

**City of Grant
City Council Agenda
June 1, 2021**

The regular monthly meeting of the Grant City Council will be called to order at 7:00 o'clock p.m. on Tuesday, June 1, 2021, in a teleconference format for the purpose of conducting the business hereafter listed, and all accepted additions thereto.

1. CALL TO ORDER

PUBLIC INPUT

Citizen Comments – Individuals may address the City Council about any item not included on the regular agenda. The Mayor will recognize speakers to come to the podium. Speakers will state their name and address and limit their remarks to two (2) minutes with five (5) speakers maximum. Generally, the City Council will not take any official action on items discussed at this time, but may typically refer the matter to staff for a future report or direct that the matter be scheduled on an upcoming agenda.

- (1) _____
- (2) _____
- (3) _____
- (4) _____
- (5) _____

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF REGULAR AGENDA

4. APPROVAL OF CONSENT AGENDA

- A. May 4, 2021 City Council Meeting Minutes
- B. May 2021 Bill List, \$51,188.36
- C. Kline Bros., Road Work/Pump House, \$32,766.70

5. STAFF AGENDA ITEMS

- A. City Engineer, Brad Reifsteck (no action items)
- B. City Planner, Jennifer Haskamp
 - i. PUBLIC HEARING, Consideration of Resolution No. 2021-08, Application for Minor Subdivision, 9694 75th Street North
 - ii. Consideration of Interim Use Permit

C. City Attorney, Dave Snyder

6. NEW BUSINESS

A. Acceptance of 2020 Audit

7. UNFINISHED BUSINESS

8. DISCUSSION ITEMS (no action taken)

A. Staff Updates (updates from Staff, no action taken)

B. City Council Reports/Future Agenda Items (no action taken)

9. COMMUNITY CALENDAR JUNE 2 THROUGH JUNE 30, 2021:

Mahtomedi Public Schools Board Meeting, Thursday, June 10th and 24th , Mahtomedi District Education Center, 7:00 p.m.

Stillwater Public Schools Board Meeting, Thursday, June 10th, Stillwater City Hall, 7:00 p.m.

Washington County Commissioners Meeting, Tuesdays, Government Center, 9:00 a.m.

10. ADJOURNMENT

CITY OF GRANT
MINUTES

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DATE : May 4, 2021
TIME STARTED : 7:02 p.m.
TIME ENDED : 8:18 p.m.
MEMBERS PRESENT : Councilmember Carr, Rog, Giefer, Schafer and Mayor Huber
MEMBERS ABSENT : None

Staff members present: City Attorney, Dave Snyder; City Planner, Jennifer Swanson, City Treasurer, Sharon Schwarze; and Administrator/Clerk, Kim Points

CALL TO ORDER

The meeting was called to order at 7:02 p.m.

PUBLIC INPUT

(1) Ms. Cecilia Wirth, (no address provided) thanked the Council for their endorsement to the Watershed District. She stated she was sworn in last night and will stay in her lane.

PLEDGE OF ALLEGIANCE

SETTING THE AGENDA

Council Member Rog moved to approve the agenda, as presented. Council Member Schafer seconded the motion. Motion carried unanimously with a roll call vote.

CONSENT AGENDA

March 30, 2021 City Council Meeting Minutes	Approved
April 2021 Bill List, \$63,390.65	Approved
City of Mahtomedi, 1 st Quarter Fire Contract, \$37,499.25	Approved
Kline Bros. Excavating, Road Maintenance, \$25,270.25	Approved
ARC Paving, Potholing, \$20,241.99	Approved
Resolution No. 2021-17, Abatement of City Property	Approved

1 Council Member Giefer moved to approve the consent agenda, as presented. Council Member
2 Rog seconded the motion. Motion carried unanimously with a roll call vote.

3
4 **STAFF AGENDA ITEMS**

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6 **City Engineer, Brad Reifsteck (no action items)**

7
8 **City Planner, Jennifer Swanson**

9
10 **Consideration of Interim Use Permit**– City Planner Swanson advised at the regular City Council
11 meeting on March 30, 2021 a memo and draft ordinance was presented for consideration to add
12 Interim Uses to Chapter 32 Zoning. Generally, the City Council was supportive of the draft ordinance
13 but needed additional time to research, consider and discuss some components of the ordinance.
14 Based on discussion, staff understand the key outstanding issues to include:

- 15
16
 - 17 ■ Management/enforcement of Interim Use Permits
 - 18 ■ Understanding the difference between Interim and Conditional Uses.
 - 19 ■ Classification of uses on the Table of Uses (32-246) as proposed in the draft ordinance.
 - 20 ■ Accessory building construction prior to principal structure as an Interim Use.
 - 21 ■ Accessory Dwelling Units (ADUs) as a new use, and proposed Interim Use.

22 Because there are many unanswered questions and lack of specific direction provided in March, Staff
23 did not update the draft ordinance presented on March 30th to minimize confusion. Upon feedback at
24 the May meeting, staff will update and revise the ordinance per your direction and bring the
25 ordinance back to your regular June meeting.

26
27 To assist in your discussion, staff provides the following additional information for each outstanding
28 issue:

29
30 **Management/enforcement of Interim Use Permits**

31 While not explicitly stated during the discussion, the issue of management and/or enforcement was an
32 underlying theme of the conversation. To assist you with discussion in May, staff provides some
33 additional information on management and enforcement for your consideration:

- 34
 - 35 ■ Similar to the Conditional Use Permit (CUP) process, staff will begin tracking Interim Use
36 Permits on a spreadsheet which will include the termination date of the IUP. During the City’s
37 annual CUP review process, IUPs will also be reviewed and any investigation and/or follow-
38 up conducted. This process has proven to be effective and is directly applicable to the IUP
39 process.
 - 40 ■ All IUPs will be drafted with a set of conditions that must be followed. This process will look,
41 feel and act just like the CUP process except the conditions will include an expiration or
42 termination date of the use.
 - 43 ■ Most Interim Uses will not “renew” and will simply exist for the duration that they are
44 permitted by the permit (e.g. a road construction project may have an IUP for the 2-year
45 construction period, and then it is done.) The benefit of the IUP simply terminating is that it
reduces the administration required to vacate a CUP when the use is no longer applicable.

- 1 ▪ For those Interim Uses that “renew” the conditions will address how the renewal process for
2 that use will be implemented. As with CUPs, the time period and termination trigger will be
3 dependent on the proposed use and should be considered on a case-by-case basis.
- 4 ▪ From an enforcement perspective, an Interim Use Permit is easier to revoke if a user is in
5 violation because it does not run with the land. This means that the entitlement is given to the
6 user and therefore does not hold the same entitlement as a CUP which runs with the land and
7 can be passed from owner to owner. This is one of the reasons why most landowners will still
8 prefer a CUP over an IUP.

9
10 **Difference between Interim and Conditional Uses – Use Classification**

11 There was some confusion at the March 30, 2021 City Council meeting about Interim Uses and how
12 they differ from an entitlement perspective from a Conditional Use. Generally, Interim Uses are
13 granted for a specific user and can be time delimited based on a specific event occurring. This
14 entitlement is less permanent than a Conditional Use that runs with the land into perpetuity. Uses that
15 are more permanent, and are expected to be acceptable into the future, should be classified as a
16 Conditional Use. Uses that are temporary, may be user specific or that you want to have a time
17 limit/sunset should be classified as an Interim Use.

18
19 **Classification of uses on Table of Uses (32-246)**

20 Using the information in the previous section, please review the draft ordinance which identifies
21 Staff’s proposed Interim Use classifications and the full table in 32-246. Please come to the meeting
22 with your list of additional Conditional Uses for consideration/discussion as Interim Uses (if any).

