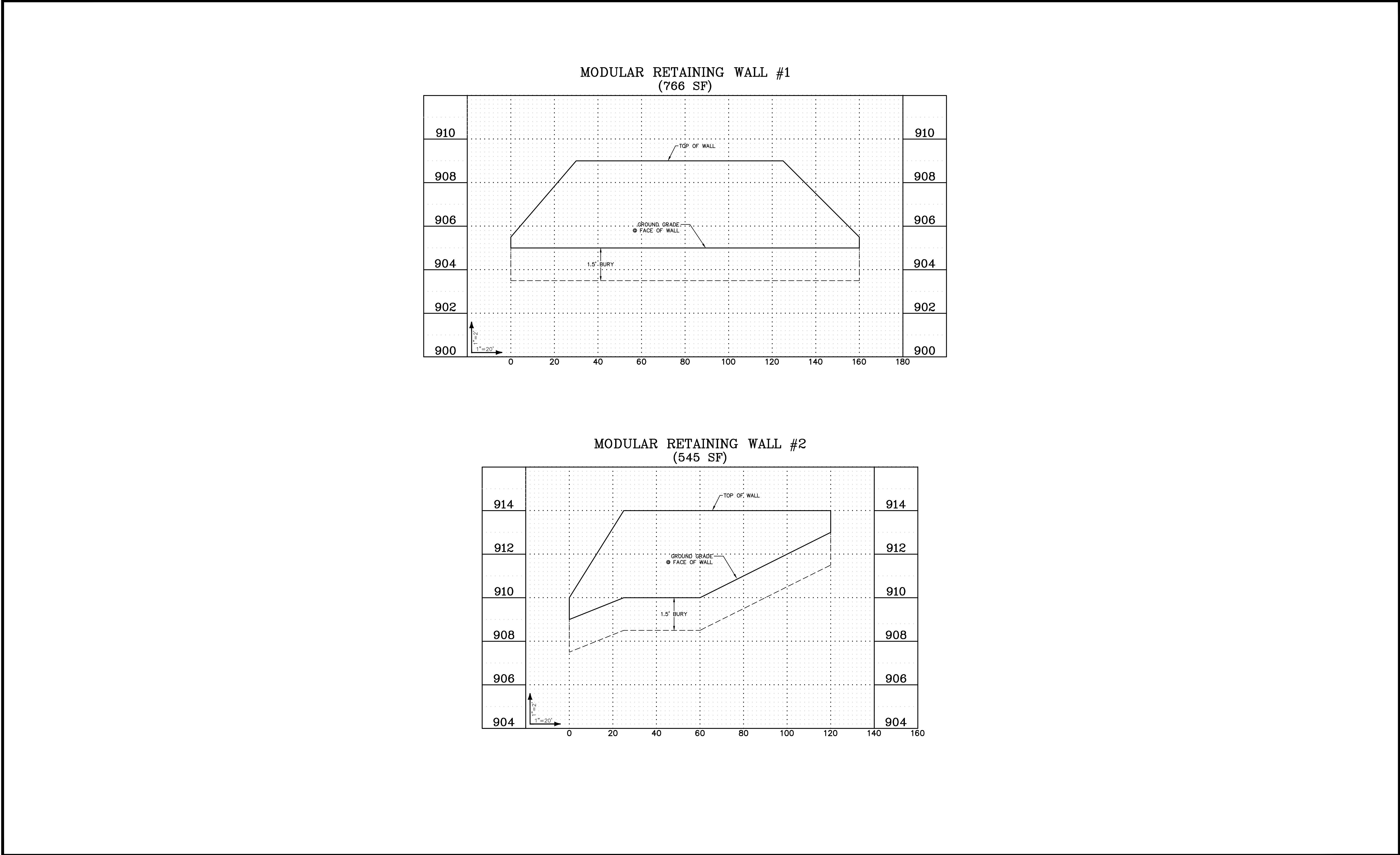
- PLANT W/ M+DOT SEED MIX 33-261 W/ EROSION CONTROL BLANKET
- VARIES
- MAX
- GRASS PRE-TREATMENT STRIP
- UNDISTURBED, UNCOMPACTED SOIL
- 24"
- *PLANTING MEDIUM
 - 85% HOMOGENEOUS SAND
 - 15% ORGANIC LEAF COMPOST
- *USE ON-SITE SOILS TO THE EXTENT POSSIBLE. MATERIALS TO BE VERIFIED BY GEOTECHNICAL ENGINEER.
- SCARIFY EXISTING SOILS TO A MINIMUM 12" DEPTH PRIOR TO PLACING PLANTING MEDIUM

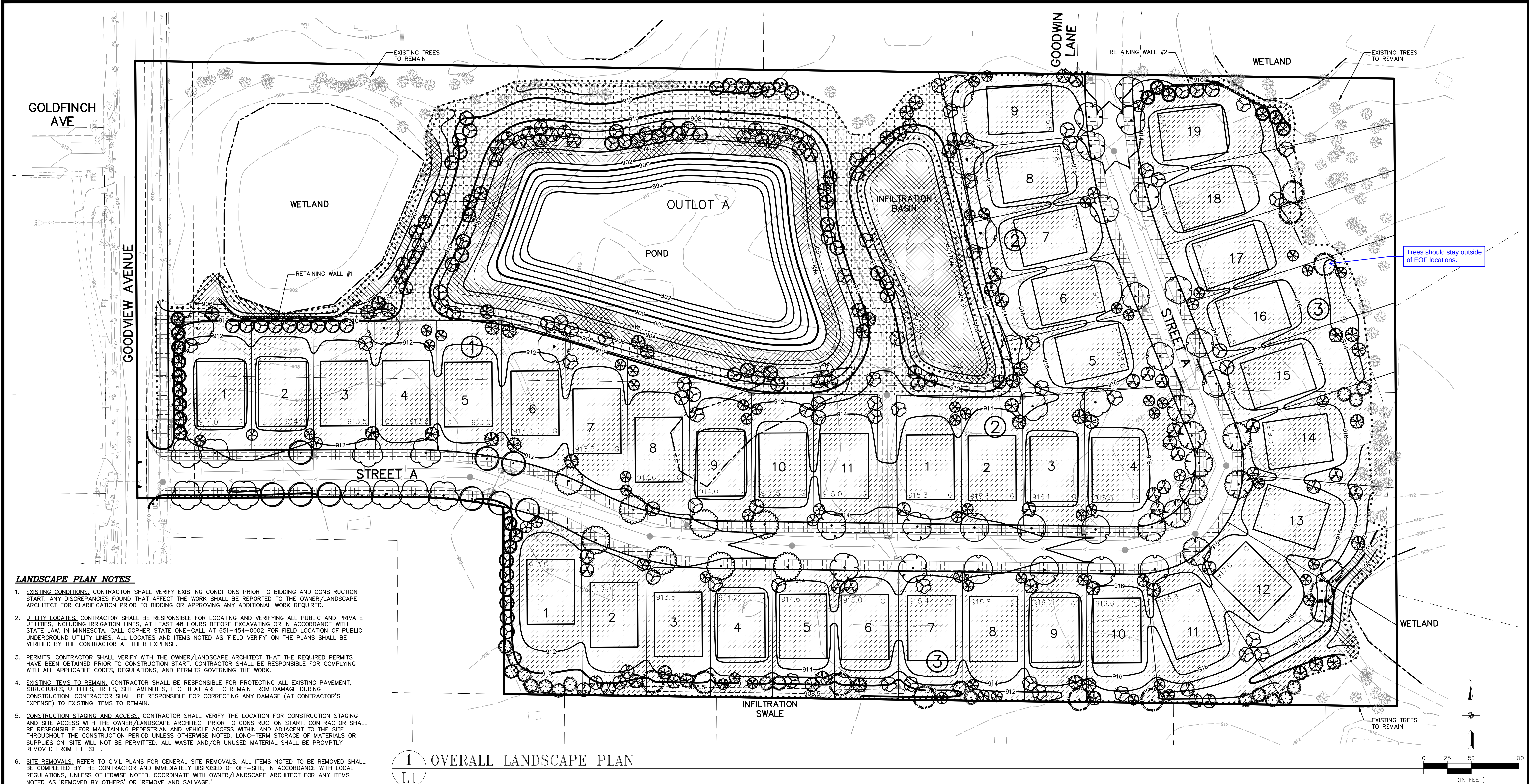
*SLUICE GATE TO BE CLOSED AT ALL TIMES EXCEPT AS NOTED:
 - CITY MAY OPEN DURING PERIODS OF FROZEN CONDITIONS TO PREVENT FREEZE UP OF BASIN.
 - CITY MAY OPEN DURING PERIODS WHERE MAINTENANCE IS BEING PERFORMED ON THE BASINS.

Diagram illustrating the cross-section of a trapezoidal channel. The channel has a flat bottom labeled "BOTTOM" and a dashed line for the "N.W.L." (Normal Water Level). The side slopes are labeled "10:1". The top width is 4 feet, and the bottom width is 10 feet. The water depth is labeled "VARIES". The channel is shown with a blue arrow pointing to the bottom width dimension.

A liner will be required on the pond to hold water with the A soils present

Technical drawing of a manhole structure. The drawing includes a plan view (top) and a cross-section view (bottom). The plan view shows a circular manhole with a split grate and 4x4 inch openings. The cross-section view shows a 21-inch RCP pipe with a 48-inch diameter opening. The elevation at the top of the pipe is 908.0, and the elevation at the bottom is 903.0. A flow arrow indicates the direction of water flow into the manhole. The drawing also shows a 21-inch RCP pipe with a 48-inch diameter opening, a 908.0 elevation at the top, and a 903.0 elevation at the bottom. A flow arrow indicates the direction of water flow into the manhole. The drawing also shows a 21-inch RCP pipe with a 48-inch diameter opening, a 908.0 elevation at the top, and a 903.0 elevation at the bottom. A flow arrow indicates the direction of water flow into the manhole.





LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE."
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 - ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

CITY OF WYOMING LANDSCAPE REQUIREMENTS

- MINIMUM NUMBER OF TREES. EXCLUSIVE OF CLASSIFIED WETLANDS, A MINIMUM OF ONE (1) OVERSTORY TREE AND TWO (2) UNDERSTORY TREES PER 1/10TH ACRE MUST BE PROVIDED.

OVERSTORY TREES REQUIRED =	40 (15.27 AC * 10 = 153, MINUS 113 EXISTING OVERSTORY TREES TO REMAIN)
OVERSTORY TREES PROVIDED =	40
UNDERSTORY TREES REQUIRED =	306
UNDERSTORY TREES PROVIDED =	306
- STREET TREES. THE SPACING OF TREES ALONG ALL LOCAL AND COLLECTOR STREETS SHALL BE NO MORE THAN THIRTY (30) FEET APART.
- WOODLAND PRESERVATION. REPLACEMENT TREES REQUIRED PER WOODLAND PRESERVATION PLAN (IN ADDITION TO LANDSCAPE TREE REQUIREMENTS).

REPLACEMENT TREES REQUIRED =	78 (CATEGORY B TREES - 2.5" CAL DECIDUOUS / 6' CONIFEROUS)
REPLACEMENT TREES PROVIDED =	78



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 10/31/22 License #: 56346

Drawn: RJR
Designed: RJR
Date: 10/31/22

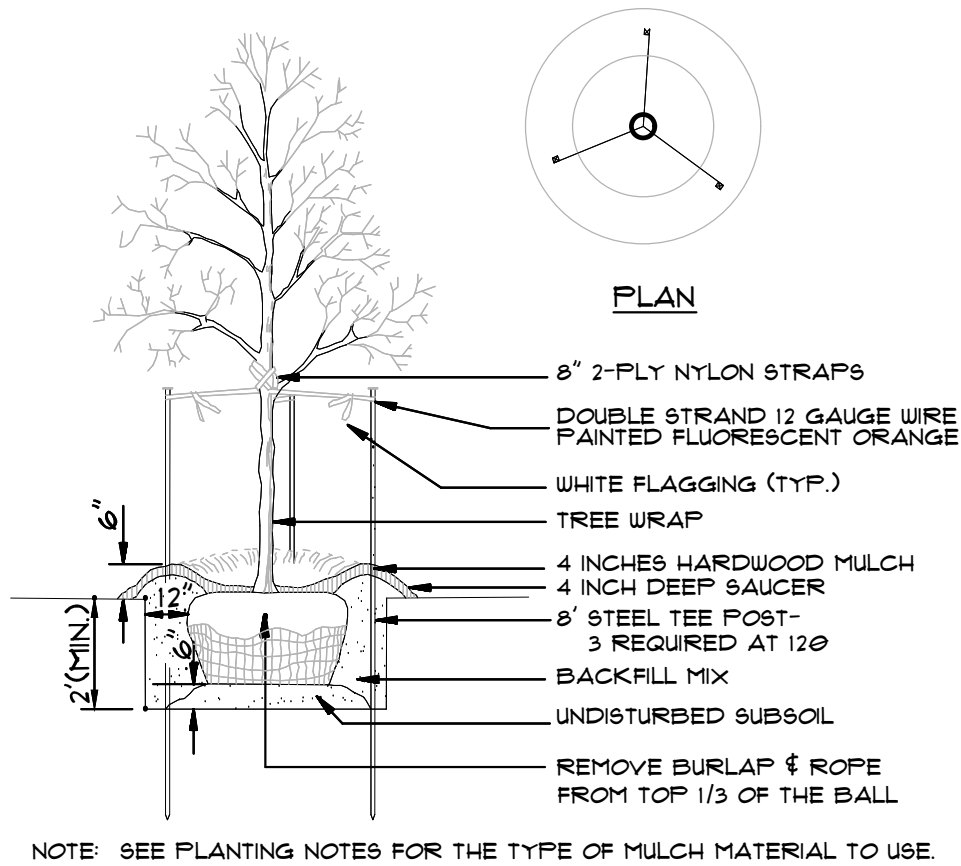
Revisions:
1.

