

Arabian Hills

ORDINANCE 8041

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

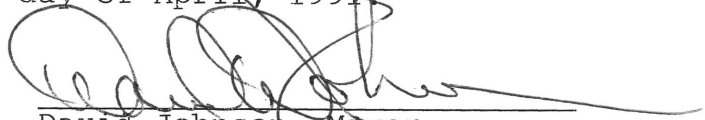
AN ORDINANCE AMENDING THE 1979 MUNICIPAL CODE OF LAKE ELMO

The City Council of the City of Lake Elmo ordains:

Section 1. AMENDMENT Section 301.070C. Zoning District Map of the 1979 Municipal Code of the City of Lake Elmo is hereby amended to change the zoning from Rural Residential (RR) to Residential Estates (R.E.) to wit:

The Northwest Quarter of the Southeast Quarter, the north 91.3 feet of the Southwest Quarter of the Southeast Quarter, and that part of the Northeast Quarter of the Southeast Quarter lying northerly of the south 610 feet thereof. All in Section 3, Township 29, Range 21, Washington County, Minnesota.

Section 2. EFFECTIVE DATE: This ordinance shall become effective upon its passage and publication adopted by the City Council of the City of Lake Elmo this 2nd day of April, 1991.

  
David Johnson, Mayor

ATTEST:

  
Mary Rueffner, City Administrator

Fox Fire Manor

ORDINANCE NO. 8043

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

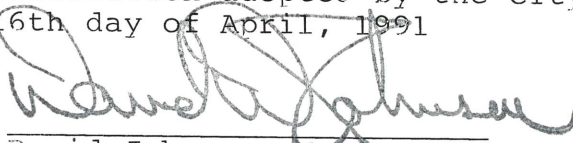
AN ORDINANCE AMENDING THE MUNICIPAL CODE OF LAKE ELMO

The City Council of the City of Lake Elmo ordains:

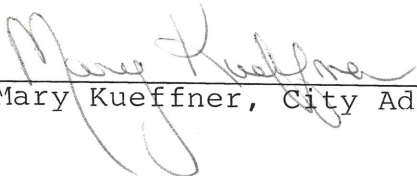
Section 1. AMENDMENT: Section 301.070C. Zoning District Map of the 1979 Municipal Code of the City of Lake Elmo is hereby amended to change the zoning from Rural Residential (RR) to Residential Estates (R.E.) to wit.

That part of the Southeast Quarter of the Northwest Quarter;  
that part of the Northeast Quarter of the Northwest Quarter;  
and that part of the Northwest Quarter of the Northwest Quarter;  
all in Section 3, Township 29 North, Range 21 West,  
Washington County, Minnesota.

Section 2. EFFECTIVE DATE: This ordinance shall become effective upon its passage and publication adopted by the City Council of the City of Lake Elmo this 16th day of April, 1991

  
David Johnson, Mayor

ATTEST:

  
Mary Kueffner, City Administrator



Parcel  
Krueger

ORDINANCE NO. 8044

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

Section I. AMENDMENT: Section 301.070C - zoning district map of the 1979 Lak Elmo Municipal Code is hereby amended by rezoning the following described land from Rural Residential (RR) to Agricultural; to with:

That part of the South Four Hundred Forty-five and Five Tenths (445.5) feet (as measured along the east line) of the East Half of the Northeast Quarter (E 1/2 of NE 1/4), Section Eleven (11), in Township Twenty-nine (29) North, of Range Twenty-one (21) West, Washington County, Minnesota, lying west of the East Three Hundred Ninety-six (396) feet (as measured along the south line) thereof.

Subject to and together with any valid easements, restrictions and reservations.

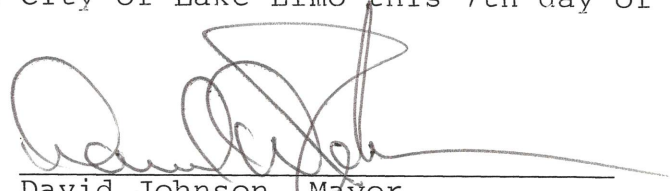
According to the United States Government Survey thereof.

and,


That part of the E1/2 of the S.E. 1/4 of Section Eleven (11), Township Twenty-nine (29) North, Range twenty-one West lying northerly of centerline of currently existing East West Roadway known as 43rd Street North.