23
24 While reviewing the table please consider that if a large capital investment is needed for a particular
25 use that banks do not generally like and/or support IUPs and will not give financing. Uses that require
26 capital investment and are thus more permanent in nature should remain as Conditional Uses, unless
27 there is some compelling reason to reclassify the use.

28
29 **Accessory building construction prior to Principal Structure**

30 No specific discussion occurred with respect to allowing accessory buildings on parcels prior to the
31 principal structure being constructed. Over the past 10+ years we have had several requests to build
32 an accessory building prior to the principal structure and staff believes the Interim Use Permit would
33 be an effective way to manage this request. Staff requests discussion from the City Council regarding
34 this recommendation.

35
36 **Accessory Dwelling Units (ADUs)**

37 The City Council’s discussion in March focused on whether ADUs should be added as a “use” to the
38 City’s Table of Uses. As staff understands it, there are a few overarching concerns. Staff provides the
39 following additional information for your consideration:

- 40 ▪ *Council Concern:* We do not want ADUs to become rental units all over Grant.

41
42 *Staff Response:* There are a couple provisions within the draft ordinance that would help to
43 limit units becoming “renter-occupied” such as the requirement that all ADUs must be owned
44 by the same owner of the principal building. Since March, staff performed some additional
45 research and found a couple examples of cities that have limited the occupancy of the ADU to
46 members of a “family” who are occupying the principal structure as defined within the city’s

1 ordinances. For example, the city of Saint Paul’s ordinance is particularly restrictive stating
 2 that “The total occupancy of the principal dwelling unit and accessory dwelling unit shall not
 3 exceed the definition of family...allowed in a single housekeeping unit.” Language similar to
 4 this may be an option to further reduce the likelihood that someone would rent the ADU on an
 5 open market. However, we would need to make sure that our definition of “family” is up to
 6 date and consistent with state law. Additionally, the Council should note that Grant does not
 7 have a rental ordinance, and that current property owners can rent their single-family homes
 8 without any permits or licenses from the city. As such, limiting the ADU occupancy to a
 9 “family” would apply to the family renting the principal structure.

10
 11 Also, it should be noted that there are additional ways to limit the occupancy of an ADU
 12 through the IUP process and the conditions applied. For example, the city of Saint Paul
 13 requires property owners with an ADU to file an annual affidavit with the Zoning
 14 Administrator to verify the continued owner-occupancy of the property as their permanent and
 15 principal residence and identifying the owner-occupied dwelling unit. The City charges a fee
 16 for the “annual” check. This is the type of condition that could be included in all IUPs. While
 17 this increases administrative time nominally, it puts the primary responsibility on the owner to
 18 remain compliant and demonstrate compliance on a regular basis.

- 19
- 20 ■ *Council Concern:* If permitted, we need to regulate the intensity (size, area, etc.) of ADUs
 21 because we do not want two Principal Structures on a single lot.

22
 23 *Staff Response:* The current draft ordinance includes language to regulate intensity including:
 24 1) limiting each lot to no more than one ADU; 2) limiting the size of an ADU to 1,000 SF;
 25 and 3) requiring the ADU be accessed from the same curb-cut as the Principal Structure.
 26 After the City Council meeting, staff performed some additional research and found some
 27 municipalities limiting the size of ADUs to no more than 750 square feet. Staff also found
 28 examples limiting the size of ADUs based on a percent (30% was most frequently identified)
 29 of the principal structure square footage. Any combination of these standards could be
 30 adopted as part of the ordinance and as long as they are clearly stated will help control the
 31 intensity of the use. Staff also believes that by incorporating these standards into the ordinance
 32 we will be able to perform a more thorough review than today because owners/applicants can
 33 be honest about their plans for their accessory buildings. As it stands today, we regularly have
 34 requests for bathrooms, kitchens, and other improvements in accessory building but there are
 35 few standards to apply except “no walls” are permitted to separate spaces. Allowing ADUs
 36 with appropriate regulations will help staff when these types of requests moving forward.

- 37
- 38 ■ *Council Concern:* If an ADU is an Interim Use, how do we regulate and manage the zoning
 39 enforcement.

40
 41 *Staff Response:* The process for an IUP will be very similar to the current CUP process and
 42 will include the establishment of conditions for the ADU. Staff recommends that all IUPs be
 43 tracked using the same methodology as the CUP process which requires an annual review. As
 44 referenced above, if a condition is placed on all IUPs for ADUs that the owner must submit an
 45 annual confirmation of the status of the ADU, this could be reviewed as part of that annual
 46 review process. With respect to enforcement, the enforcement process will generally be the

1 same as it is for the CUP process except the revocation process is slightly less cumbersome
2 since the IUP is given to the user rather than running with the land into perpetuity. For
3 example, if a condition is placed in all ADU IUPs that if the ADU does not meet the
4 conditions of the permit that the IUP may be revoked. Upon revocation the Owner shall be
5 responsible for removing the kitchen from the ADU.

- 6
7 *Council Concern:* Perhaps ADUs should remain not permitted in the City.

8
9 *Staff Response:* This is a viable option. If the City Council is not supportive of this use, the
10 Council can direct staff to remove it from the draft IUP ordinance.

11
12 Council directed staff to bring back Consideration of Interim Use Permit, final draft of Ordinance and
13 enforcement procedures to the June, 2021 City Council meeting.

14
15 **City Attorney, Dave Snyder (no action items)**

16
17 **NEW BUSINESS**

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19 **UNFINISHED BUSINESS**

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21 There was no unfinished business.

22
23 **DISCUSSION ITEMS (no action taken)**

24
25 **Staff Updates (updates from Staff, no action taken)**

26
27 **City Council Reports/Future Agenda Items**

28
29 No items were placed on a future agenda.

30
31 **COMMUNITY CALENDAR MAY 5 THROUGH THROUGH MAY 31, 2021:**

32 **Mahtomedi Public Schools Board Meeting, Thursday, May 13th and May 27th, Mahtomedi**
33 **District Education Center, 7:00 p.m.**

34 **Stillwater Public Schools Board Meeting, Thursday, May 13th, Stillwater City Hall, 7:00 p.m.**

35 **Annual City Clean Up Day, Saturday, May 22, 9:00 am to Noon, Town Hall**

36 **Washington County Commissioners Meeting, Tuesdays, Government Center, 9:00 a.m.**

37
38 **ADJOURNMENT**

39
40 **Council Member Giefer moved to adjourn the meeting at 8:18 p.m. Council Member Schafer**
41 **seconded the motion. Motion carried unanimously.**

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43 These minutes were considered and approved at the regular Council Meeting June 1, 2021.

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Kim Points, Administrator/Clerk