POBUDA ENTERPRISES, LLC
2221 108th Lane NE
Blaine, MN 55449

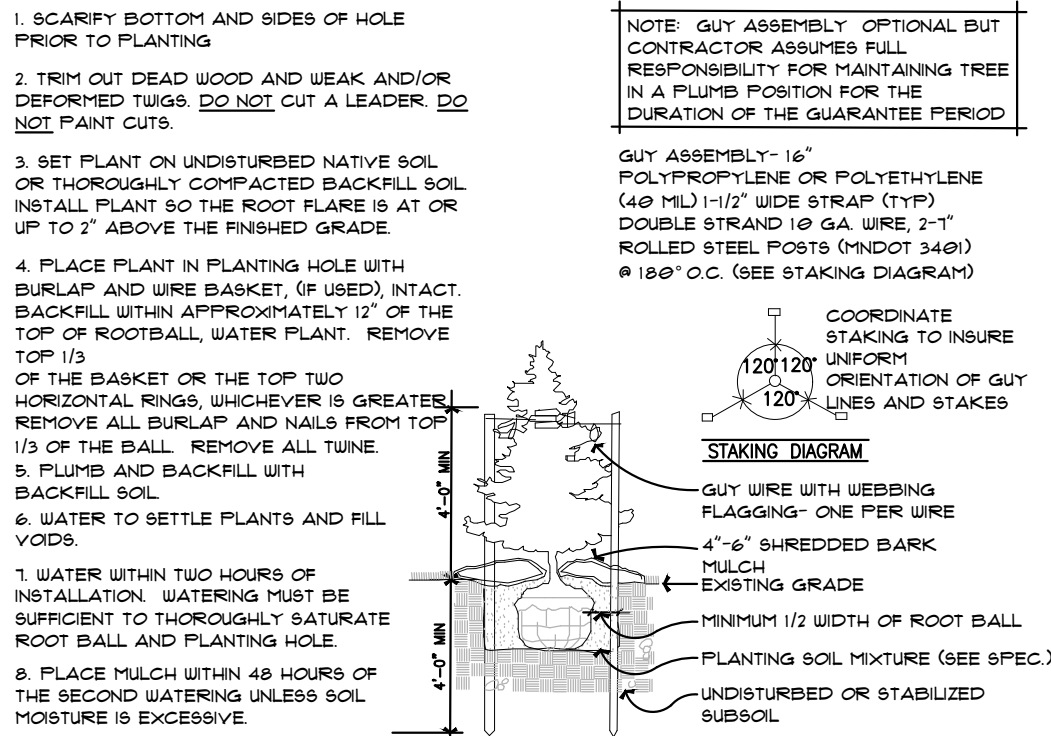
KATIES GLEN
Wyoming, MN

LANDSCAPE PLAN

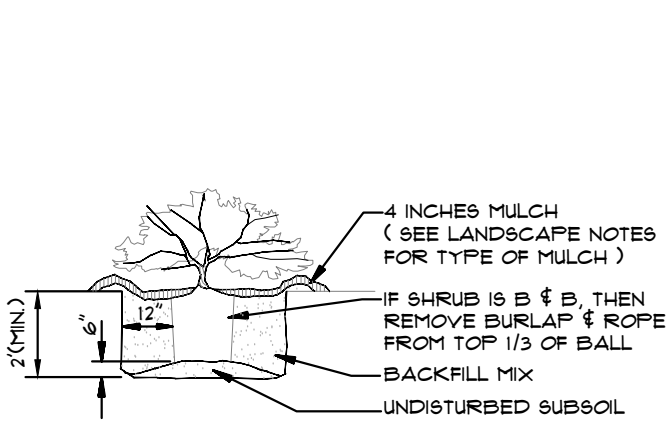
L1
of
2



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE

LANDSCAPE SPECIFICATIONS

- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
- EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING RAPID STABILIZATION METHOD 3.
- CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
- SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDING OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD PRIOR TO INSTALLATION OF ANY IRRIGATION, SEEDING, PLANTING, SODDING, ETC.
- TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDING. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
- SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL CATEGORY 20 - STRAW EROSION CONTROL BLANKET WITH NATURAL NETTING ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE I MULCH AT A RATE OF 2000 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
- SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
- PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
- PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

- MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
- LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
- IRRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. SYSTEM MUST INCLUDE A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A SMART CONTROLLER AND/OR SOIL MOISTURE SENSORS. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
- MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
- WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
- NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS, BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDING AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDING AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
- FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
- WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	14	Acer rubrum `Northwood`	Northwoods Red Maple	2.5" Cal.	B&B
	FM	10	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	HL	9	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	KC	8	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5" Cal.	B&B
	WO	5	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	HO	6	Quercus x macdanielii `Clemons` TM	Heritage Oak	2.5" Cal.	B&B
	BL	9	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	7	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	18	Abies balsamea	Balsam Fir	6' Ht.	B&B
	BH	20	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	WP	12	Pinus strobus	White Pine	6' Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	OB	55	Aesculus glabra `UN Select` TM	Early Glow Ohio Buckeye	1.5" Cal.	B&B
	SB	69	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, Red Fall Color, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7' Ht.	B&B
	PD	18	Cornus alternifolia `Wstackman` Pale Yellow Flowers, Maroon Fall Color	Golden Shadows Pagoda Dogwood	1.5" Cal.	B&B
	HT	27	Crataegus crus-galli `Inermis`	Thornless Hawthorn	1.5" Cal.	B&B
	CA	33	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	1.5" Cal.	B&B
	MA	54	Sorbus decora	Showy Mountain Ash	1.5" Cal.	B&B
	JL	50	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	TI	37,166 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 180 lb/ac	MnDOT Seed Mix 25-151	seed	
	TI1	60,323 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 52.0 lb/ac	MnDOT Seed Mix 33-261	seed	
	TI11	68,023 sf	Type III - Mesic Roadside General Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 60 lb/ac	MnDOT Seed Mix 25-141	seed	
	TI12	404,432 sf	Type IV - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	



3890 PHEASANT RIDGE DR NE
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 10/31/22 License #: 56346

Drawn: RJR
Designed: RJR
Date: 10/31/22

Revisions:
1.

POBUDA ENTERPRISES, LLC
2221 108th Lane NE
Blaine, MN 55449

KATIES GLEN
Wyoming, MN

LANDSCAPE PLAN

L2
of
2



1 OVERALL WOODLAND PRESERVATION PLAN
T1

LEGEND

- EXEMPT AREA - TREE REMOVAL PERMITTED PER SEC. 40-556(3)
● 4370 EXISTING TREE SAVED
✕ 4371 EXISTING TREE REMOVED

REMOVAL SUMMARY		No. of Trees
Exempt Trees - Removal permitted under Sec. 40-556(3)		637
6-20" Hardwood Deciduous Trees Removed		33
> 20" Hardwood Deciduous Trees Removed		3
Total Trees Removed		673
Total Trees Saved		113
Total Trees		786
REPLACEMENT REQUIREMENTS		No. of Trees
6-20" Hardwood Deciduous Tree Mitigation	Category B - 2x	66
> 20" Hardwood Deciduous Tree Mitigation	Category B - 4x	12
Total Tree Replacement (Category B - 2.5" Cal. / 6' Conifer Trees)		78
Total Caliper Inches of Trees Saved (For Performance Guarantee)		1655



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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Rutgger, RLA
Signature:
Date: 10/31/22 License #: 56346

Drawn: RJR
Designed: RJR
Date: 10/31/22

Revisions:
1.

POBUDA ENTERPRISES, LLC
2221 108th Lane NE
Blaine, MN 55449

KATIES GLEN
Wyoming, MN

WOODLAND
PRESERVATION PLAN

T1
of
3

TREE INVENTORY				
Tag #	Tree Size (DBH)	Species (Common Name)	Condition	Designation
1326	11	Red Maple	Good	Remove (Exempt)
1361	12	Red Maple	Good	Remove (Exempt)
1362	10	Green Ash	Good	Save
1363	13	Red Maple	Good	Save
1364	12	Red Maple	Good	Remove (Exempt)
1365	9	Red Maple	Good	Save
1366	14	Green Ash	Good	Save
1367	13	Red Maple	Good	Remove
1368	9	Green Ash	Good	Save
1369	6	Green Ash	Good	Save
1370	8	Red Maple	Good	Remove
1372	29	Bur Oak	Good	Save
1373	12	Red Maple	Good	Save
1374	8	Red Maple	Good	Save
1375	6	Red Maple	Good	Save
1376	9	Red Maple	Good	Save
1377	7	Red Maple	Good	Remove (Exempt)
1378	6	Black Cherry	Good	Remove (Exempt)
1379	10	Red Maple	Good	Remove (Exempt)
1380	13	Sugar Maple	Good	Remove (Exempt)
1381	8	Sugar Maple	Good	Remove (Exempt)
1382	14	Red Maple	Good	Remove (Exempt)
1383	6	Red Maple	Good	Remove (Exempt)
1384	6	Red Maple	Good	Remove (Exempt)
1385	22	White Oak	Good	Remove (Exempt)
1386	6	Red Maple	Good	Remove (Exempt)
1387	9	Red Maple	Good	Remove (Exempt)
1388	6	Red Maple	Good	Remove (Exempt)
1389	6	Red Maple	Good	Remove (Exempt)
1390	10	Red Maple	Good	Remove (Exempt)
1391	9	Red Maple	Good	Remove (Exempt)
1392	9	Red Maple	Good	Remove (Exempt)
1393	7	Red Maple	Good	Remove (Exempt)
1394	16	Hackberry	Good	Remove (Exempt)
1395	9	Red Maple	Good	Remove (Exempt)
1397	20	Pin Oak	Good	Remove (Exempt)
1398	27	Bur Oak	Good	Remove (Exempt)
1399	10	Red Maple	Good	Remove (Exempt)
1400	12	Black Cherry	Good	Remove (Exempt)
1401	12	Red Maple	Good	Remove (Exempt)
1402	9	Red Maple	Good	Save
1403	9	Red Maple	Good	Remove (Exempt)
1404	10	Red Maple	Good	Remove (Exempt)
1405	10	Red Maple	Good	Remove (Exempt)
1409	6	Black Cherry	Good	Remove (Exempt)
1410	6	Red Maple	Good	Remove (Exempt)
1411	23	Bur Oak	Good	Remove
1412	6	Red Maple	Good	Remove
1413	8	Red Maple	Good	Remove (Exempt)
1414	23	Green Ash	Good	Save
1415	8	Red Maple	Good	Save
1416	6	Red Maple	Good	Save
1417	8	Red Maple	Good	Save
1418	8	Bur Oak	Good	Save
1419	24	Bur Oak	Good	Save
1420	6	Red Maple	Good	Save
1421	17	Bur Oak	Good	Save
1422	6	Red Maple	Good	Save
1423	6	Black Cherry	Good	Remove
1424	6	Red Maple	Good	Remove (Exempt)
1426	8	Red Maple	Good	Remove (Exempt)
1427	10	Red Maple	Good	Remove (Exempt)
1428	11	Red Maple	Good	Remove (Exempt)
1429	6	Red Maple	Good	Remove (Exempt)
1430	10	Red Maple	Good	Remove (Exempt)
1431	8	Red Maple	Good	Remove (Exempt)
1432	8	Red Maple	Good	Remove (Exempt)
1433	8	Red Maple	Good	Remove (Exempt)
1434	8	Red Maple	Good	Remove (Exempt)
1435	6	Red Maple	Good	Remove (Exempt)
1436	6	Red Maple	Good	Remove (Exempt)
1437	10	Red Maple	Good	Remove (Exempt)
1438	8	Red Maple	Good	Remove (Exempt)
1439	6	Red Maple	Good	Remove (Exempt)
1440	10	Red Maple	Good	Remove (Exempt)
1441	8	Red Maple	Good	Remove (Exempt)
1442	6	Red Maple	Good	Remove (Exempt)
1443	6	Red Maple	Good	Remove (Exempt)
1444	8	Red Maple	Good	Remove (Exempt)
1445	10	Red Maple	Good	Remove (Exempt)
1446	6	Red Maple	Good	Remove (Exempt)
1447	12	Red Maple	Good	Remove (Exempt)
1448	6	Red Maple	Good	Remove (Exempt)
1450	10	Red Maple	Good	Remove (Exempt)
1452	25	Bur Oak	Good	Remove (Exempt)
1453	8	Red Maple	Good	Remove (Exempt)
1454	12	Red Maple	Good	Remove (Exempt)
1455	20	Bur Oak	Good	Remove (Exempt)
1456	6	Red Maple	Good	Remove (Exempt)
1457	12	Red Maple	Good	Remove (Exempt)
1458	10	Red Maple	Good	Remove (Exempt)
1459	8	Black Cherry	Good	Remove (Exempt)