Jeff Huber, Mayor

DRAFT

Fund Name:	100 - General Fund								
Date Range:	05/24/2021 To 05/24/2021								
Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total		
05/24/2021	Payroll Period Ending 05/31/2021	15226	May21	N	Clerk Salary	100-41101-100-	\$ 4,086.66		
	Total For Check	15226					\$ 4,086.66		
05/24/2021	ADT Security Services	15227	Town Hall Security System	N	Town Hall Maintenance	100-43003-300-	\$ 676.08		
	Total For Check	15227					\$ 676.08		
05/24/2021	Todd Smith	15228	Monthly Assessment Services - May	N	Property Assessor	100-41208-300-	\$ 2,173.00		
	Total For Check	15228					\$ 2,173.00		
05/24/2021	MCFOA	15229	MCFOA Annual Membership	N	Office Supplies	100-41313-200-	\$ 50.00		
	Total For Check	15229					\$ 50.00		
05/24/2021	Asphalt Restoration Co., Inc	15230	Potholing Inv#22	N	Pothole Repairs	100-43109-220-	\$ 5,062.09		
	Total For Check	15230					\$ 5,062.09		
05/24/2021	CenturyLink	15231	City Phone	N	City Office Telephone	100-41309-321-	\$ 146.93		
	Total For Check	15231					\$ 146.93		
05/24/2021	Lisa Senopole	15232	Video Tech - May	N	Cable Costs	100-41212-100-	\$ 90.00		
	Total For Check	15232					\$ 90.00		
05/24/2021	Waste Management	15233	Recycling -	N	Recycling	100-43011-384-	\$ 5,267.60		
	Total For Check	15233					\$ 5,267.60		
05/24/2021	Washington Conservation District	15234	1st Quarter Billing	N	MS4	100-43118-210-	\$ 175.00		
	Total For Check	15234					\$ 175.00		
05/24/2021	KEI Enterprises	15235	May21 Road Contractor	N	Animal Control	100-42006-300-	\$ 83.00		
		15235			Town Hall Mowing	100-43006-300-	\$ 125.00		
		15235			Ball Field Maintenance	100-43009-300-	\$ 125.00		
		15235			Road Engineering Fees	100-43102-300-	\$ 166.14		
		15235			Road Garbage Removal	100-43105-300-	\$ 167.00		
		15235			Gravel Road Costs	100-43106-300-	\$ 20.84		
		15235			Magnesium Chloride	100-43107-300-	\$ 41.67		
		15235			Road Sign Replacement	100-43110-300-	\$ 83.84		
		15235			Culvert Repair	100-43111-300-	\$ 20.84		
		15235			Snow & Ice Removal	100-43113-300-	\$ 5,686.67		
		15235			Road Brushing	100-43114-300-	\$ 2,250.00		

Fund Name: 100 - General Fund

Date Range: 05/24/2021 To 05/24/2021

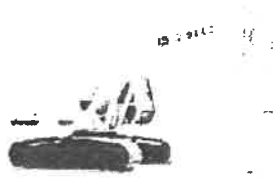
Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
		15235			Road Side Mowing	100-43115-300-	\$ 500.00
		Total For Check					\$ 9,270.00
05/24/2021	Petty Cash	15236	Postage/Office	N	Office Supplies	100-41313-210-	\$ 100.00
		15236			Postage	100-41318-210-	\$ 100.00
		Total For Check					\$ 200.00
05/24/2021	Johnson Turner Legal	15237	April Billing	N	Legal Fees - General	100-41204-301-	\$ 1,171.00
		15237			Legal Fees - Complaints	100-41205-301-	\$ 1,730.00
		15237			Legal Fees - Prosecutions	100-41206-301-	\$ 1,900.00
		Total For Check					\$ 4,801.00
05/24/2021	WSB & Associates	15238	Engineering - April	N	Engineering Fees - General	100-41203-300-	\$ 609.00
		15238			MS4	100-43118-300-	\$ 1,249.25
		15238			Special Road Projects	100-43128-300-	\$ 1,002.50
		15238			Utility/ROW Permits	100-43132-300-	\$ 103.50
		15238			Grading Permit	100-43135-300-	\$ 276.00
		15238			2019/2020 Road Project	100-43136-300-	\$ 95.00
		Total For Check					\$ 3,335.25
05/24/2021	Sprint	15239	City Cell Phone	N	Road Expenses - Other	100-43116-321-	\$ 38.98
		Total For Check					\$ 38.98
05/24/2021	Croix Valley Inspector	15240	Building Inspector	N	Building Inspection	100-42004-300-	\$ 14,250.63
		Total For Check					\$ 14,250.63
05/24/2021	Reina Mae House Cleaning LLC	15241	Town Hall Cleaning	N	Town Hall Maintenance	100-43003-220-	\$ 230.00
		Total For Check					\$ 230.00
05/24/2021	Xcel Energy	15242	Utilities	N	Town Hall Electricity	100-43004-381-	\$ 84.35
		15242			Well House Electricity	100-43010-381-	\$ 11.73
		15242			Street Lights	100-43117-381-	\$ 44.06
		Total For Check					\$ 140.14
05/24/2021	Kline Bros Excavating	15243	Road Maintenance	N	Well House Electricity	100-43010-220-	\$ 11,749.20
		15243			Grader Contractor	100-43101-301-	\$ 7,920.00
		15243			Gravel Road Costs	100-43106-220-	\$ 5,845.00
		15243			Ditch Repair	100-43133-301-	\$ 7,252.50
		Total For Check					\$ 32,766.70
05/24/2021	SHC, LLC	15244	Planning Services	N	City Planner	100-41209-300-	\$ 795.00
		15244			Pre-App	100-41319-300-	\$ 400.00

Fund Name: 100 - General Fund

Date Range: 05/24/2021 To 05/24/2021

<u>Date</u>	<u>Vendor</u>	<u>Check #</u>	<u>Description</u>	<u>Void</u>	<u>Account Name</u>	<u>F-A-O-P</u>	<u>Total</u>
Total For Selected Checks							
Total For Check 15244							\$ 1,195.00
							\$ 83,955.06

KLINE BROS EXCAVATING
 8996 110th St N
 STILLWATER, MN 55082



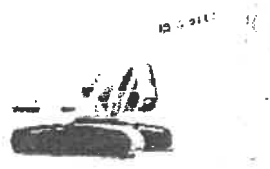
Invoice

DATE	INVOICE #
5/20/21	2602

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	DITCHWORK 100-43126

DESCRIPTION	QTY	UNIT COST	DUE DATE
			5/30/21
			AMOUNT
5-07-21 110TH ST DITCHWORK (SOUTHSIDE BY HILL WEST OF LANSING)			0.00
5-07-21 E70	4.5	90.00	405.00
5-07-21 325G	4.5	115.00	517.50
5-07-21 L9000	4.5	85.00	382.50
5-07-21 T600 & T50	1	160.00	160.00
5-10-21 E70	5.75	90.00	517.50
5-10-21 325G	5.75	115.00	661.25
5-10-21 L9000	7.75	85.00	488.75
5-10-21 RD690	3	85.00	255.00
5-10-21 T600 & T50	1	160.00	160.00
DITCHWORK ON IRONWOOD NORTH OF 114TH ST			0.00
5-11-21 E70	5.5	90.00	495.00
5-11-21 325G	5.5	115.00	632.50
5-11-21 T600	5.5	85.00	467.50
5-11-21 RD690	2	85.00	170.00
5-11-21 L9000	2	85.00	170.00
5-11-21 T600 & T50	1	160.00	160.00
5-12-21 E70	5	90.00	450.00
5-12-21 325G	5	115.00	575.00
5-12-21 RD690	5	85.00	425.00
5-12-21 T600 & T50	1	160.00	160.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE			Total
			7,252.50

KLINE BROS EXCAVATING
 8996 110th St N
 STILLWATER, MN 55082



Invoice

DATE	INVOICE #
5/20/21	2603

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	ROAD GRAVEL 100-43106

DUE DATE
5/30/21

DESCRIPTION	QTY	UNIT COST	AMOUNT
5-10-21 RC-5 FOR 110TH ST HILL	1	175.00	175.00
5-11-21 RC-5 HAULED TO HILL ON IDEAL AVE	8	175.00	1,400.00
5-11-21 SPREAD GRAVEL & GRADE ROAD	3.5	80.00	280.00
5-12 21 MOD C-5 HAULED TO JOLIET AVE HILL	11	190.00	2,090.00
5-13-21 MOD C-5 HAULED TO JOLIET	10	190.00	1,900.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONHTLY SERV CHARGE		Total	5,845.00

KLINE BROS EXCAVATING
 8996 110th St N
 STILLWATER, MN 55082



Invoice

DATE	INVOICE #
5/20/21	2601

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	ROAD GRADING 100-43101

DUE DATE
5/30/21

DESCRIPTION	QTY	UNIT COST	AMOUNT
4-28-21 770B	7	80.00	560.00
4-28-21 740A	8	80.00	640.00
4-30-21 770B	4	80.00	320.00
4-30-21 740A	7.5	80.00	600.00
5-06-21 770B	7	80.00	560.00
5-06-21 740A	6	80.00	480.00
5-10-21 770B	2	80.00	160.00
5-12-21 770B	6	80.00	480.00
5-13-21 770B	6	80.00	480.00
5-13-21 740A	5	80.00	400.00
5-18-21 770B	6.5	80.00	520.00
5-18-21 740A	5.5	80.00	440.00
5-19-21 770B	10.5	80.00	840.00
5-19-21 740A	10	80.00	800.00
5-22-21 770B	8	80.00	640.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE	Total		7,920.00

KLINE BROS EXCAVATING
 8996 110th St N
 STILLWATER, MN 55082



Invoice

DATE	INVOICE #
5/20/21	2604

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	PUMP HOUSE

DUE DATE
5/30/21

DESCRIPTION	QTY	UNIT COST	AMOUNT
4-23-21 75 GAL X \$3 + FUEL TRUCK \$75 + 1.5 HRS			465.00
5-03-21 60 GAL X \$3			180.00
5-03-21 LOAD PUMP, HOSES PARTS AND PIECES AND RETURN TO SUNBELT (4 HRS X 2 MEN)	8	65.00	520.00
5-03-21 LOAD TRAILER OF HOSES AND RETURN AND PICK UP REPAIRED ELECTRIC MOTOR AND OLD PUMP FROM RELIANCE ELEC (1 MAN X 5 HRS)	5	65.00	325.00
5-11-21 BALANCE DUE FOR PUMP RENTAL (3542.50 - 2470.00 BILLED LAST MONTH)			1,072.50
5-12-21 MOTOR REPAIR BY RELIANCE ELECTRIC			2,101.70
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE			
Total			4,664.20



INVOICE
SEND ALL PAYMENTS TO:
 SUNBELT RENTALS, INC.
 PO BOX 409211
 ATLANTA, GA 30384-9211

INVOICE NO.	112080776-0003
ACCOUNT NO.	837655
INVOICE DATE	4/23/21

PAGE 1 of 1

INVOICE TO

1oz - 2688 - 3165
 KLINE BROS EXCAVATING
 8996 110TH ST N
 STILLWATER MN 55082-8439

JOB ADDRESS
 KLINE BROS EXCAVATING
 8996 110TH ST N
 STILLWATER, MN 55082 8439
 651-429-5793

RECEIVED BY KLINE, BRIAN	CONTRACT NO. 112080776
PURCHASE ORDER NO. NA	
JOB NO. 1 - KLINE BROS EXCAV	
BRANCH MINNEAPOLIS POWER & HVAC 12225 HUDSON RD S AFTON, MN 55001 8706 952-229-6699	

QTY	EQUIPMENT #	Min	Day	Week	4 week	Amount
1.00	6X6X11 SOLIDS VAC 74HP CONTR PUMP 10260076 Make: ATLAS COPC Model: PAS150HFT4F Ser #: ITH0029456 HR OUT: 390.200 HR IN: TOTAL: 390.200 # Camlock # Rates are for unlimited run time	275.00	275.00	742.00	1840.00	1840.00
2.00	6" CAMLOCK 90 DEGREE-CHILLER Billed from 4/19/21 thru 5/04/21	5.00	5.00	15.00	45.00	70.00
2.00	6" CAMLOCK 90 DEGREE-CHILLER Billed from 4/22/21 thru 5/04/21	5.00	5.00	15.00	45.00	60.00
3.00	6X10 BLK RBR OIL SUC/DIS CAM HOSE	5.33	5.33	15.33	45.33	135.99
3.00	6X10 BLK RBR OIL SUC/DIS CAM HOSE Billed from 4/19/21 thru 5/04/21	5.33	5.33	15.33	45.33	107.97
3.00	6X10 BLK RBR OIL SUC/DIS CAM HOSE Billed from 4/22/21 thru 5/04/21	5.33	5.33	15.33	45.33	91.98
2.00	6X50 LAYFLAT NITRILE DIS CAM HOSE	16.00	16.00	46.00	136.00	272.00
1.00	6" STRAINER					N/C
Rental Sub-total:						2577.94

Qty	Item number	Unit	Price	
1	ENVIRONMENTAL	EA	29.440	29.44
1	ENVIRONMENTAL/HAZMAT FEE 2133XXX0000	EA		
1	RENTAL PROTECTION PLAN	EA		386.70

Qty	Item number	Unit	Price	
	BILLED FOR FOUR WEEKS 4/06/21 THRU 5/03/21.			

Equipment. Service. Guaranteed.

EMIT TO:
 SUNBELT RENTALS, INC.
 PO BOX 409211
 ATLANTA, GA 30384-9211

NET DUE UPON RECEIPT
 Invoices not paid within 30 days may be subject

SUBTOTAL	2,994.08
SALES TAX	213.33
INVOICE TOTAL	3,207.41




INVOICE
SEND ALL PAYMENTS TO:

SUNBELT RENTALS, INC.
PO BOX 409211
ATLANTA, GA 30384-9211

INVOICE NO.	112080776-0002
ACCOUNT NO.	837655
INVOICE DATE	4/22/21
PAGE	1 of 1

INVOICE TO

1oz - 2688 - 3164

KLINE BROS EXCAVATING
 8996 110TH ST N
 STILLWATER MN 55082-8439

JOB ADDRESS

KLINE BROS EXCAVATING
 8996 110TH ST N
 STILLWATER, MN 55082 8439
 651-429-5793

RECEIVED BY	CONTRACT NO.
KLINE, BRIAN	112080776
PURCHASE ORDER NO.	
	NA
JOB NO.	
	1 - KLINE BROS EXCAV
BRANCH	
	MINNEAPOLIS POWER & HVAC 12225 HUDSON RD S AFTON, MN 55001 8706 952-229-6699

QTY	EQUIPMENT #	Min	Day	Week	4 Week	Amount
2.00	6X50 LAYFLAT NITRILE DIS CAM HOSE Billed from 4/06/21 thru 4/22/21	16.00	16.00	46.00	136.00	272.00
1	RENTAL PROTECTION PLAN Billing period: 4/06/21 09:00 AM THRU 4/22/21 12:32 PM.					272.00 40.80
						Rental sub-total:

Equipment. Service. Guaranteed.

REMIT TO:

SUNBELT RENTALS, INC.
 PO BOX 409211
 ATLANTA, GA 30384-9211

NET DUE UPON RECEIPT
 Invoices not paid within 30 days may be subject

SUBTOTAL	312.80
SALES TAX	22.29
INVOICE TOTAL	335.09


REMITTANCE ADVICE
 PLEASE SEND ALL PAYMENTS TO:
 SUNBELT RENTALS, INC.
 P. O. BOX 409211
 ATLANTA, GA 30384-9211



STATEMENT

ACCOUNT	DATE	PAGE
837655	5/01/21	1
CUSTOMER NAME		
KLINE BROS EXCAVATING		

1oz - J292488 - 38807 - 40015
 KLINE BROS EXCAVATING
 8996 110TH ST N
 STILLWATER MN 55082-8439



For Any Questions Call Customer Support Group
 1-800-508-4756
arcustsupport@sunbeltrentals.com

DATE	INVOICE	JOB DESCRIPTION	AMOUNT DUE
4/22/21	112080776-0002	8996 110TH ST N, STILLWATER	335.09
4/23/21	112080776-0003	8996 110TH ST N, STILLWATER	3207.41

[Handwritten Signature]
 5-11-21

TOTAL DUE	\$3,542.50
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City of Grant
P.O. Box 577
Willernie, MN 55090



Phone: 651.426.3383
Fax: 651.429.1998
Email: clerk@cityofgrant.com

Application Date:	5-4-2021
Fee: \$400	Escrow: \$4,000

MINOR SUBDIVISIONS

A minor subdivision is any subdivision containing not more than two lots fronting on an existing street, not involving any new street or road, or the extension of municipal facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property.