1460	12	Sugar Maple	Good	Remove (Exempt)
1461	8	Black Cherry	Good	Remove (Exempt)
1462	20	Boxelder	Good	Remove (Exempt)
1463	19	Bur Oak	Good	Remove (Exempt)
1464	12	Red Maple	Good	Remove
1465	11	Red Maple	Good	Remove (Exempt)
1466	6	Red Maple	Good	Remove (Exempt)
1467	10	Red Maple	Good	Remove (Exempt)
1468	6	Red Maple	Good	Remove (Exempt)
1469	16	Bur Oak	Good	Remove (Exempt)
1470	8	Red Maple	Good	Remove (Exempt)
1472	8	Red Maple	Good	Remove (Exempt)
1473	6	Black Cherry	Good	Remove (Exempt)
1475	40	Bur Oak	Good	Remove (Exempt)
1476	8	Black Cherry	Good	Remove (Exempt)
1477	34	Boxelder	Good	Remove (Exempt)
1478	7	Black Cherry	Good	Remove (Exempt)
1479	6	Black Cherry	Good	Remove (Exempt)
1480	24	Bur Oak	Good	Remove (Exempt)
1481	8	Black Cherry	Good	Remove (Exempt)
1482	26	Bur Oak	Good	Remove (Exempt)
1483	8	Black Cherry	Good	Remove (Exempt)
1484	18	Black Cherry	Good	Remove (Exempt)
1485	8	Red Maple	Good	Save
1486	38	Red Oak	Good	Save
1487	40	Red Oak	Good	Save
1488	7	Red Cedar	Good	Save
1489	6	Red Maple	Good	Remove (Exempt)
1491	6	Red Maple	Good	Remove (Exempt)
1492	6	Red Maple	Good	Remove (Exempt)
1493	8	Red Oak	Good	Save
1494	6	Red Maple	Good	Remove (Exempt)
1495	14	Red Cedar	Good	Save
1496	10	Red Maple	Good	Remove (Exempt)
1497	8	Black Cherry	Good	Remove (Exempt)
1498	8	Red Maple	Good	Remove (Exempt)
1499	8	Red Maple	Good	Remove (Exempt)
1500	22	Bur Oak	Good	Remove (Exempt)
1617	10	Red Maple	Good	Save
1618	9	Red Maple	Good	Remove (Exempt)
1619	9	Red Maple	Good	Remove
1796	9	Red Maple	Good	Remove (Exempt)
1801	8	Red Maple	Good	Remove (Exempt)
1802	7	Red Maple	Good	Remove (Exempt)
1803	14	White Oak	Good	Remove (Exempt)
1804	12	Red Maple	Good	Remove (Exempt)
1805	12	Red Maple	Good	Remove (Exempt)
1806	6	Red Maple	Good	Remove (Exempt)
1807	9	Red Maple	Good	Remove (Exempt)
1808	10	Red Maple	Good	Remove (Exempt)
1809	16	Red Maple	Good	Remove (Exempt)
1810	8	Red Maple	Good	Remove (Exempt)
1811	8	Red Maple	Good	Remove (Exempt)
1812	10	Red Maple	Good	Remove (Exempt)
1813	16	Black Cherry	Good	Remove (Exempt)
1814	14	Black Cherry	Good	Remove (Exempt)
1815	29	Bur Oak	Good	Remove (Exempt)
1823	12	Red Maple	Good	Remove (Exempt)
1824	6	Red Maple	Good	Remove (Exempt)
1825	6	Red Maple	Good	Remove (Exempt)
1826	6	Red Maple	Good	Remove (Exempt)
1827	7	Red Maple	Good	Remove (Exempt)
1828	8	Red Maple	Good	Remove (Exempt)
1829	7	Red Maple	Good	Remove (Exempt)
1830	8	Red Maple	Good	Remove (Exempt)
1831	6	Red Maple	Good	Remove (Exempt)
1832	6	Red Maple	Good	Remove (Exempt)
1833	6	Red Maple	Good	Remove (Exempt)
1834	6	Red Maple	Good	Remove (Exempt)
1835	22	Boxelder	Good	Remove (Exempt)
1836	10	Red Maple	Good	Remove (Exempt)
1837	28	Bur Oak	Good	Remove (Exempt)
1839	10	Red Maple	Good	Remove (Exempt)
1840	16	Black Cherry	Good	Remove (Exempt)
1841	6	Red Maple	Good	Remove (Exempt)
1842	8	Red Maple	Good	Remove (Exempt)
1843	8	Black Cherry	Good	Remove (Exempt)
1844	22	Bur Oak	Good	Remove (Exempt)
1845	13	Red Maple	Good	Remove (Exempt)
1846	7	Red Maple	Good	Remove (Exempt)
1847	9	Red Maple	Good	Remove (Exempt)
1848	9	Red Maple	Good	Remove (Exempt)
1849	16	Bur Oak	Good	Remove (Exempt)
1850	14	Bur Oak	Good	Remove (Exempt)
1851	8	Red Maple	Good	Remove (Exempt)
1852	9	Red Maple	Good	Remove (Exempt)
1853	8	Red Maple	Good	Remove (Exempt)
1854	33	Pin Oak	Good	Remove (Exempt)
1855	9	Red Maple	Good	Remove (Exempt)
1856	15	Red Maple	Good	Remove (Exempt)
1857	16	Red Maple	Good	Remove (Exempt)
1858	8	Red Maple	Good	Remove (Exempt)
1859	11	Red Maple	Good	Remove (Exempt)
1860	11	Red Maple	Good	Remove (Exempt)
1861	10	Red Maple	Good	Remove (Exempt)

1862	10	Red Maple	Good	Remove (Exempt)
1863	12	Red Maple	Good	Remove (Exempt)
1865	12	Red Maple	Good	Remove (Exempt)
1866	24	Red Maple	Good	Remove (Exempt)
1867	14	Red Maple	Good	Remove (Exempt)
1868	18	Red Maple	Good	Remove (Exempt)
1869	12	Red Maple	Good	Remove (Exempt)
1870	10	Red Maple	Good	Remove (Exempt)
1871	6	Sugar Maple	Good	Remove (Exempt)
1872	8	Red Maple	Good	Remove (Exempt)
1873	9	Red Maple	Good	Remove (Exempt)
1874	12	Red Maple	Good	Remove (Exempt)
1875	11	Red Maple	Good	Remove (Exempt)
1876	16	Red Maple	Good	Remove (Exempt)
1877	14	Red Maple	Good	Remove (Exempt)
1878	34	Bur Oak	Good	Remove (Exempt)
1879	24	Bur Oak	Good	Remove (Exempt)
1880	21	Bur Oak	Good	Remove (Exempt)
1881	7	Red Maple	Good	Remove (Exempt)
1882	38	Bur Oak	Good	Remove (Exempt)
1883	8	Red Maple	Good	Remove (Exempt)
1884	7	Red Maple	Good	Remove (Exempt)
1885	10	Red Maple	Good	Remove (Exempt)
1886	6	Black Cherry	Good	Remove (Exempt)
1887	23	Bur Oak	Good	Remove (Exempt)
1888	7	Black Cherry	Good	Remove (Exempt)
1889	21	American Elm	Good	Remove (Exempt)
1890	29	Bur Oak	Good	Remove (Exempt)
1891	30	Pin Oak	Good	Remove (Exempt)
1892	9	Black Cherry	Good	Remove (Exempt)
1893	7	Black Cherry	Good	Remove (Exempt)
1894	30	Black Cherry	Good	Remove (Exempt)
1895	15	Red Maple	Good	Remove (Exempt)
1896	24	Green Ash	Good	Remove (Exempt)
1897	12	Black Cherry	Good	Remove (Exempt)
1898	6	Black Cherry	Good	Remove (Exempt)
1899	10	Black Cherry	Good	Remove (Exempt)
1900	13	Black Cherry	Good	Remove (Exempt)
3689	14	White Oak	Good	Remove (Exempt)
3690	8	Paper Birch	Good	Save
3691	6	Paper Birch	Good	Save
3692	10	Paper Birch	Good	Save
3693	20	White Oak	Good	Remove (Exempt)
3694	16	Bur Oak	Good	Remove (Exempt)
3695	7	Red Maple	Good	Remove (Exempt)
3696	17	Black Cherry	Good	Remove (Exempt)
3697	16	Black Cherry	Good	Remove (Exempt)
3699	9	Black Cherry	Good	Remove (Exempt)
3700	40	Bur Oak	Good	Remove (Exempt)
3757	8	Red Maple	Good	Remove (Exempt)
3758	7	Black Cherry	Good	Remove (Exempt)
3759	9	Paper Birch	Good	Remove (Exempt)
3760	7	Black Cherry	Good	Remove (Exempt)
3761	24	Red Maple	Good	Remove (Exempt)
3762	11	Black Cherry	Good	Remove (Exempt)
3763	16	Black Cherry	Good	Save
3764	24	White Oak	Good	Remove (Exempt)
3765	25	Black Cherry	Good	Remove (Exempt)
3766	21	Quaking Aspen	Good	Save
3767	7	Red Cedar	Good	Save
3768	16	Black Cherry	Good	Save
3769	8	Red Maple	Good	Remove (Exempt)
3770	6	Red Maple	Good	Remove (Exempt)
3771	9	Red Maple	Good	Remove (Exempt)
3772	10	Red Maple	Good	Remove (Exempt)
3773	7	Red Maple	Good	Remove (Exempt)
3774	7	Red Maple	Good	Remove (Exempt)
3775	7	Red Maple	Good	Remove (Exempt)
3776	7	Red Maple	Good	Remove (Exempt)
3777	7	Red Maple	Good	Remove (Exempt)
3778	8	Red Maple	Good	Save
3779	29	White Oak	Good	Save
3780	11	Red Maple	Good	Remove (Exempt)
3781	10	Red Maple	Good	Save
3782	23	Bur Oak	Good	Save
3783	8	Red Maple	Good	Save
3784	11	Red Maple	Good	Save
3785	9	Red Maple	Good	Remove (Exempt)
3786	9	Red Maple	Good	Save
3787	11	Red Maple	Good	Save
3788	10	Red Maple	Good	Remove (Exempt)
3789	18	Black Cherry	Good	Save
3790	14	Black Cherry	Good	Remove (Exempt)
3791	7	Red Maple	Good	Remove (Exempt)
3792	10	Red Maple	Good	Remove
3794	11	Red Maple	Good	Save
3795	12	Red Maple	Good	Save
3796	10	Red Maple	Good	Save
3797	13	Black Cherry	Good	Remove (Exempt)
3798	30	White Oak	Good	Remove (Exempt)
3800	13	Red Maple	Good	Remove (Exempt)
3801	35	White Oak	Good	Remove (Exempt)
3802	7	Red Maple	Good	Remove (Exempt)
3803	8	Red Maple	Good	Remove (Exempt)
3804	8	Red Maple	Good	Remove (Exempt)