PARCEL IDENTIFICATION NO (PIN): 2703021130001 LEGAL DESCRIPTION:		ZONING DISTRICT & COMP PLAN LAND USE: LOT SIZE: 5 acres
PROJECT ADDRESS: 9694 75th St. N. Grant MN 55082	OWNER: Eric & Wendy Name: Hawkins Address: same City, State: Phone: 651-592-3066 Email: eric@parktool.com	APPLICANT (IF DIFFERENT THAN OWNER):
DESCRIPTION OF REQUEST: <p style="text-align: center;">Attached</p>		
EXISTING SITE CONDITIONS:		
APPLICABLE ZONING CODE SECTION(S): Please review the referenced code section for a detailed description of required submittal documents, and subsequent process. 1. Chapter 30; Section 30-9		

Submittal Materials

The following materials must be submitted with your application in order to be considered complete. If you have any questions or concerns regarding the necessary materials please contact the City Planner.

AP – Applicant check list, CS – City Staff check list

AP	CS	MATERIALS
<input type="checkbox"/>	<input type="checkbox"/>	Site Plan: Technical drawing demonstrating existing conditions and proposed changes <i>(Full scale plan sets shall be at a scale not less than 1:100)</i> <ul style="list-style-type: none"> ▪ North arrow and scale ▪ Name, address, phone number for owner, developer, surveyor, engineer ▪ Streets within and adjacent to the parcel(s) including driveway access points ▪ Topographic data at two (2) foot contour intervals and steep slopes ▪ Proposed lot sizes (with dimensions) indicating setbacks for newly created lots ▪ Buildable area with acres and square footage identified ▪ Wetland limits (delineation) ▪ Drainage plans ▪ Soil tests for the installation of an on-site septic system

Application for: MINOR SUBDIVISION
City of Grant

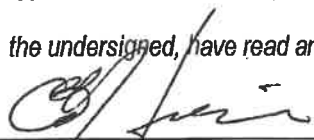
		<ul style="list-style-type: none"> ▪ Septic system and well location ▪ Building locations and dimensions with setbacks ▪ Vegetation and landscaping ▪ Wetland Delineation ▪ Shoreland classifications: waterbodies, Ordinance High Water Level, 100 year flood elevation, and bluff line ▪ Name of subdivision with lot and block numbers of property, if platted
COPIES: 20 copies (4 sets at 22" x 34" and 16 at 11" x 17" format)		
<input type="checkbox"/>	<input type="checkbox"/>	A <u>certificate of survey</u> , by a registered land surveyor for each parcel will be required. The survey must show newly created lots and the original lot, limits of any wetland, one acre of buildable area, and elevation of the building site above any lake, stream, wetland, etc.
<input type="checkbox"/>	<input type="checkbox"/>	Statement acknowledging that you have contacted the other governmental agencies such as Watershed Districts, County departments, State agencies, or others that may have authority over your property for approvals and necessary permits.
<input type="checkbox"/>	<input type="checkbox"/>	Mailing labels with names and address of property owners within 1,320 feet, contact Washington County Surveyor's Office: (651) 430-6875
<input type="checkbox"/>	<input type="checkbox"/>	Minor Subdivision submittal form completed and signed by all necessary parties
<input type="checkbox"/>	<input type="checkbox"/>	Paid Application Fee: \$400
<input type="checkbox"/>	<input type="checkbox"/>	Escrow Paid: \$4,000

Review and Recommendation by the Planning Commission. The Planning Commission shall consider oral or written statements from the applicant, the public, City Staff, or its own members. It may question the applicant and may recommend approval, disapproval or table by motion the application. The Commission may impose necessary conditions and safeguards in conjunction with their recommendation.


Review and Decision by the City Council. The City Council shall review the application after the Planning Commission has made its recommendation. The City Council is the only body with the authority to make a final determination and either approve or deny the application for minor subdivision.

This application must be signed by ALL owners of the subject property or an explanation given why this not the case.

We, the undersigned, have read and understand the above.



 Signature of Applicant



 Signature of Owner

5-4-21

 Date

5/4/21

 Date

May 4th 2021

Eric and Wendy Hawkins request for Minor Subdivision

-The property is at 9694 75th St. N.

-PID: 2703021130001

-Total size currently is 33 acres

-A 5 acres Minor Subdivision was approved in 2017. Resolution 2017-13. Owner at the time was David Washburn.

Survey is attached. RED (dashed) line is what was approved 4 years ago and the black line is what I am proposing. (parcel B)

-We want to split off 5 acres (same size as approved) where the current house is (9694) but we want to move the lot lines from what was approved in 2017 leaving us with approximately 28 acres where we are currently building our new house. (9650 75th St. N.)



Jennifer Haskamp <jhaskamp@swansonhaskamp.com>

Minor Sub - Washburn

Ann Pung-Terwedo <Ann.Pung-Terwedo@co.washington.mn.us>
To: Jennifer Haskamp <jhaskamp@swansonhaskamp.com>

Tue, Jun 13, 2017 at 10:32 AM

Jennifer,

The future right-of-way requirements identified in the 2030 Washington County Comprehensive Plan (Transportation Plan), Minimum Right-of-Way Widths for County Roads along this section of County State Aid Highway (CSAH) 17, Stillwater Blvd is 150 feet or 75 feet from the centerline of the roadway. There is currently 60 feet so 15 feet of right-of-way should be dedicated by an easement.

Thanks,

Ann

Ann Pung-Terwedo | Senior Planner

Phone: 651-430-4362 | Fax: 651-430-4350

Ann.pung-terwedo@co.washington.mn.us

Washington County Public Works Department

11660 Myeron Rd North | Stillwater, MN 55082

"Plan, build and maintain a better Washington County"



From: Jennifer Haskamp [mailto:jhaskamp@swansonhaskamp.com]

Sent: Monday, June 12, 2017 11:01 AM

To: Ann Pung-Terwedo <Ann.Pung-Terwedo@co.washington.mn.us>

Subject: Minor Sub - Washburn

[Quoted text hidden]



STAFF REPORT

TO: Mayor and City Council Members
Kim Points, City Administrator/Clerk

Date: May 25, 2021

CC: David Snyder, City Attorney

RE: Application for Minor Subdivision
9694 75th Street North

From: Jennifer Haskamp, Consulting City
Planner

Background

The Applicants and Owners, Eric and Wendy Hawkins (Applicant), are requesting permission to subdivide the property located at 9694 75th Street North into two (2) parcels. There is an existing homestead and several accessory buildings located on the existing property. In 2017 the previous Owner, David Washburn, applied for and was granted a minor subdivision of the subject property into two parcels (Resolution #2017-13). The minor subdivision was never recorded, but the approved lot configuration is shown on the Site Plan which is a part of this new application. The proposed configuration is generally consistent with the intent of the 2017 subdivision with some changes to the proposed lot line configuration.

Public Hearing

Since the proposed minor subdivision is generally consistent with the 2017 request, the request is not scheduled for consideration at the Planning Commission. However, since the 2017 minor subdivision was not recorded, a public hearing is required. A duly noticed public hearing is scheduled for the regular City Council meeting on June 1, 2021.

Project Summary

Owner & Owner:	Eric and Wendy Hawkins
PID:	2703021130001
Address:	9694 75 th Street North
Zoning & Land Use:	A-2
Request:	Minor Subdivision to create: Parcel A - 28.49 Acres and Parcel B – 5.01 Acres

The Applicant is proposing a Minor Subdivision (lot split) of the existing 33.5 Acre parcel into two (2) lots for single-family residential uses. The Applicants purchased the property from David Washburn who previously obtained a minor subdivision to create a similar configuration which is shown on the attached Minor Subdivision with a red-hashed line. The proposed configuration is depicted with a solid black line, which encompasses the existing home and two accessory buildings. The Applicants have indicated that they intend to keep the existing home on Parcel B, and are planning to construct a new home on Parcel A. In 2017, the Owner provided soil borings, a wetland delineation and other supporting materials to demonstrate that both Parcel A and Parcel B were buildable.

Review Criteria



The City’s subdivision ordinance allows for minor subdivisions and lot line adjustments as defined in Section 30-9 and 30-10. The sections of the code that relate to dimensional standards and other zoning considerations are provided for your reference:

Secs. 32-246

Existing Site Conditions

The existing parcel is located north of 75th Street North and is approximately 33.5 acres. The existing parcel is bordered by 75th Street North on the south, and contains approximately 880-feet of frontage. There is an existing homestead on the parcel located approximately 330-feet to the west of the easterly property line and setback approximately 110-feet from the southerly property line (approximately 170-feet from the centerline). Current right-of-way for 75th Street North is platted as part of the county’s roadway and is not included in the subject property’s acreage calculation. There are five (5) accessory buildings on the site with a total square footage of approximately 2,806 square feet. There are currently two accesses onto the property from 75th Street North; there is a driveway into the existing homestead, and a second more substantial field road located approximately 370-feet to the west of the homestead’s driveway.

The Applicant completed a wetland delineation for the site which identified 11 wetlands of various sizes. The wetlands are generally clustered on the south and eastern half of the site, with only the northwestern 10-15 +/- acres being fairly dry. Based on an aerial review, this area appears to be the only portion of the site that has been used for agricultural uses and/or open grasslands. The remaining 20-25 acres of the site includes intermittent wetland areas, woodlands, tree cover and rolling topography.

Comprehensive Plan Review

The adopted Comprehensive Plan sets a maximum density of 1 unit per 10 acres in the A-2 land use designation. The proposed minor subdivision/lot line rearrangement of the 33.5 acres results in one additional unit. The original 40 included the adjacent Exception parcel, which when considered collectively would result in three (3) lots on 40 acres, or a proposed gross density of approximately 1 unit per 13 acres. The minor subdivision as proposed meets the density requirements as established in the comprehensive plan. Further, the intent of the A-2 land use designation is to promote rural residential uses, and the proposed subdivision is consistent with that objective.

Zoning/Site Review

Dimensional Standards

The following site and zoning requirements in the A-2 district are defined as the following for lot standards and structural setbacks:

Dimension	Standard
Lot Area	5 acres
Lot Width (public street)	300'
Lot Depth	300'
FY Setback – County Road (Centerline)	150'
Side Yard Setback (Interior)	20'



Rear Yard Setback	50'
Maximum Height	35'

Lot Area and Lot Width

The proposed subdivision is depicted on Attachment B: Minor Subdivision. As shown the proposed subdivision would result in newly created Parcel A and Parcel B. The following summary of each created parcel is identified on the table below:

Lot Tabulation:

Parcel	Size	Frontage/Lot Width	Lot Depth
Parcel A	28.49 Acres	594.04'	1,254.59'
Parcel B	5.01 Acres	397.13'	548.45'

As proposed, both created lots meet the city’s dimensional standards for size, frontage/lot width and lot depth.

Setbacks

The existing homestead and accessory structures are located on proposed Parcel B, and are subject to the city’s setback requirements. The existing principal structure is setback approximately 108-feet from the right-of-way line (southerly property line) of 75th Street North which is County State Aid Highway 12. However, the City’s ordinance requires that the setback be measured from the centerline of the roadway, and the existing home is setback approximately 170-feet from the centerline of the roadway and therefore meets the city’s setback requirement. The existing home will be setback approximately 89.9-feet from the created westerly property line, 230-feet from the easterly property line, and 440-feet from the rear property line. As proposed the existing home will meet all setback requirements. The existing accessory structures are setback approximately 150-feet from the east and west property line, and are more than 200-feet from the rear property line. All other property lines are existing and remain in their current configuration (south and easterly property lines are unchanged and therefore setbacks to existing structures not evaluated).

Since no new structures are evaluated as part of this subdivision, ***staff would recommend including a condition that all future structures and improvements will be subject to the applicable setback rules and regulations, including wetland setbacks, in effect at the time of application.***

Access & Driveways

No new access or driveways are proposed as part of this application. There is an existing driveway that serves the existing home on Parcel B, and there is an existing gravel driveway/trail that provides access to Parcel A. The Applicant should be aware that any new accesses will be subject to review and approval from Washington County because 75th Street North is under their authority. ***Staff would recommend including a condition that all new accesses, or changed accesses, are subject to review and approval by Washington County.***

Accessory Structures

As previously stated there are five (5) accessory structures on the site which total approximately 2,806-square feet. Three of the structures will be located on newly created Parcel B, which will be subject to the Accessory Structure standards contained in Section 32-313. On parcels between 5 and 9.59 acres, a combined square footage not to exceed 2,500 square feet and no more than three (3) buildings are permitted. The total square



footage of the three existing accessory buildings on Parcel A is approximately 1,146 square feet. As proposed, the existing accessory buildings meet the City's standards for accessory buildings.

Parcel A is larger than 20-acres and therefore there are no limitations on the number or total square footage of accessory buildings permitted. Section 32-313(d) of the City's ordinance require a principal structure be constructed prior to any accessory buildings. Parcel A does not have an existing principal structure, and therefore the accessory buildings would not be permitted. However, the Applicants have indicated that they intend to own both parcels, and that a principal structure will eventually be constructed on Parcel A. ***Since the ownership of both parcels will remain with the Applicants, staff recommends including a condition that Parcel A may not be sold of independently of Parcel B unless the accessory buildings are removed, or a principal structure is constructed.***

Utilities (Septic & Well)

Septic System – Soil Borings

The existing home is currently served by a septic system that will continue to be used for the existing homestead. Both the septic system and well are located on Parcel B. ***Staff would recommend including a condition that any redevelopment of the parcel with a new, or substantially larger, principal structure may necessitate a new septic system and at such time a septic permit must be obtained from Washington County.*** The previous Owner, David Washburn, submitted soil boring/septic tests that demonstrated that Parcel A is buildable. The location of the tests is on Parcel A of the new configuration and complies with the City's requirements. ***Staff would recommend including a condition of approval that a septic permit must be acquired from Washington County prior to the city issuing a building permit for a principal structure on Parcel A.***

Wells

There is an existing well on Parcel B that will continue to be used for the property. Since Parcel A is vacant and no home is yet proposed no well has been installed. ***Staff would recommend including a condition that if and when a new home is proposed on Parcel A that the appropriate permits to install a well must be obtained prior to the city issuing a building permit.***

Other Agency Review

The subject property is located on CSAH 12, and therefore is subject to Washington County's review and comment. During the 2017 Washburn application staff received an email from Washington County staff who reviewed the proposed subdivision. Washington County is requesting an additional 15-feet of right-of-way in the form of an easement be dedicated along the frontage of the subject property. Staff would recommend including this as a condition of approval, and request that the Survey be updated to reflect the additional right-of-way.

Additionally, as previously discussed, if and when development or redevelopment of the lots occurs proper permits for installation of wells, septic systems, or driveways will be subject to review and approval of the appropriate permitting authorities.

Requested Action



Staff has prepared a draft resolution of approval with conditions, which is attached for your review and consideration.