3805	6	Red Maple	Good	Remove (Exempt)
3806	10	Red Maple	Good	Remove (Exempt)
3807	13	Red Maple	Good	Remove (Exempt)
3808	7	Red Maple	Good	Remove (Exempt)
3809	10	Red Maple	Good	Remove (Exempt)
3810	7	Red Maple	Good	Remove (Exempt)
3811	7	Red Maple	Good	Remove (Exempt)
3812	9	Red Maple	Good	Remove (Exempt)
3813	9	Red Maple	Good	Remove (Exempt)
3814	6	Red Maple	Good	Remove (Exempt)
3815	7	Red Maple	Good	Remove (Exempt)
3816	6	Red Maple	Good	Remove (Exempt)
3817	6	Red Maple	Good	Remove (Exempt)
3818	13	Black Cherry	Good	Remove (Exempt)
3819	13	Red Maple	Good	Remove (Exempt)
3820	11	Red Maple	Good	Remove
3821	14	Black Cherry	Good	Remove (Exempt)
3822	20	Boxelder	Good	Remove (Exempt)
3823	11	Red Maple	Good	Save
3824	12	Red Maple	Good	Save
3825	12	Black Cherry	Good	Remove (Exempt)
3826	7	Red Maple	Good	Remove (Exempt)
3827	10	Black Cherry	Good	Remove (Exempt)
3828	7	Black Cherry	Good	Remove (Exempt)
3829	10	Boxelder	Good	Remove (Exempt)
3830	15	Black Cherry	Good	Remove (Exempt)
3831	6	Black Cherry	Good	Remove (Exempt)
3832	20	Boxelder	Good	Remove (Exempt)
3833	16	Black Cherry	Good	Remove (Exempt)
3834	14	Black Cherry	Good	Remove (Exempt)
3835	36	Boxelder	Good	Remove (Exempt)
3836	34	Bur Oak	Good	Remove (Exempt)
3837	24	Boxelder	Good	Remove (Exempt)
3838	22	Black Cherry	Good	Remove (Exempt)
3839	7	Black Cherry	Good	Remove (Exempt)
3840	26	Pin Oak	Good	Remove (Exempt)
3841	13	Red Cedar	Good	Remove (Exempt)
3842	7	Black Cherry	Good	Remove (Exempt)
3843	26	American Elm	Good	Remove (Exempt)
3844	7	Black Cherry	Good	Remove (Exempt)
3845	25	White Oak	Good	Remove (Exempt)
3846	44	White Oak	Good	Remove (Exempt)
3847	22	Boxelder	Good	Remove (Exempt)
3848	38	Green Ash	Good	Remove (Exempt)
3849	34	Red Oak	Good	Remove (Exempt)
3850	22	Boxelder	Good	Remove (Exempt)
3851	38	Bur Oak	Good	Remove (Exempt)
3852	32	Bur Oak	Good	Remove (Exempt)
3853	16	White Oak	Good	Remove (Exempt)
3854	19	White Oak	Good	Remove (Exempt)
3855	30	White Oak	Good	Remove (Exempt)
3856	6	Red Maple	Good	Remove
3857	14	Black Cherry	Good	Remove
3858	14	Black Cherry	Good	Remove
3859	8	Black Cherry	Good	Remove
3860	11	Black Cherry	Good	Remove (Exempt)
3861	9	Black Cherry	Poor	Remove (Exempt)
3862	26	Boxelder	Good	Remove (Exempt)
3863	28	Boxelder	Good	Remove (Exempt)
3864	20	Boxelder	Good	Remove (Exempt)
3865	53	Boxelder	Fair	Remove (Exempt)
3866	21	Boxelder	Good	Remove (Exempt)
3867	4	Red Cedar	Good	Remove (Exempt)
3868	4	Red Cedar	Good	Remove (Exempt)
3869	10	Red Maple	Good	Remove (Exempt)
3870	10	Red Maple	Good	Remove (Exempt)
3871	10	Black Cherry	Good	Remove (Exempt)
3872	11	Red Maple	Good	Remove
3873	14	Red Maple	Good	Remove
3874	8	Red Maple	Good	Remove (Exempt)
3875	7	Red Maple	Good	Remove (Exempt)
3876	8	Black Cherry	Good	Remove (Exempt)
3877	7	Black Cherry	Good	Remove (Exempt)
3878	26	Red Maple	Good	Remove (Exempt)
3879	24	Bur Oak	Good	Remove (Exempt)
3880	14	Red Maple	Good	Remove (Exempt)
3881	11	Red Maple	Good	Remove (Exempt)
3882	23	Red Maple	Good	Remove (Exempt)
3883	15	Sugar Maple	Good	Remove (Exempt)
3884	6	Red Maple	Good	Remove (Exempt)
3885	18	Black Cherry	Good	Remove (Exempt)
3886	9	Red Maple	Good	Remove (Exempt)
3887	14	Red Maple	Good	Remove (Exempt)
3888	26	Pin Oak	Good	Remove (Exempt)
3889	12	Red Maple	Good	Remove (Exempt)
3890	13	Red Maple	Good	Remove (Exempt)
3891	11	Red Maple	Good	Remove (Exempt)
3892	10	Red Maple	Good	Remove (Exempt)
3893	21	Siberian Elm	Good	Remove (Exempt)
3894	8	Red Maple	Good	Remove (Exempt)
3895	8	Red Maple	Good	Remove (Exempt)
3896	14	Black Cherry	Good	Remove (Exempt)
3897	16	Red Maple	Good	Remove (Exempt)
3898	11	Red Maple	Good	Remove (Exempt)
3899	14	Black Cherry	Good	Remove (Exempt)

4026	10	Red Cedar	Good	Save
4027	10	Red Cedar	Good	Save
4028	15	Red Cedar	Good	Save
4029	10	Red Oak	Good	Save
4031	13	Red Cedar	Good	Save
4032	26	Red Oak	Good	Save
4035	16	Red Oak	Good	Save
4045	11	Red Cedar	Good	Save
4054	10	Red Oak	Good	Save
4065	24	Green Ash	Good	Remove (Exempt)
4075	14	White Oak	Good	Save
4083	35	Green Ash	Good	Remove (Exempt)
4089	38	Bur Oak	Good	Remove (Exempt)
4105	31	Pin Oak	Good	Remove (Exempt)
4109	9	Black Cherry	Good	Remove (Exempt)
4114	34	Red Oak	Good	Remove (Exempt)
4115	26	Pin Oak	Good	Remove (Exempt)
4130	6	Black Cherry	Good	Remove (Exempt)
4133	6	Red Maple	Good	Remove (Exempt)
4137	18	Bur Oak	Good	Remove (Exempt)
4141	15	Black Cherry	Good	Remove (Exempt)
4146	25	White Oak	Good	Remove (Exempt)
4149	31	White Oak	Good	Remove (Exempt)
4152	28	White Oak	Good	Remove (Exempt)
4156	29	Bur Oak	Good	Remove (Exempt)
4157	31	Bur Oak	Good	Remove (Exempt)
4160	11	Black Cherry	Good	Remove (Exempt)
4165	38	Bur Oak	Good	Remove (Exempt)
4166	38	Bur Oak	Good	Remove (Exempt)
4212	18	Bur Oak	Good	Save
4219	20	Black Cherry	Good	Remove (Exempt)
4227	26	Bur Oak	Good	Remove (Exempt)
4239	38	Bur Oak	Good	Remove (Exempt)
4244	33	Bur Oak	Good	Remove (Exempt)
4250	25	White Oak	Good	Remove (Exempt)
4251	33	Bur Oak	Good	Remove (Exempt)
4257	12	Bur Oak	Good	Remove (Exempt)
4258	25	Bur Oak	Good	Remove (Exempt)
4269	21	Boxelder	Good	Remove (Exempt)
4270	10	Black Cherry	Good	Remove (Exempt)
4277	29	White Oak	Good	Remove (Exempt)
4280	14	Black Cherry	Good	Remove (Exempt)
4282	14	Black Cherry	Good	Remove (Exempt)
4288	8	Black Cherry	Good	Remove (Exempt)
4290	9	Black Cherry	Fair	Remove (Exempt)
4291	19	Red Maple	Good	Save
4296	7	Black Cherry	Good	Save
4300	8	Black Cherry	Good	Remove (Exempt)
4309	35	Pin Oak	Good	Remove (Exempt)
4314	33	White Oak	Good	Remove (Exempt)
4320	22	Red Oak	Good	Remove (Exempt)
4332	20	Bur Oak	Good	Remove (Exempt)
4336	14	Black Cherry	Good	Remove (Exempt)
4339	36	Bur Oak	Good	Remove (Exempt)
4342	23	Bur Oak	Good	Remove (Exempt)
4363	8	Black Cherry	Good	Save
4365	12	Black Cherry	Good	Save
4369	13	Black Cherry	Good	Save
4389	32	White Oak	Good	Remove (Exempt)
4393	31	Bur Oak	Good	Remove (Exempt)
4396	28	Bur Oak	Good	Remove (Exempt)
4400	36	Bur Oak	Good	Save
4405	26	White Oak	Good	Save
4408	26	White Oak	Good	Save
4418	23	White Oak	Good	Remove (Exempt)
4426	10	White Oak	Good	Remove (Exempt)
4428	19	White Oak	Good	Remove (Exempt)
4429	32	White Oak	Good	Remove (Exempt)
4430	20	White Oak	Good	Remove (Exempt)
4433	24	Bur Oak	Good	Remove (Exempt)
4439	7	Black Cherry	Good	Remove (Exempt)
4448	26	Bur Oak	Good	Remove (Exempt)
4449	7	Black Cherry	Good	Remove (Exempt)
4450	11	Hackberry	Good	Remove (Exempt)
4455	28	Bur Oak	Good	Remove (Exempt)
4457	30	Bur Oak	Good	Remove (Exempt)
4469	8	Black Cherry	Good	Remove (Exempt)
4470	9	Black Cherry	Good	Remove (Exempt)
4472	31	Bur Oak	Good	Remove (Exempt)
4518	6	Black Cherry	Good	Remove (Exempt)
4578	8	Sugar Maple	Good	Remove (Exempt)
4580	7	Red Maple	Good	Remove (Exempt)
4594	8	Red Maple	Good	Remove (Exempt)
4595	19	White Oak	Good	Remove (Exempt)
4596	6	Red Maple	Good	Remove (Exempt)
4620	8	Black Cherry	Good	Remove (Exempt)
4621	8	Red Maple	Good	Remove (Exempt)
4622	8	Red Maple	Good	Remove (Exempt)
4628	30	Bur Oak	Good	Remove (Exempt)
4635	8	Red Maple	Good	Remove (Exempt)
4642	6	Red Maple	Good	Remove (Exempt)
4643	25	Bur Oak	Good	Remove (Exempt)
4645	18	Bur Oak	Good	Remove (Exempt)
4649	22	Bur Oak	Good	Remove (Exempt)
4650	8	Red Maple	Good	Remove (Exempt)

4651	7	Red Maple	Good	Remove (Exempt)
4653	16	Bur Oak	Good	Remove (Exempt)
4655	26	Bur Oak	Good	Remove (Exempt)
4658	31	Bur Oak	Good	Remove (Exempt)
4665	19	White Oak	Good	Remove (Exempt)
4666	7	Red Maple	Good	Remove (Exempt)
4667	8	Red Maple	Good	Remove (Exempt)
4671	12	Red Maple	Good	Remove (Exempt)
4673	9	Red Maple	Good	Remove (Exempt)
4674	24	Red Oak	Good	Remove (Exempt)
4675	7	Red Maple	Good	Remove (Exempt)
4676	26	Red Pine	Good	Remove (Exempt)
4680	13	Black Cherry	Good	Remove (Exempt)
4691	9	Black Cherry	Good	Remove (Exempt)
4696	8	Red Maple	Good	Remove (Exempt)
4698	7	Red Maple	Good	Remove
4699	6	Sugar Maple	Good	Remove (Exempt)
4704	6	Red Maple	Good	Remove
4706	8	Red Maple	Good	Remove
4708	6	Green Ash	Good	Save
4709	7	Red Maple	Good	Remove (Exempt)
4710	7	Red Maple	Good	Remove
4712	7	Red Maple	Good	Remove (Exempt)
4713	6	Red Maple	Good	Remove (Exempt)
4714	22	Bur Oak	Good	Remove (Exempt)
4715	6	Black Cherry	Good	Remove (Exempt)
4717	8	Red Maple	Good	Remove (Exempt)
4720	8	Black Cherry	Good	Remove (Exempt)
4721	24	Bur Oak	Good	Remove (Exempt)
4723	22	Bur Oak	Good	Remove
4724	6	Red Maple	Good	Remove
4725	6	Red Maple	Good	Remove
4726	8	Red Maple	Good	Remove
4728	8	Red Maple	Good	Remove
4731	24	Bur Oak	Good	Remove (Exempt)
4733	15	White Oak	Good	Remove (Exempt)
4734	13	White Oak	Good	Remove
4735	13	White Oak	Good	Remove
4742	11	White Oak	Good	Save
4743	17	Bur Oak	Good	Save
4747	6	Red Maple	Good	Save
4761	6	Black Cherry	Good	Save
4762	8	Black Cherry	Good	Save
4766	30	Bur Oak	Good	Save
4769	20	Bur Oak	Good	Save
4778	22	Red Oak	Good	Save
4779	22	Bur Oak	Good	Save
4784	24	Red Oak	Good	Remove
4791	7	Red Maple	Good	Remove (Exempt)
4801	6	Red Maple	Good	Remove (Exempt)
4803	6	Black Cherry	Good	Remove (Exempt)
4804	8	Red Maple	Good	Remove (Exempt)
4808	7	Red Maple	Good	Remove (Exempt)
4811	16	Basswood	Good	Remove (Exempt)
4824	39	Bur Oak	Good	Remove (Exempt)
4833	19	Bur Oak	Good	Remove (Exempt)
4838	10	Red Maple	Good	Remove (Exempt)
4848	22	White Oak	Good	Remove (Exempt)
4849	10	Red Maple	Good	Remove (Exempt)
4852	14	White Oak	Good	Save
4853	19	White Oak	Poor	Save
4855	11	White Oak	Good	Remove (Exempt)
4857	8	Red Maple	Good	Remove (Exempt)
4858	28	White Oak	Good	Save
4859	11	Red Maple	Good	Remove (Exempt)
4863	28	White Oak	Fair	Save
4869	11	Black Cherry	Good	Remove (Exempt)
4871	9	Red Maple	Good	Remove (Exempt)
4874	8	Red Maple	Good	Remove (Exempt)
4876	40	Red Oak	Good	Save
4877	17	Bur Oak	Good	Remove
4880	8	Red Maple	Good	Save
4883	8	Red Maple	Good	Save
4884	11	White Oak	Good	Save
4886	10	Red Maple	Good	Save
4887	12	Sugar Maple	Good	Save
4889	12	White Oak	Good	Save
4892	6	Black Cherry	Good	Save
4894	10	Black Cherry	Good	Remove (Exempt)
4898	22	Bur Oak	Good	Save
4899	23	Bur Oak	Good	Save
4907	9	Black Cherry	Good	Remove (Exempt)
4914	18	Bur Oak	Good	Remove
4915	8	Bur Oak	Good	Remove
4916	14	Bur Oak	Good	Remove (Exempt)
4918	14	White Oak	Good	Remove
4925	8	White Oak	Good	Save
4933	9	Black Cherry	Good	Remove (Exempt)
4940	6	Black Cherry	Good	Remove (Exempt)
4946	16	Red Maple	Good	Remove (Exempt)
4948	11	Black Cherry	Good	Remove (Exempt)
4952	8	Black Cherry	Good	Remove (Exempt)
4954	16	Bur Oak	Good	Remove (Exempt)
4955	8	Red Maple	Good	Remove (Exempt)
4956	15	White Oak	Good	Remove (Exempt)