Attachments:

Attachment A: Application

Attachment B: Minor Subdivision exhibit, dated 04/17/2020

Attachment C: Washington County Email 6/13/2017

Attachment D: Draft Resolution 2021-08

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2021-08**

**RESOLUTION APPROVING A REQUEST FOR MINOR SUBDIVISION AT
9694 75TH STREET NORTH**

WHEREAS, Eric and Wendy Hawkins (“Applicant”) submitted an application for a Minor Subdivision of the property located at 9694 75th Street North (“Subject Property”) in the City of Grant, Minnesota; and

WHEREAS, the proposed subdivision will create two new lots described as Parcel A and Parcel B on the submitted survey dated April 17, 2020; and

WHEREAS, proposed Parcel A is approximately 28.49 acres and contains two existing accessory buildings with a total of 1,660 square feet; and

WHEREAS, the Applicant intends to construct a new home on Parcel A; and

WHEREAS, proposed Parcel B is approximately 5.01 acres and contains an existing principal structure and three accessory structures; and

WHEREAS, the City Council has considered the Applicant’s request at a duly noticed Public Hearing which took place on June 1, 2021.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, that it does hereby approve the request of Eric and Wendy Hawkins for a Minor Subdivision as described in Chapter 30, based upon the following findings pursuant to Section 30-4 of the City’s Subdivision Ordinance. The City Council’s Findings relating to the standards are as follows:

- The minor subdivision and combination will not negatively affect the physical characteristics of the lots or the neighborhood.
- The proposed minor subdivision conforms to the city’s comprehensive plan.

- The minor subdivision creates two lots, Parcel A 28.49 acres and Parcel B 5.01 acres, and complies with the density requirements of the guided A-2 land use designation.
- The minor subdivision to create Parcel A and Parcel B creates two lots that comply with the A-2 zoning district.
- The minor subdivision will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood.

FURTHER BE IT RESOLVED that the following conditions of approval of the Minor Subdivision shall be met:

1. Any future development or redevelopment of Parcel A or Parcel B shall be subject to the rules and regulations related to the applicable zoning and subdivision ordinances in effect at time of application.
2. Parcel A may not be sold independently of Parcel B unless the existing accessory buildings on Parcel A are removed, or a Principal Structure is constructed on Parcel A.
3. The Applicant shall submit a revised Minor Subdivision survey to reflect Washington County's request for an additional 15-foot right-of-way easement on the southerly property line along CSAH 12.
4. All future structures and improvements, accessory and principal, must comply with the city's wetland buffer setback requirements
5. All future structures and improvements will be subject to the applicable setback rules and regulations in effect at the time of application.
6. Any redevelopment of Parcel B with a new, or substantially larger, principal structure may necessitate a new septic system and at such time a septic permit must be obtained from Washington County prior to the City issuing a building permit.
7. A septic permit must be acquired from Washington County prior to the city issuing a building permit for a principal structure on Parcel A.
8. If, and when, a new home is proposed on Parcel A the appropriate permits to install a well must be obtained prior the city issuing a building permit.
9. Any new driveway access to Parcel A or Parcel B from CSAH 12 shall be subject to review and approval of Washington County.
10. The City Attorney shall review and stamp the deeds associated with the created parcels.
11. All escrow amounts shall be brought up to date and kept current.

Adopted by the Grant City Council this 1st day of June 2021.

Jeff Huber, Mayor

State of Minnesota)
) ss.
County of Washington)

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on _____, 2021 with the original thereof on file in my office and the same is a full, true and complete transcript thereof.

Witness my hand as such City Clerk and the corporate seal of the City of Grant, Washington County, Minnesota this _____ day of _____, 2021.

Kim Points
Clerk
City of Grant



MEMO

To: Mayor and City Council

CC: Kim Points, City Administrator/Clerk
David Snyder, City Attorney

From: Jennifer Haskamp, City Planner

RE: Draft Ordinance for Interim Use Permits – Removing ADUs

Date: May 25, 2021

Summary

At the regular meeting on May 4, 2021 the City Council directed staff to prepare a revised draft Interim Use ordinance for consideration. Per the City Council discussion, the changes and modifications include:

- Remove all proposed language regarding Accessory Dwelling Units (ADUs) from the draft ordinance. This includes removing the language from the definitions and all draft performance standards.

The revised Draft ordinance is attached for your review and consideration.

DRAFT FOR CONSIDERATION

CITY OF GRANT

WASHINGTON COUNTY, MINNESOTA

ORDINANCE 2021-64

An Ordinance Amending the Grant Code of Ordinances

Adding Article II. Administration and Enforcement, Division 8. Interim Uses; Amending Sections 32-1 Definitions, 32-245 Table of Uses, 32-312 The Principal Building, and 32-313 Accessory buildings and other non-dwelling structures

The City Council of the City of Grant, Washington County, Minnesota, does hereby ordain as follows:

SECTION 1. ADDING TO CHAPTER 32, ZONING, OF THE CITY'S CODE OF ORDINANCES.

That the City Code Chapter 32, Article II. Administration and Enforcement is hereby amended to ADD in Division 8. Interim Uses.

Division 8. Interim Use

Sec. 32-218. Generally.

The purpose and intent of allowing interim uses is:

1. To permit certain temporary uses that are not suited for permanent use by a conditional use, but that the City Council has deemed acceptable for a defined duration of time.
2. To allow a use for a defined period of time until a permanent location is obtained or while the permanent location is under construction.
3. To allow a use that is presently judged acceptable by the City Council, but that with anticipated development or redevelopment, may not be acceptable in the future or may be replaced in the future by a permitted or conditional use allowed within the respective district.
4. To allow a use which is reflective of anticipated long-range change to an area and which is in compliance with the Comprehensive Plan provided that said use maintains harmony and compatibility with surrounding uses and is in keeping with the character of the existing neighborhood.

DRAFT FOR CONSIDERATION

Sec. 32-219. Application, Procedure and Public Hearing

(a) Interim use applications shall be made on the City's official form and shall be accompanied by the required fee and materials.

(b) Uses defined as interim uses shall be processed according to the standards and procedures for a conditional use permit as established by Section 32-143, 32-145 and 32-146 of this Chapter with the following public hearing requirements:

i. The public hearing shall be held by the City Council with no required consideration by the Planning Commission if the use is identified as an interim use on the Table of Uses contained in Section 32-245 of this Chapter; or

ii. The process denoted in Section 32-144 shall be followed for any requested interim use permit of a conditionally permitted use identified on the Table of Uses contained in Section 32-245 of this Chapter.

Sec. 32-221. Standards

An interim use shall comply with the following:

1. The use shall meet the applicable standards for a conditional use permit set forth in Sections 32-146 and 32-147 of this Chapter.
2. The use is allowed as an interim use or a conditional use in the respective zoning district.
3. The date or event that will terminate the use can be identified with certainty.
4. The use will not impose additional unreasonable costs on the public.
5. The user agrees to the terms regarding renewal and/or termination as determined by the City Council.
6. The user agrees to any conditions that the City Council deems appropriate for permission of the use.

Sec. 32-222. Termination.

An interim use shall terminate with the occurrence of any of the following events, whichever occurs first:

1. The date stated in the permit;
2. Upon violation of conditions under which the permit was issued;
3. Upon change in the City's zoning regulations which renders the use nonconforming;
4. The redevelopment of the use and property upon which it is located to a permitted or conditional use as allowed within the respective zoning district.

SECTION 2. AMENDMENT OF CHAPTER 32, ZONING, OF THE CITY'S CODE OF ORDINANCES.

That City Code Chapter 32, Article I, Section 32-1, "Definitions" is hereby AMENDED to ADD the following identified as underlined, and AMENDED to DELETE as ~~strikethrough~~:

DRAFT FOR CONSIDERATION

Interim Use means a land use or development that is temporary and whose duration can be specifically defined, which may not be appropriate generally, but may be allowed with appropriate restrictions as provided by official controls upon a finding that:

1. Certain conditions as detailed in the zoning ordinances exist;
2. The use or development conforms to the comprehensive land use plan of the city;
3. The use or development is compatible with the existing neighborhood; and
4. The period of time and duration of the use can be terminated upon specific date, time or event occurring.