4963	7	Red Maple	Good	Remove (Exempt)
4968	6	White Oak	Good	Remove (Exempt)
4969	18	Swamp White Oak	Fair	Remove
4972	6	Red Maple	Good	Remove (Exempt)
4976	32	Red Oak	Good	Remove (Exempt)
4978	19	White Oak	Good	Remove (Exempt)
4985	22	Bur Oak	Good	Remove (Exempt)
4990	8	Red Maple	Good	Remove (Exempt)
4992	9	Red Maple	Good	Remove (Exempt)
4998	8	Red Maple	Good	Remove (Exempt)
5000	9	Red Maple	Good	Remove (Exempt)
5002	6	Red Maple	Good	Remove (Exempt)
5006	6	Red Maple	Good	Remove (Exempt)
5007	31	Red Oak	Good	Remove (Exempt)
5009	10	Black Cherry	Good	Remove (Exempt)
5017	9	Red Maple	Good	Remove (Exempt)
5018	19	Bur Oak	Good	Remove (Exempt)
5019	48	White Oak	Good	Remove (Exempt)
5021	9	Red Maple	Good	Remove (Exempt)
5023	9	Black Cherry	Good	Remove (Exempt)
5025	10	Black Cherry	Good	Remove (Exempt)
5028	8	Red Maple	Good	Remove (Exempt)
5031	12	Red Maple	Good	Remove (Exempt)
5037	10	Red Maple	Good	Remove (Exempt)
5038	14	Black Cherry	Good	Remove (Exempt)
5042	8	Red Maple	Good	Remove (Exempt)
5050	7	Red Maple	Good	Remove (Exempt)
5057	8	Red Maple	Good	Remove (Exempt)
5058	7	Red Maple	Good	Remove (Exempt)
5061	24	Bur Oak	Good	Remove (Exempt)
5102	31	Cottonwood	Good	Save
5103	15	Black Cherry	Good	Save
5107	14	Black Cherry	Good	Remove (Exempt)
5111	13	Black Cherry	Good	Remove (Exempt)
5118	18	White Oak	Good	Remove (Exempt)
5124	18	White Oak	Good	Remove (Exempt)
5128	18	Black Cherry	Good	Remove (Exempt)
5136	12	Red Maple	Good	Remove (Exempt)
5137	8	Red Maple	Good	Remove (Exempt)
5142	8	Red Maple	Good	Remove (Exempt)
5143	11	Red Maple	Good	Remove (Exempt)
5150	16	Red Oak	Good	Remove (Exempt)
5151	15	Red Oak	Good	Remove (Exempt)
5152	21	Bur Oak	Good	Remove (Exempt)
5153	8	Black Cherry	Good	Remove (Exempt)
5155	29	Red Oak	Good	Remove (Exempt)
5158	7	Red Maple	Good	Remove (Exempt)
5162	18	Red Maple	Good	Remove (Exempt)
5166	14	Red Maple	Good	Remove (Exempt)
5167	8	Red Maple	Good	Remove (Exempt)
5169	18	Bur Oak	Good	Remove (Exempt)
5175	6	Red Maple	Good	Remove (Exempt)
5178	6	Red Maple	Good	Remove (Exempt)
5180	8	Red Maple	Good	Remove (Exempt)
5184	6	Red Maple	Good	Remove (Exempt)
5194	6	Red Maple	Good	Remove (Exempt)
5195	8	Red Maple	Good	Remove (Exempt)
5198	7	Red Maple	Good	Remove (Exempt)
5199	8	Red Maple	Good	Remove (Exempt)
5200	8	Red Maple	Good	Remove (Exempt)
5201	8	Red Maple	Good	Remove (Exempt)
5207	11	Black Cherry	Good	Remove (Exempt)
5209	11	Black Cherry	Good	Remove (Exempt)
5211	9	Sugar Maple	Good	Remove (Exempt)
5213	8	Red Maple	Good	Remove (Exempt)
5216	12	Black Cherry	Good	Remove (Exempt)
5221	30	Red Oak	Good	Remove (Exempt)
5225	12	Black Cherry	Good	Remove (Exempt)
5226	15	Black Cherry	Good	Remove (Exempt)
5227	12	Black Cherry	Good	Remove (Exempt)
5228	16	Black Cherry	Good	Remove (Exempt)
5229	12	Black Cherry	Good	Remove (Exempt)
5230	6	Black Cherry	Good	Remove (Exempt)
5249	9	Black Cherry	Good	Remove (Exempt)
5255	10	Red Maple	Good	Remove (Exempt)
5260	40	Bur Oak	Good	Remove (Exempt)
5272	15	Black Cherry	Good	Remove (Exempt)
5275	10	Black Cherry	Good	Remove (Exempt)
5278	8	Red Maple	Good	Remove (Exempt)
5279	15	White Oak	Good	Remove (Exempt)
5281	8	Red Maple	Good	Remove (Exempt)
5284	24	Bur Oak	Good	Remove (Exempt)
5286	42	Red Oak	Good	Remove (Exempt)
5287	27	Bur Oak	Good	Remove (Exempt)
5296	12	Red Maple	Good	Remove (Exempt)
5298	22	Bur Oak	Good	Remove (Exempt)
5299	20	Bur Oak	Good	Remove (Exempt)
5307	9	Black Cherry	Good	Remove (Exempt)
5308	32	Red Oak	Good	Remove (Exempt)
5309	9	Black Cherry	Good	Remove (Exempt)
5310	11	Black Cherry	Good	Remove (Exempt)
5311	22	Pin Oak	Good	Remove (Exempt)
5321	25	White Oak	Good	Remove (Exempt)
5322	24	Bur Oak	Good	Remove (Exempt)
5351	30	Bur Oak	Good	Remove (Exempt)

5358	13	Black Cherry	Good	Remove (Exempt)
5376	22	White Oak	Good	Remove (Exempt)
5377	18	White Oak	Good	Remove (Exempt)
5381	26	Boxelder	Good	Remove (Exempt)
5396	8	Hackberry	Good	Remove (Exempt)
5398	28	Bur Oak	Good	Remove (Exempt)
5400	22	Bur Oak	Good	Remove (Exempt)
5402	20	Bur Oak	Good	Remove (Exempt)
5406	22	Bur Oak	Good	Remove (Exempt)
5408	32	Red Oak	Good	Remove (Exempt)
5410	23	Bur Oak	Good	Remove (Exempt)
5426	9	Black Cherry	Good	Remove (Exempt)
5430	16	Black Cherry	Good	Remove (Exempt)
5440	43	Bur Oak	Good	Remove (Exempt)
5456	16	Bur Oak	Good	Remove (Exempt)
5463	12	Black Cherry	Good	Remove (Exempt)
5471	28	White Oak	Good	Remove (Exempt)
5472	24	White Oak	Good	Remove (Exempt)
5483	27	Boxelder	Good	Remove (Exempt)
5505	19	Bur Oak	Good	Remove (Exempt)
5508	42	Bur Oak	Good	Remove (Exempt)
5531	35	Pin Oak	Good	Remove (Exempt)
5585	24	Bur Oak	Good	Remove (Exempt)
5586	25	Bur Oak	Good	Remove (Exempt)
5587	8	Black Cherry	Good	Remove (Exempt)
5588	4	Red Cedar	Good	Remove (Exempt)
5592	6	Red Cedar	Good	Remove (Exempt)
5596	22	White Oak	Good	Save
6970	22	Boxelder	Good	Remove (Exempt)

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
DECEMBER 13, 2022
7:00PM**

CALL TO ORDER:

Planning Commission Vice-Chairman West called the Regular Meeting of the Wyoming Planning Commission for December 13, 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: Michael Naumann, Katie West, and Dan Iverson

ABSENT: Chair Mark Lobermeier

Also Present: Fred Weck Zoning Administrator, Robb Linwood, City Administrator, Kim Lindquist, City Planner, Council Liaison Brett Ohnstad, and Lisa Iverson, Mayor

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for November 22, 2022

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

*Voting Aye: Iverson, Naumann, and West,
Voting Nay: None
Abstain: None
Absent: Lobermeier*

SCHEDULED PUBLIC HEARINGS:

2. Preliminary Plat: D-22-016 Katie’s Glen
Conditional Use Permit C-22-003 for a Planned Unit Development
Location: Goodview Avenue between 255th and 258th Streets
Applicant: Pobuda Enterprises
Property ID Number: 21-10140.00

Kim Lindquist, City Planner – WSB, gave a brief presentation outlining the request for a Preliminary Plat, Conditional Use Permit for a Planned Unit Development at Goodview Avenue between 255th and 258th Streets. She reviewed the zoning for the surrounding area, existing

conditions on the site, and the Comprehensive Plan guidance. She stated that the parcel is about 18 acres and the request is to create 39 single family lots and one large outlot that will include a wetland and the stormwater pond. She noted that several of the lots are not in compliance with the R3 standards, which is what has prompted the PUD request and explained that they were requesting a front yard setback of 25 feet rather than 35 feet, a side yard setback of 7 feet rather than 9 feet, and rear yard setbacks ranging from 33-180 feet. She reviewed the grading, erosion control plans, and plans to fill one of the wetlands that will need to meet the Wetland Conservation Act requirements before any activity can occur on this parcel. She explained that this is a heavily wooded site and many trees will need to be removed for grading and noted that the developer is replacing 33 trees with 66 new trees to meet the woodland preservation requirements. She noted that there are also landscape requirements that will need to be met. She noted that she had submitted revised conditions of approval, but explained that she wanted to make a few additional changes.

Zoning Administrator Weck noted that he had the revisions she submitted still sitting on his desk and asked to her to review her suggested changes.

City Planner Lindquist reviewed the revisions in the staff report and the recommended conditions of approval.

MOTION BY COMMISSIONER WEST SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 7:13 PM.

<i>Voting Aye:</i>	<i>Iverson, Naumann, and West,</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>Lobermeier</i>

Richard Spratt, 6545 255th Street, stated that he is concerned about this plan because he does not think there is a need for 39 new homes in this small area. He stated that he feels there is much more than could be done with this land such as a park with hiking trails. He asked how this development would affect his taxes. He noted that he also did not understand the need to fill in a wetland and asked how it would be replaced or relocated.

Zoning Administrator Weck explained that the wetland fill is allowed up to a certain amount of square footage depending on the type of wetland it is and explained that the applicant had received that approval yesterday. He stated that they will be creating a new wetland by the pond being created for stormwater. He stated that this development should not affect Mr. Spratt's taxes or property value. He stated that when the work was done on Goodview, sewer and water was put in order to serve this property. He explained that this had been annexed into the City in 2005, but when the economy took a turn a few years later, the developer walked away from this parcel and this plan is now a reiteration of those previous plans.

Mr. Spratt asked how long it will be before the City comes and tells him he needs to put in City sewer and water.

Zoning Administrator Weck stated that the sewer and water will not be put in the street past his house, but if it was, the annexation agreement says that there would be 5 years to hook-up once City sewer and water becomes available.

Vice-Chair West noted that the developer will need to give a monetary contribution to the City for park dedication fees.

Josh Malm, 25577 Goodview Avenue, stated that the plans are for planting 66 new trees and

asked where those would be located.

Vice-Chair West noted that the City had not received a landscaping plan yet but the developer will need to come up with that later in the process.

A woman from the audience asked how many trees were going to be taken down.

City Administrator Linwood explained that the plan was to remove 635 trees.

Zoning Administrator Weck stated that the developer was allowed to take the trees that will be located where the streets, driveways, homes, and stormwater ponds will be located. He explained that any trees removed outside of these areas are the ones that need to be replaced, which is what the 66 trees are.

Kathy Wright, 6370 255th Street, asked what kind of homes these will be. She stated that she feels the property values may be effected depending on what type of homes will be put in. She stated that at one point in time, she believed that they were going to put in 55 homes and have them be slab only construction and for an age 55+ development.

Zoning Administrator Weck stated that the plat is all slab on grade homes which means no basement, but did not know what the value of the homes will be. He explained that they will not be low income housing, nor does he think they will be starter homes.

John Wright, 6370 255th Street, asked about the process for approval.

Vice-Chair West gave an overview of the process for approval in the City and noted that the Planning Commission is a recommending body and that the City Council will make the final decision.

Mr. Wright stated that the road frontage does not appear to meet that requirement and asked how the City could justify approval.

Zoning Administrator Weck stated that it depends on the zoning and explained that for a PUD, the Outlot was a trade-off in order to allow those lots to vary in size. He stated that means that in addition to the \$70,000 in parkland dedication, they are providing greenspace in order to allow them to make lots that are varied in size, but the overall density will remain the same. He reviewed the process for approval for the project and the actions that will need to be taken by the developer before anything can happen.

The engineer for the applicant explained that their plans are for single level homes but noted that he did not have more concrete details yet.

Devin Brockman, 25678 Goodwin, expressed concern about the animals and wildlife that currently live in that forest. He stated that if over 600 trees are removed he is worried about what will happen to the bear, deer, raccoons, and possum that live there.

Nancy Brockman 25678 Goodwin, stated that she believes these plans will mean that they will have 4 houses in their backyard area. She stated that when they moved to the City they moved here because they did not want to have nearby neighbors. She stated that having this type of development come in is very discouraging and sad because nature is a big thing to their family. She stated that the City's website, at one point in time, had a statement about the wetlands helping to make the City one of the area's most livable communities. She stated that these plans are tearing out some of the wetlands and stated that she wanted to make sure that what is stated on the website is not opposite of what they are actually doing with this development. She stated that the roads in their area are not currently kept up and noted that it would be nice to have them taken care of if they are going to put in another road. She stated that it would also be nice if the size of these lots were consistent with the lot sizes that are already there because that will affect their properties.

Kurt Windingstad, 6543 Goodwin Lane, asked about sewer and water.

Zoning Administrator Weck reiterated that sewer and water will not go past Mr. Windingstad's house so he will not have to hook-up.

Mr. Windingstad stated that when the original plans to develop this parcel fell apart shortly after he purchased his property, he was glad. He stated that he thinks that there are a lot of open areas of land available where this development could happen rather than dismantling all these trees.

Zoning Administrator Weck explained that in order for City sewer and water to happen there would need to be either a petition from the residents of the street or for all the septic systems to fail and the MPCA to say that they have to put in City sewer and water. He noted that there is no developable land past this point, so unless either of his examples come to pass, that will not happen for quite a while.

Abby Hudd, 25592 Goodview Avenue, expressed her concern with the amount of traffic and speed on Goodview Avenue. She stated that adding 39 more houses is probably about 80 more vehicles and asked what the plans were for traffic control. She noted that there are also a lot of kids in the area and is concerned about the safety.

Zoning Administrator Weck stated that Goodview Avenue is a collector street for the City, so it has been designed, per State aid standards, to handle that amount of traffic. He stated that the speed limit has already been dropped down to 30 MPH and cannot go any lower. He explained that when the road was redone, many of the residents did not want additional trails put along Goodview Avenue. He noted that there will be a stop sign at Goodwin Lane.

A man from the audience stated that an engineered stormwater pond is not the same as a wetland because it will not have the same habitat for wildlife as the natural wetland.

Mr. Spratt asked if the City had thought about how this development would affect the school.

City Administrator Linwood stated that the City cannot speak for the Forest Lake School District but noted that the superintendent is in touch with the City a few times a year to ask about new development so they can plan accordingly. He stated that the superintendent is aware of this application for development and his understanding is that the district is looking for additional enrollment.

Ms. Hudd stated that she thinks all of her neighbors feel the same way and do not want this development to happen. She stated that despite their feelings, they understand that they really will not have a choice and asked when the earliest would be that they would see action start happening with this development.

Zoning Administrator Weck stated that there is a possibility for the developer to begin removal of trees during the winter months, but would not be doing much dirt work until spring.

**MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO
CLOSE THE PUBLIC HEARING AT 7:35 PM.**

<i>Voting Aye:</i>	<i>Iverson, Naumann, and West,</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>Lobermeier</i>

Commissioner Iverson asked where else the City had done a PUD.

Zoning Administrator Weck stated that both of the Heims Lake developments, Summerfields, Liberty Ponds, and all of the Thurnbeck Ponds were done as PUDs and noted that they are done fairly frequently.

Commissioner Iverson asked if he was correct that these lots were going to be approximately quarter-acre lots.

Zoning Administrator Weck confirmed that was their approximate size.

Commissioner Iverson stated that the surrounding area has 1 acre or more lot sizes. He asked if there was a similar situation in the other examples that he had cited.

Zoning Administrator Weck stated that the Hawk Meadow development was done as a PUD, but they are on well and septic, so they have a minimum of 1 acre lot sizes. He stated that Summerfields has similar lot sizes and setbacks but noted that those homes are going between \$350,000 and \$400,000.

Commissioner Iverson asked about the CUP standards and asked about #3 that says the landscape plans are to provide appropriate screening and distance from adjacent developments so it will not depreciate adjacent land value. He stated that the staff reports says that this standard has been met and asked for more details on the landscaping plans.

City Planner Lindquist stated that there is landscaping so there is some benefit to the plan, but in reality she feels the main point is that the adjoining parcels are other single family residential so that is not generally considered overly impactful, because it is a similar type of use. She noted that the applicant has included more landscaping along the rear of the lots on the south side and also noted that the tree removal to the east does not go all the way to the boundary so there will be still be some trees in that area that will provide some buffer from the adjoining properties.

Commissioner Iverson asked about #4 regarding the appearance not having an adverse effect on adjacent properties. He stated that with the removal of so many trees, he feels the appearance would change and does not understand how this condition has been met.

City Planner Lindquist stated that the appearance will change, but believes the position is that the City does not think urbanized development on this site, which was anticipated, will have an adverse impact on the adjoining properties. She stated that some of the owners may feel that it is not as desirable to be adjacent, but in terms of an actual measurable negative impact, the City does not anticipate any change in valuation to those properties because of this development.

Commissioner Iverson asked about #5 where it says that it is generally consistent with the zoning for this site.

City Planner Lindquist stated that this is referring to the R3 zoning and noted that the other option was to not do the smaller lots, but then there would not be the greenspace.

Commissioner Iverson asked about the pond that is adjacent to Lot #19 and whether there would be any impact.

City Planner Lindquist stated that there would not be any impact and explained that property was part of a wetland and is protected, so they will be avoiding it.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT C-22-003 FOR A PLANNED UNIT DEVELOPMENT FOR KATIE'S GLEN, LOCATED AT GOODVIEW AVENUE BETWEEN 255TH AND 258TH STREETS FOR APPLICANT - POBUDA ENTERPRISES, PROPERTY ID NUMBER: 21.10140.00, WITH THE CONDITIONS AS OUTLINED IN THE REVISED STAFF REPORT.

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

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO RECOMMEND APPROVAL FOR A PLANNED UNIT DEVELOPMENT FOR KATIE'S GLEN, LOCATED AT GOODVIEW AVENUE BETWEEN 255TH AND 258TH STREETS FOR APPLICANT - POBUDA ENTERPRISES, PROPERTY ID NUMBER: 21.10140.00, WITH THE CONDITIONS AS OUTLINED IN THE REVISED STAFF REPORT.

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

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO RECOMMEND APPROVAL PRELIMINARY PLAT: D-22-016 KATIE'S GLEN, LOCATED AT GOODVIEW AVENUE BETWEEN 255TH AND 258TH STREETS FOR APPLICANT - POBUDA ENTERPRISES, PROPERTY ID NUMBER: 21.10140.00, WITH THE CONDITIONS AS OUTLINED IN THE REVISED STAFF REPORT.

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

Zoning Administrator Weck noted that this request will go before the City Council on December 20, 2022 for a final decision. He encouraged residents to include their e-mail address on the sign in sheet so he can send them copies of the most recent information that includes landscaping plan and other details of the proposal.

City Administrator Linwood noted that all of the information is available on the City's website along with pertinent City Codes.

NEW BUSINESS: NONE

OLD BUSINESS:

3. City of Wyoming Comprehensive Plan Update

Location: The City of Wyoming, MN

Applicant: The City of Wyoming, MN

Zoning Administrator Weck noted that the City had received some comments from the City of Columbus related to traffic and trail plans. He explained that they just wanted to ensure that the City will coordinate with the City of Columbus and noted that these comments have been forwarded to City Engineer Erichson.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND ADOPTION OF THE COMPREHENSIVE PLAN UPDATE.

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

COMMUNICATIONS: NONE

UPDATES:

The Rosenbauer Temporary Structure; Impervious Surface Variance; and Site Plan Review were approved by the Council per the Planning Commission recommendations.

Zoning Administrator Weck stated that at the next meeting there is an application to rezone a few parcels on Heims Lake.

A MOTION WAS MADE BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE DECEMBER 13, 2022 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:56 PM.

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

RESERVED FOR RECORDING DATA

RESOLUTION NO. 22-12-129

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A PLANNED UNIT
DEVELOPMENT MASTER PLAN OF “KATIE’S GLEN”
AT
PROPERTY ID NUMBER 21.10140.00**

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

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

WHEREAS, WHEREAS, Brent Pobuda of Pobuda Enterprises, LLC has applied for a Conditional Use Permit for a Planned Unit Development Master Plan to allow the creation of a residential development consisting of thirty-nine (39) lots for single-family homes on the property legally described as:

The North 330 feet of the South 990 feet of the Southwest Quarter of the Northwest Quarter of Section 28, Township 33 North, Range 21 West, Chisago County, Minnesota.

AND

The North 330 feet of the South 660 feet of the Southwest Quarter of the Northwest Quarter of Section 28, Township 33 North, Range 21 West, Chisago County, Minnesota.

EXCEPT that port of the West 384.14 feet of the North 330.00 feet of the South 660.00 feet of the Southwest Quarter of the Northwest Quarter of said Section 28, which lies Southerly of a line described as follows:

Commencing at the Southwest corner of North 330.00 feet of the South 660.00 feet of the Southwest Quarter of said Northwest Quarter; thence on an assumed bearing of North 0 degrees 16 minutes 17 seconds West, along the West line of the North 330 feet of said South 660.00 feet 200.53 feet to the point of beginning; thence North 89 degrees 43 minutes 43 seconds East, 280.00 feet; thence easterly along a tangential curve concave to the South having a radius of 505.00 feet and a central angle of 12

degrees 31 minutes 25 seconds, 103.82 feet to the East line of the West 384.14 feet of the North 330.00 feet of said South 660.00 feet.

WHEREAS, on December 13, 2022, the Planning Commission held a public hearing in accordance with the Ordinance and laws of the State of Minnesota; and,

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

1. The use is in conformity with the Comprehensive Plan and development policies of the City.
2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.
5. The use in the opinion of the City is reasonably related to the overall needs of the City and to the existing land use.
6. The use will be consistent with the purpose of this and other City Ordinances.
7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.
8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.
9. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.
10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.
11. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness or other nuisances.
12. The use will preserve and incorporate the site's important natural and scenic features into the development design.
13. The use will cause minimal adverse environmental effects.

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

1. The applicant shall submit a final landscape plan in compliance with Sec. 40 – 555 for staff review and approval prior to issuance of grading permit.

2. The development will comply with the following setback and lot dimension standards:

Single Family Dwellings

Ordinance Standards	Development Standards
Front Yard Setback	22 feet
Side Yard Setback	6 feet
Rear Yard Setback	31 feet
Minimum Lot Size	8,775 sq ft
Minimum Lot Width	62 feet
Minimum Lot Depth	131 feet
Bldg Height	Up to 35 feet

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 3rd DAY OF JANUARY, 2023.

Lisa Iverson, Mayor

ATTEST:

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

Robb Linwood, City Administrator

RESERVED FOR RECORDING DATA

RESOLUTION NO. 22-12-130

**RESOLUTION APPROVING THE PRELIMINARY PLAT OF
"KATIE'S GLEN"
AT
PROPERTY ID NUMBER 21.10140.00**

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

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

WHEREAS, Brent Pobuda of Pobuda Enterprises, LLC has applied for approval of the Preliminary Plat of Subdivision to allow the creation of a residential development consisting of thirty-nine (39) lots for single-family homes on the property legally described as:

The North 330 feet of the South 990 feet of the Southwest Quarter of the Northwest Quarter of Section 28, Township 33 North, Range 21 West, Chisago County, Minnesota.

AND

The North 330 feet of the South 660 feet of the Southwest Quarter of the Northwest Quarter of Section 28, Township 33 North, Range 21 West, Chisago County, Minnesota.

EXCEPT that port of the West 384.14 feet of the North 330.00 feet of the South 660.00 feet of the Southwest Quarter of the Northwest Quarter of said Section 28, which lies Southerly of a line described as follows:

Commencing at the Southwest corner of North 330.00 feet of the South 660.00 feet of the Southwest Quarter of said Northwest Quarter; thence on an assumed bearing of North 0 degrees 16 minutes 17 seconds West, along the West line of the North 330 feet of said South 660.00 feet 200.53 feet to the point of beginning; thence North 89 degrees 43 minutes 43 seconds East, 280.00 feet; thence easterly along a tangential curve concave to the South having a radius of 505.00 feet and a central angle of 12 degrees 31 minutes 25 seconds, 103.82 feet to the East line of the West 384.14 feet of the North 330.00 feet of said South 660.00 feet.