That City Code Chapter 32, Article I, Section 32-245, “Table of uses”, Item (c) is hereby AMENDED to ADD the following identified as underlined, and AMENDED to DELETE as ~~strikethrough~~ :

Use	Conservancy	Agricultural A1	Agricultural A2	Residential R1	General Business (GB)
(KEY) P = Permitted C = Conditional Use Permit and public hearing <u>I=Interim Use Permit and public hearing</u> CC=Certificate of Compliance A = Permitted accessory use N = Not Permitted					
Blacktop or crushing equipment for highways	N	<u>CI</u>	NI	N	NI
Clear cutting (see Sec. 32-343, 32-348 and 32-246(b)(8))	N	<u>CI</u>	<u>CI</u>	<u>CI</u>	N
Kennels - private	N	<u>CI</u>	<u>CI</u>	<u>CI</u>	N
Manufactured home – care facility (See section 32-338(c))	<u>CI</u>	<u>CI</u>	<u>CI</u>	<u>CI</u>	N
Manufactured home – temporary dwelling (see section 32-338(d))	N	<u>CI</u>	NI	N	N
Storage, highway construction equipment during construction	N	<u>CI</u>	<u>CI</u>	<u>CI</u>	N
Structure – temporary or interim use (see section 32-335)	N	NI	NI	NI	N
Vegetative Cutting (See section 32-348)	<u>N</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>

That City Code Chapter 32, Article IV, Section 32-312. “The principal building” subsection (b) and Sec. 32-313. “Accessory buildings and other non-dwelling structures” subsection (b)(6) and subsection (d) are AMENDED to ADD the following identified as underlined, and AMENDED to DELETE as ~~strikethrough~~:

Sec. 32-313. Accessory buildings and other non-dwelling structures.

DRAFT FOR CONSIDERATION

(d) *Building permit for principal building a prerequisite.* No accessory building shall be constructed, nor accessory use permitted on a lot without obtaining an Interim Use Permit for such use. ~~until a building permit has been issued for the principal building to which it is accessory.~~

SECTION 3. REPEAL OF SECTION OF CHAPTER 32, ZONING, OF THE CITY'S CODE OF ORDINANCES.

The City Code Chapter 32, Article I, Section 32-335 Interim Uses and Structures is hereby REPEALED in its entirety including subsections (a) through (g) and shall be denoted as:

Sec. 32-335. Repealed by Ordinance 2021-XX.

SECTION 4. SEVERABILITY.

In the event that court of competent jurisdiction adjudges any part of this ordinance to be invalid, such judgment shall not affect any other provisions of this ordinance not specifically included within that judgment.

SECTION 5. EFFECTIVE DATE.

This ordinance takes effect upon its adoption and publication according to law.

WHEREUPON, a vote, being taken upon a motion by Council member _____ and seconded by Council member _____, the following upon roll call:

Voting AYE:

Voting NAY:

Whereupon said Ordinance was declared passed adopted this ___ day of _____, 2021.

Jeff Huber, Mayor

Attest: Kim Points, City Clerk

City Council Report for May 2021

To: Honorable Mayor & City Council Members

From: Jack Kramer Building Official

1. Dellwood Wedding Barns 7373-120th St. N. Violation of Conditional Use Permit.

a. The City received a formal complaint regarding an event that was held on April, 24,2021 at the Wedding Barn facility. The Complaint indicted that a wedding took place. Per the CUP events are only allowed May 1st thru October 31st.

I sent a letter to the property owners indicating the violation and awaiting a response as to the validity of the complaint.

Building Permit activity:

1.Thirty (30) Building Permits \$ 2,971,192.00 were issued with a total valuation of \$2,971,192.00.

Respectfully submitted,



Jack Kramer

Building & Code Enforcement Official

2021-71	Plumbing	Dollershell	10980-105th. St	4/2/2021	N/A	\$	80.00	\$	60.00		
2021-72	Windows	Gunderson	10695-75th. St. N.	4/3/2021	\$	25,768.00	\$	405.75	\$	304.31	
2021-73	Windows	Opp	9130 Knollwood Dr. N.	4/3/2021	\$	2,770.00	\$	83.25	\$	62.43	
2021-74	Plumbing	Woodbury Lutheran Ch.	9050-60th. St. N.	4/3/2021	N/A		\$	80.00	\$	60.00	
2021-75	Solar Power	Clapp	10205-103rd. St. N	4/3/2021	\$	8,020.00	\$	167.25	\$	125.43	
2021-76	Screen Porch	Neher	9220 Ivy Ave. N.	4/3/2021	\$	45,000.00	\$	671.75	\$	503.81	
2021-77	Solar System	Lindgren	6920 Jasmine Ct. N.	4/5/2021	\$	39,755.00	\$	543.25	\$	407.43	
2021-78	House & Garage	Gwash	11330 Irish Ave.N.	4/5/2021	\$	608,210.00	\$	3,741.50	\$	2,806.12	
2021-79	Deck	Mickelson	9579 Dellwood Rd. N.	4/7/2021	\$	27,000.00	\$	411.95	\$	308.96	
2021-80	Re-Roof	See	11517-75Th,St. N.	4/7/2021	\$	12,000.00	\$	138.50	\$	103.87	
2021-81	Garage Addition	Sharpoo	8770-105th. St.N.	4/7/2021	\$	12,480.00	\$	223.25	\$	167.42	
Monthly total						\$	910,962.00	\$	9,359.90	\$	7,019.85

2021-82	Void	Void	Void	Void	Void	Void	Void	Void	Void	
2021-83	House & Garage	Ignagni	7100 Lone Oak Trl	4/9/2021	\$	775,000.00	\$	4,540.00	\$	3,405.00
2021-84	Re-Roof	Schmid	10911-69th. St.N	4/9/2021	\$	21,300.00	\$	349.25	\$	261.93
2021-85	Re-Roof	Bauer	9900 Justen Trail N.	4/12/2021	\$	23,600.00	\$	377.25	\$	282.93
2021-86	HVAC	Otto	9888 Indigo Trail N.	4/12/2021	N/A		\$	80.00	\$	60.00
2021-87	Plumbing	Essling	11450 Jasmine Trl. N.	4/14/2021	N/A		\$	80.00	\$	60.00
2021-88	HVAC	Essling	11450 Essling Trl. N.	4/14/2021	N/A		\$	80.00	\$	60.00
2021-89	HVAC	Blasena	9121-96th. St. N.	4/16/2021	N/A		\$	80.00	\$	60.00
2021-90	House & Garage	Adams	7370-73rd. Ct.N.	4/16/2021	\$	1,300,000.00	\$	6,849.75	\$	5,137.31
2021-91	Re-Roof	Conally	8800-68th. St. N.	4/23/2021	\$	6,500.00	\$	139.25	\$	104.43
2021-92	HVAC	Chang	7777 Lake Elmo Ave.	4/23/2021	N/A		\$	80.00	\$	60.00
2021-93	HVAC	Christian	10545-110th. St.N.	4/27/2021	N/A		\$	80.00	\$	60.00
2021-94	Void	Void	Void	Void	Void	Void	Void	Void	Void	
2021-95	HVAC	Vignere	8020-60th. St. N.	4/28/2021	N/A		\$	80.00	\$	60.00
2021-96	Windows	Andrews	11900-102nd. St.N.	4/29/2021	\$	40,876.00	\$	543.34	\$	482.50
2021-97	Door Replacement	Fischer	6363 Jamaca Ave.N.	4/29/2021	\$	22,913.00	\$	363.25	\$	272.43
2021-98	HVAC	Osborn	9321-107th. St	4/30/2021	N/A		\$	80.00	\$	60.00
2021-99	HVAC	Armstrong	6264 Keats Ave.	4/30/2021	N/A		\$	80.00	\$	60.00
2021-100	HVAC	Christian	10545-110th. St. N.	5/3/2021	N/A		\$	80.00	\$	60.00