WHEREAS, on December 13, 2022, the Planning Commission held a public hearing in accordance with the Ordinance and laws of the State of Minnesota; and,

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

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

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

1. The Conditional Use Permit granting the proposed Planned Unit Development Overlay designation be approved.
2. All required local, state and/or federal permitting must be obtained.
3. Compliance with all Engineering Comments provided on the marked-up Plat drawings.
4. An NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed. A SWPPP will be required consistent with NPDES permit requirements.
5. MPCA Sanitary Sewer and Minnesota Department of Health Watermain Extension Permits is required.
6. The applicant meet the park dedication requirements by providing \$70,200.00 in lieu of land dedication.
7. A sign plan be submitted illustrating the planned signage for the proposed roadway.
8. All appropriate permitting be obtained from the CLFLWD, including both a stormwater and erosion control permit.
9. 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.
10. 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 must

approve the surety amount and the City Attorney must approve the terms if a letter of credit is used.

11. The developer enter 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.
12. The applicant shall apply for a Final Plat that substantially conforms to the Preliminary Plat per Sec. 32 – 51.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 3rd DAY OF JANUARY, 2023.

Lisa Iverson, Mayor

ATTEST:

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

Robb Linwood, City Administrator

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	City Council
DATE:	January 3, 2023
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Rezoning Application
APPLICANT:	257 Land Holdings, LLC.
PROPERTY:	R.21.10605.00 & R.21.10542.10
FILE NO.:	Z-22-004

OVERVIEW

257 Land Holdings, LLC. (“Applicant”) has requested review and approval of an application to rezone the parcels identified as R.21.10605.00 (Lot 1) and R.21.10542.10 (Lot 2) from R1 to OHC. Both parcels are currently vacant and consist of 11.73 and 2.5 acres respectively, based upon the Chisago County GIS. However, both parcels have significant wetlands and therefore the total land above the delineated wetland is closer to 4.53 acres. In addition, both parcels abut Heims Lake to the northeast and are therefore subject to Shoreland Overlay standards. The applicant plans to construct a multi-family residential development on Lot 1 and leave Lot 2, which consists mostly of Heims Lake, vacant. Any future development on the property will need to receive separate site plan approval and, because the parcels are located within the Shoreland Overlay, a Conditional Use Permit must be applied for and also approved.

A rezoning to change the property to OHC – Office and Health Care is requested because the applicant intends to construct multi-family housing which is not a permitted use in the R1 Zoning District. A multi-family housing development has been deemed to be “similar to those listed as permitted and conditional uses” within the OHC zoning district.

Of note, there is large amount of wetland area on both lots, and a wetland delineation report will need to be submitted with the site plan review application.

Should the rezoning be approved, the parcels must meet OHC – Office and Health Care and Shoreland Management Overlay ordinance standards for future development approvals.

STAFF RECOMMENDATION

Based on staff’s analysis of the request and the standards for approval, staff recommends approval of the ordinance amendment rezoning the subject property from R1 – Rural Residential I to OHC – Office and Health Care.

STAFF REVIEW

Comprehensive Plan and Zoning Review

The subject property is currently zoned R1 – Rural Residential I, but with the proposed rezoning it will be OHC – Office and Health Care. It is guided as Office and Health Care

Business in the City of Wyoming's Comprehensive Plan which aligns with the rezoning request. The zoning and surrounding uses are as follows:

North – OHC – Office and Health Care and I – Industrial; Heims Lake

South – R1 – Rural Residential I

East – R1 – Rural Residential I; Heims Lake

West – R1-Rural Residential I; Interstate 35

This parcel is located within the Shoreland Management Overlay area, but not within a FEMA floodplain designated area. The following table summarizes the regulations associated with the site, outlining the standards for property zoned as OHC – Office and Health Care.

Zoning District	<u>R1-Rural Residential</u>	<u>OHC – Office and Health Care</u>	<u>Shoreland</u>	<u>Existing</u>
Lot Area	1 acre	20,000 sq. ft.	65,000 sq. ft.	Lot 1 – 510,421 sq. ft. Lot 2 – 108,900 sq. ft.
Lot Width	215 feet (corner lot) 200 feet (interior lot)	115 feet (corner lot) 100 feet (interior lot)	255 feet	Lot 1 – 977 feet Lot 2 – 372 feet
Lot Depth	200 feet; shall not be greater than four times the lot width	200 feet; shall not be greater than four times the lot width	*Underlying Zoning Applies	Lot 1 – 604 feet Lot 2 – 235 feet
Front Yard Setback	73 feet from the centerline of street	135 feet from the centerline of highway & 40 feet from the ROW of a local street	100 feet from OHWL	Will be reviewed with site plan
Side Yard Setback	Principal – 10 feet Accessory – 3 feet Driveway – 5 feet	Principal – 15 feet Accessory – 3 feet Parking Area – 15 feet	100 feet from OHWL	Will be reviewed with site plan
Rear Yard Setback	Principal – 35 feet Accessory – 3 feet	Principal – 20 feet Accessory – 3 feet Parking Area – 15 feet	100 feet from OHWL	Will be reviewed with site plan

Rezoning Request

The applicant wishes to amend their property's current zoning of R1-Rural Residential I to instead be OHC-Office and Health Care.

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

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

The proposed rezoning will not create excessive demand on existing public facilities or services.

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 proposed rezoning would allow for a future multi-family residential housing project that is generally compatible with the surrounding existing development, which is residential and open space, and it should not negatively affect the value of any nearby property.

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

The rezoning is consistent with the Office and Health Care designated granted in the City's Comprehensive Plan.

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

The purpose of the OHC – Office and Health Care district is to promote the development of regional health, wellness, and related community services by creating a localized district in which to carry out these goals. The zoning is consistent with the Comprehensive Plan.

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

The rezoning will not cause traffic hazard or congestion.

Planning Commission Recommendation

On December 27, 2022 the Planning Commission publicly heard the petitioner's request. The Planning Commission received a neighborhood petition opposing the rezoning of the properties; a copy of the petition is included with this report. After hearing testimony and discussion, the Planning Commission voted unanimously to recommend approval of the request based on the finding that the criteria contained in Article V, Division 9, Zoning Amendments have been met and concur with Staff's recommended findings of fact.

**Petition opposing the rezoning of property 21.10605.00 and
21.10542.10.10 owned by Brian Solsrud of 257 Land Holdings, LLC
from Rural Residential I District to the Office & Health Care
District**

1. Wayne Lund (Wayne Lund) 25330 Heims Lake Circle
2. Mary Kaiser Mary Kaiser 25356
3. Melinda + Mike Deneen 25347 Heims Lake Cr.
4. Brian Johnson 25346 HEIMS LAKE CIRCLE
5. Dennis P. Mooney (Dennis P. Mooney) 25314 HEIMS LAKE CIRCLE
6. Heather Boston (HEATHER BOSTON) 25304 HEIMS LAKE CIRCLE
7. Dee and Arden Jensen (Dee and Arden Jensen) 25309 Heims Lake Cir.
8. Debra and Don Thompson (Debra and Don) 25319 Heims Lake Circle
9. Spencer Espinosa (Spencer Espinosa) 25324 Heims Lake Circle, Wyoming, MN 55092
10. Amy Holze 25359 Heims Lake Circle, Wyoming MN 55092
11. Dan J. Zienty (DAN ZIENTY) 25383 HEIMS LAKE CR, WYOMING, MN 55092
12. Gloria Van 25391 Heims Lake Circle, Wyoming MN 55092
13. Kesha Kaper Gierke 25401 Heims Lake Circle, Wyoming MN 55092
14. Rick Gierke Rick Gierke 5280 250th St, Forest Lake, MN 55025
15. Jim and Char Johnson 25405 Heims Lake Circle J & C Johnson
16. Sarah Kemp Sarah Kemp 25371 Heims Lake Circle 55092
17. Warren Larsen Warren Larsen 25463 Heims Lake Circle 55092
18. Charles Mills (CHARLES MILLS) 25417 HEIMS LAKE CIR 55092
19. Gene Froonfelter Gene 25431 Heims Lake Cir 55092
20. Gene Froonfelter GENE FROONFELTER 25441 HEIMS LAKE CIR 55092
21. Elaine Kelch 25473 HEIMS LAKE CIRCLE ELAINE KELCH
22. Marilyn Bachmeyer 25481 Heims Lake Circle, MN MARILYN BACHMEYER
23. Nancy Smalley NANCY SMAILY 25478 Heims Lake Circle
24. Joan Cook JOAN COOK 25448 Heims Lake Circle Wyoming
25. Rose Sundem Rose Sundem 25438 Heims Lake Circle Wyoming
26. Doranne Van Canneyt 25428 Heims Lake Circle
27. William Gierke # 5328 250th St FL MN.
28. Paul Muehle 5294 250th St Forest Lake MN
29. Linda Errando (Linda Errando) 25488 Heims Lake Cir. Wyoming, MN
30. Karen Ohl (Karen Ohl) 25468 Heims Lake Circle Wyoming, MN.
31. Amie Shroder AMIE SHRODER 25413 Heims Lake Cir, Wyoming MN
32. Gay Bronlund 25458 Heims Lake Cir, Wyo., MN
33. _____

**Petition opposing the rezoning of property 21.10605.00 and
21.10542.10.10 owned by Brian Solsrud of 257 Land Holdings, LLC
from Rural Residential I District to the Office & Health Care
District**

1. LON ERICKSON, 25337 HEIMS LAKE CIRCLE
2. LON ERICKSON WYOMING, MN 55092

3.

4. Deb Notebaart " "

5. Deb Notebaart

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

LAND USE APPLICATION: ORDINANCE AMENDMENT

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 an ordinance amendment request.

Property Address: Parcels 21,10542.10 @ 21,10605.00
Applicant(s): Name(s) 257 Land Holdings LLC
Address 4463 White Bear Pkwy
City White Bear Lake State MN Zip 55110
Phone Number 6125321164 Email bram@bresen-financial.com

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

Name(s) _____
Address _____
City _____ State _____ Zip _____
Phone Number _____ Email _____

Owners(s) Signature(s) [Signature] Date 11/23/22

Legal description of property (if rezoning) OR proposed text amendment (attach additional pages if necessary):

Survey is Attached

Present use of property: Vacant

Property Identification Number(s): R.21 10605.00 + 21,10542.10

Present Zoning District: R1 Proposed Zoning District: OHC

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

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.

Applicant(s) Signature(s) [Signature] Date 11/28/22

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. Article V, Division 9, Zoning Amendments, is attached to this application. 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.

OFFICE USE ONLY

Application # 2-22-004

Date Complete Application Received 12/7/22

Fee: \$220.00 + Escrow \$750.00

Revised 11/15/22

Date Application Received 11/30/22

60 Days 2/4/23

Date Paid 11/30/22

By: [Signature]
Official

Check # ✓

1. Current zoning is R1 we request change to OHC zoning affordable multifamily housing,
2. Per the Chisago County HRA affordable housing is in short supply. This development will meet the needs of the city of Wyoming.
3. N/A
4. N/A
5. Provided as needed.

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
DECEMBER 27, 2022
7:00PM**

CALL TO ORDER:

Planning Commission Vice-Chair West called the Regular Meeting of the Wyoming Planning Commission for December 27, 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: Michael Naumann, Katie West, and Dan Iverson

ABSENT: Mark Lobermeier

Also Present: Fred Weck Zoning Administrator and Council Liaison Brett Ohnstad

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for December 13, 2022

A MOTION WAS MADE BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER WEST, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR DECEMBER 13, 2022 AS SUBMITTED.

Voting Aye: Naumann, Iverson, and West

Voting Nay: None

Abstain: None

Absent: Lobermeier

SCHEDULED PUBLIC HEARINGS:

2. **Rezone: Z-22-004 – Rural Residential 1 (R-1) to Office and Health Care District (OHC)**
Location: 257th Street, South end of cul-de-sac
Applicant/Owner: 257 Land Holdings, LLC Brian Solsrud
Property ID Numbers: 21.10605.00 and 21.10542.10

Zoning Administrator Weck gave an overview of the proposed rezoning for the two vacant parcels located on 257th Street. He noted that the Comprehensive Plan has these parcels guided for Office and Health Care District and staff recommended approval.

Ed Severson, White Bear Lake, representing 257 Land Holdings, LLC, stated that they are excited to begin the dialogue with the City for this project.

MOTION BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING.

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

Dan Zienty, 25383 Heims Lake Circle, he stated that he feels this proposed change will directly impact the adjacent properties, including the Heims Lake Villas neighborhood. He stated that the neighborhood had put together a petition and would be presenting it to the City opposing the rezoning of these parcels. He explained that a major component of the consideration for building their homes in the Heims Lake Villas neighborhood was knowing the current zoning. He stated that properties around this area are zoned similarly and are in keeping with the strategic planning of the watershed district. He stated that they believe that allowing this change will disrupt the continuity of the area explained that they were also concerned about negative impacts on their neighborhood if a health care facility or office is built because it would bring more traffic, noise, and parking lot lights to a very quiet street. He noted that their direct neighbor Rosenbauer activities cease every day at 4:30 p.m. and have been excellent neighbors. He stated that he believed that rezoning this property would have a negative impact on the ecosystem because the wetlands are home to a diverse amount of native wildlife including numerous species of nesting and migrating waterfowl. He stated that they feel that a business would be much more devastating to the destruction of habitat than existing residential development. He asked the Commission to take the time to visit the area to see the importance in maintaining the continuity of the land surrounding Heims Lake and that they keep the land as it is presently zoned.

A petition was presented to Zoning Administrator Weck.

Tim Montzka, 5294 250th Street, noted that his property adjoins the parcels being discussed tonight and explained that he has lived on the lake since 1968. He stated that he is troubled because he has seen this happen in the neighborhood in the past where a developer has come in and the City has bent over backwards and changed zoning with the expectation of certain things to be done. He stated that he has seen his long term neighbors lose their properties because of the assessments due to development. He stated that these things sound really good up front, but it does not always work as well for the neighbors. He stated that the conversation started tonight by saying they are 'starting a discussion', which concerns him because he did not see a plan presented. He stated that he doesn't know that once the developer gets their approvals that the City will have much control over it. He stated that he would encourage the Planning Commission to know what is going to happen to this neighborhood before they allow it to be rezoned. He referenced the 40-50 new landowners on that side that have recently purchased the property. He stated that he assumes that many of them spent their entire life savings on this purchase and that decision was made with an expectation and understanding and asked that the City consider those people and that this decision be considered very carefully. He stated that the company that made this investment made an investment with the hope of getting a rezoning and to make some money.

Kevin Kirvida, Lindstrom, stated that he is the owner of the Rosenbauer building. He stated that he is not here to oppose the rezoning request. He noted that he did have a few concerns to bring to the Planning Commission's attention. He explained that the current footprint of their building has about 3-5 acres to the south that they may someday expand onto and expressed concern that the high and dry area of the proposed development would be very close to where they would be placing the buildings. He explained that he did not want it to turn into a situation where people move in near an airport and start complaining about the noise and the statement is made "the airport was there first". He stated that there is also an access road that traverses across this

property that is intended to be for emergency access, but noted that he has seen vehicles using the roadway. He noted that if this request is granted, he would very much like to move the road so it is on the property line rather than cutting across this property.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:12 P M.

Voting Aye: *Naumann, Iverson, and West*
Voting Nay: *None*
Abstain: *None*
Absent: *Lobermeier*

Commissioner Iverson asked about the applicant's plans for the property.

Mr. Severson stated that their plans will really celebrate the green space and will be tucked back. He explained that the tree plan essentially drove the proposed building placement of an "L-shape" on the highway side. He briefly discussed the existing assessment and the discussions they have been having with the County regarding a possible financing packet for the property.

Commissioner Iverson asked if the plans were for residential development.

Mr. Severson stated that as it is right now, the engineer has not worked out the final plans.

Commissioner Iverson noted that the request is for rezoning to Office and Health Care and asked what Mr. Severson was actually planning to build in this area.

Mr. Severson explained that they are planning 13 units that are 3 bedroom units with 2 car garages, that would be townhouse style, slab on grade construction.

Vice-Chair West asked if Zoning Administrator Weck felt that this proposal would add traffic to the area.

Zoning Administrator Weck stated that when Rosenbauer was brought in, 257th Street was constructed and did not connect to the 250th Street dirt road. He gave an overview of the conditions of approval to provide emergency access and noted that the road referenced by Mr. Kirvida was not intended to be used as a public road and explained that people should not be using it as a road and it should only be for emergency access. He explained that the City ordinances do not allow any commercial traffic to go through residential neighborhoods. He stated that the Heims Lake Villa developments are also zoned Office and Health Care and reviewed the allowed uses including: health clinics, daycares, fitness centers, funeral homes, hospitals, hotels/motels, churches, elderly restricted housing, office buildings, personal services, restaurants, and tutoring services, in addition to residential. He reminded the Commission that the issue under discussion tonight is whether this property should be rezoned to what it is guided for under the Comprehensive Plan.

Vice-Chair West noted that things like the number of units being proposed would be reviewed during the site plan review.

Zoning Administrator Weck reviewed the zoning designations of the surrounding properties.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO REOPEN THE PUBLIC HEARING FOR COMMENT.

Voting Aye: *Naumann, Iverson, and West*
Voting Nay: *None*
Abstain: *None*

Absent: Lobermeier

Rick Gierke, 5280 250th Street, asked if the plans were for an apartment building with 13 units or 13 separate structures.

Mr. Severson stated that until they figure out the zoning issue, they cannot really have a plan. He stated that if he wants to apply for grants or any financial aid through the County the zoning needs to be taken care of so he can know what he can build.

Mr. Gierke stated that he understood that but because he mentioned the number 13, he would like to know what his hope is for the project.

Zoning Administrator Weck stated that this is located in the Shoreland District and until the City sees what is going on there, the density cannot be figured out. He explained that it is a complicated formula.

Mr. Gierke reiterated that he was just wondering if the plans were for apartment style units or something else.

Zoning Administrator Weck stated that they are not far enough into the process to know those details yet.

Mike Deneen, 25347 Heims Lake Circle, noted that his understanding was that there was only 3 acres of buildable property on these lots even though the total amount is between 11-17 acres. He noted some others lots located near DaVita that were also available in the County auction, but was unsure if they had sold. He stated that he believes those parcels were already zoned for commercial use.

Zoning Administrator Weck stated that the Comprehensive Plan has them guided for commercial, but have the same zoning as this parcel as Rural Residential 1. He stated that he was unsure about how much buildable property there is on these lots and would be determined later in the process.

Mr. Zienty asked if there was a height restriction.

Zoning Administrator Weck explained that the height restriction would be for 45 feet.

Mr. Montzka asked if he was correct in thinking that if the rezoning is approved that any one of the permitted uses in that zoning would be acceptable.

Vice-Chair West confirmed that was correct.

Mr. Montzka asked if the City would have the legal authority to say no to one of those permitted uses.

Zoning Administrator Weck explained that it was more than just being 'on the list' and noted that the plans also have to meet all the other standards and referenced examples such as setbacks, parking and other required permitting.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO CLOSE THE PUBLIC HEARING AT 7:29 PM.

<i>Voting Aye:</i>	<i>Naumann, Iverson, and West</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>Lobermeier</i>

Commissioner Iverson asked how the City has high density residential as options under both OHC and High Density Residential.

Zoning Administrator Weck stated that it is similar to how there can be single family residential homes in R-1, R-2, R-3, and R-6.

3. MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF THE REQUEST TO REZONE: Z-22-004 – RURAL RESIDENTIAL 1 (R-1) TO OFFICE AND HEALTH CARE DISTRICT (OHC) LOCATION: 257TH STREET, SOUTH END OF CUL-DE-SAC FOR 257 LAND HOLDINGS, LLC BRIAN SOLSRUD, PROPERTY ID NUMBERS: 21.10605.00 AND 21.10542.10

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

NEW BUSINESS

OLD BUSINESS:

COMMUNICATIONS:

UPDATES:

Zoning Administrator Weck noted that the Council had adopted the Comprehensive Plan. He noted that Katie's Glen discussion was tabled until the full Council could be present. He reviewed the proposed agenda items for the next Commission meeting.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO ADJOURN THE DECEMBER 27, 2022 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:33 PM.

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

RESERVED FOR RECORDING DATA

RESOLUTION NO. 23-01-08

**RESOLUTION APPROVING A REZONING FROM THE RURAL RESIDENTIAL I (R-1)
DISTRICT TO THE OFFICE AND HEALTH CARE (OHC) DISTRICT
AT
PROPERTY IDENTIFICATION NUMBER R.21.10605.00**

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

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

WHEREAS, Brian Solsrud of 257 Land Holdings, LLC, has applied for approval of a rezoning of property from the Rural Residential I District (R-1) to the Office and Health Care (OHC) District on property legally described as:

That part of the Southeast 1/4 of the Southeast 1/4, Section 30, Township 33, Range 21, lying northerly of the south 720 ft; lying easterly of the easterly right of way line of Interstate Highway No.35, and lying northerly, westerly and northwesterly of the following described line: commencing at the southeast corner of said section 30; then west assumed bearing along the south line of said Section 30, a distance of 221 feet to the point of beginning of said line to be described; then north 1092; then east to the east line of said SE 1/4 of SE 1/4 and said line there terminating, excluding public waters..

WHEREAS, on December 27, 2022 the Planning Commission held a public hearing in accordance with the Ordinance and laws of the State of Minnesota; and,

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

1. The requested rezoning will not create an excessive demand on parks, schools, or streets serving the area.

2. The proposed rezoning is compatible with existing development and will not deter the appropriate development of vacant lands.
3. The rezoning is consistent with the goals and policies of the City and the spirit, intent and purposes of the zoning ordinance.
4. The proposed rezoning will not cause traffic hazard or congestion.

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

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 3rd DAY OF JANUARY, 2023.

Lisa Iverson, Mayor

ATTEST:

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

Robb Linwood, City Administrator

RESERVED FOR RECORDING DATA

RESOLUTION NO. 23-01-09

**RESOLUTION APPROVING A REZONING FROM THE RURAL RESIDENTIAL I (R-1)
DISTRICT TO THE OFFICE AND HEALTH CARE (OHC) DISTRICT
AT
PROPERTY IDENTIFICATION NUMBERS R.21.10542.10**

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

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

WHEREAS, Brian Solsrud of 257 Land Holdings, LLC, has applied for approval of a rezoning of property from the Rural Residential I District (R-1) to the Office and Health Care (OHC) District on property legally described as:

That part of Southwest 1/4 of Southwest 1/4, Section 29, Township 33, Range 21, described as follows: Commencing at the SW corner of said Section 29: then easterly along the south line of said SW 1/4 of SW 1/4, a distance of 354 feet, then northerly at a right angle 1092 feet to the point of beginning; then continue northerly on a projection of the last described line to the north line of said SW 1/4 of SW 1/4; then westerly along said north line to the west line of said SW 1/4 of SW 1/4; then southerly along said west line to the intersection with a line drawn westerly parallel with the south line of said SW 1/4 of SW 1/4 from the point of beginning; then easterly along said parallel line to point of beginning, excluding public waters.

WHEREAS, on March 22, 2022 the Planning Commission held a public hearing in accordance with the Ordinance and laws of the State of Minnesota; and,

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

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

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

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 3rd DAY OF JANUARY, 2023.

Lisa Iverson, Mayor

ATTEST:

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

Robb Linwood, City Administrator



December 27, 2022

Presented To: Mayor Iverson and City Council
Presented By: Chief Neil Bauer
Department: Public Safety
Reference: Hiring of Part-Time Background Investigator
Method: New Business

Background Information:

Wyoming Police Department has a vacant police officer position and has started the selection process to fill that position. A significant part of the selection process requires an intensive background check of the candidate(s) to: determine if the candidate meets the standards established by the MN Board of Peace Officer Standards and Training; and ensure the candidate meets the security standards for accessing state and national computer/databases and communication systems. The background check is one critical part of the decision-making process regarding a candidate's employment with the Wyoming Police Department and it must be done properly.

These background investigations require between 16 and 24 hours for an experienced background investigator to complete. At this time, Wyoming Police Department does not have anyone trained as a background investigator. In addition, our one investigator maintains a significant caseload on top of other collateral duties (e.g. use of force instructor and crisis negotiator). Considering the need for a background investigation generally occurs when we have a vacancy, the availability of current staff to conduct the background investigation is limited. Our current investigator is already being pulled to work patrol shifts to accommodate training and leave requests.

Our practice for conducting these police officer background investigations should be to utilize an experienced backgrounder that understands the implications and nuances of data practices and the required steps needed to prepare a thorough background investigation. Hiring a part-time background investigator will allow us to freely exchange information with the background investigator, removing any data practice barriers that would need to be overcome with a contractor.

Ms. Terri Berg is a Chisago County resident and she is an experienced background investigator as a part-time employee for well over a dozen law enforcement agencies in the area. Ms. Berg is a former police officer from the Forest Lake Police Department (2001 -2004) and Woodbury Police Department (1998-2001). She has been actively involved in police officer background investigations since 2004, including the Chisago County Sheriff's office, as well as Lino Lakes, Cottage Grove, White Bear Lake, Isanti, Maplewood, Annandale, Forest Lake, and Woodbury.



PUBLIC SAFETY

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

To be consistent with the other law enforcement agencies, Ms. Berg's hourly rate is to be set at \$36.57 per hour. Funds for this position will be made available with the vacancy created with Ms. Allison Edwards leaving the City of Wyoming. In future budget years, money will be allocated for a part-time employee.

At this time, we are not anticipating any additional police officer vacancies for 2023. Budget impact for this position is estimated at \$1,000.00 - \$1,800.00 in 2023, allowing for two applicants to be backgrounded.

Recommendation:

It is my recommendation that the City Council authorize the hiring of Ms. Terri Berg for the part-time background investigator position.



Neil D. Bauer, Ed.D.
Public Safety Director



PUBLIC SAFETY

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



Request for Council Action

Date: December 30, 2022

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Public Safety Building/Wold Architects Work session

Method: New Business

Background Information:

The City Council has approved Wold to move into construction document design, which is anticipated to be completed in January/February of 2023. On December 13, 2022 as part of the finalizing of plans Wold Architects received input from the Wyoming City Council regarding the interior designs and finishes in the building.

As we near the mark of going to bid for the project city staff and Wold Architects would like to do a check in with the council regarding the current status of the project including cost estimates, state bonding, and the borrowing market.

Recommendation:

To approve and notice a City Council work session on January 11, 2022 at 6:00PM



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576