Section II. EFFECTIVE DATE: This ordinance shall become effective upon its passage and publication.

ADOPTED by the Council of the City of Lake Elmo this 7th day of May, 1991.

  
David Johnson, Mayor

ATTEST:

  
Mary Kueffner, City Administrator

Cliff  
Adkins

STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
CITY OF LAKE ELMO

ORDINANCE NO. 8045

AN ORDINANCE AMENDING SECTION 301.070C ZONING DISTRICT MAP  
OF THE LAKE ELMO MUNICIPAL CODE

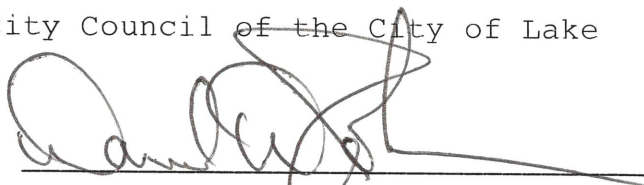
The City Council ordains that Section 301.070C shall be amended to show that the following described parcel of land is rezoned from Rural Residential (RR) to R1.

Sect-24 TWP-029 Rang-21

Pt Gov Lot 3 & 4, Part SE 1/4 of SW 1/4, Com at a stone monument on the 1/4 Sec line 1580 Ft. North of the SE cor of SW 1/4 Sec 24 T29R21; thence West along an old boundary line fence 1125 ft.; thence South 25 deg. 57' W along an old boundary line fence 1200 Ft. to a stone cor; thence North 87 deg. 28' W 161 Ft. thence North 8 Deg. 32' E 22.5 Ft. thence West 80.2 Ft. thence N 0Deg. 06'W 188.6 Ft. thence North 71 Deg. 18'W 175.7 Ft. thence North 26 Deg. 15' E 519.9 Ft.; thence N 89 Deg. 25' E 63.8 Ft. thence North 0Deg. 15' W 340.8 Ft. to the old boundary line fence thence East along old boundary line fence 626.4 Ft. to point of beg.

Effective Date: This ordinance shall be effective the day following its publication.

Adoption Date: Passed by the City Council of the City of Lake Elmo the 4th day of June, 1991.



David Johnson, Mayor

ATTEST:

  
Mary Kueffner, City Administrator

Publication Date: Published on the 19th of June, 1991.

STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
CITY OF LAKE ELMO

ORDINANCE NO. 8046

AN ORDINANCE AMENDING SECTIONS 105.030(C), 401.400(A) THROUGH 401.400(F); ADDING SECTIONS 401.400(D)(1) THROUGH 401.400(D)(3), and 401.450; AND REPEALING SECTIONS 401.400(F)(1) THROUGH 401.400(F)(3), 401.400(G), 401.400(H), 401.400(I) AND ITS SUBDIVISIONS, AND 401.400(J) AND ITS SUBDIVISIONS OF THE LAKE ELMO CITY CODE RELATING TO PARK LAND DEDICATIONS.

The Lake Elmo City Council hereby ordains that Section 105.030(C) and Sections 401.400(A) through 401.400(F) are hereby amended; and Section 401.450 is hereby added to the Lake Elmo City Code to read as follows:

Section 105.030(C) Platting: (Subdivision)

1-10 lots	\$ 750.00
Escrow	1125.00
11-20 lots	1500.00
Escrow	2250.00
21 lots or more	3000.00
Escrow	4500.00

Section 401.400. Park Land Dedication Requirements.

- A. Land Dedication. Except as hereinafter provided, the owners of land being subdivided shall dedicate a reasonable portion of such land to the City for public use as parks, playgrounds, trails or open space. The land dedication requirements shall equal the following percentages of the total area being subdivided within various zoning districts:

<u>Zoning Districts</u>	<u>Percentage Land Dedication</u>
R1, R2, R3, R4	10%
RE	7%
RR and A	4%
GB, HB, CB, I	3%

- B. Land Title. Park land dedications which are not dedicated to the City on a plat shall be conveyed to the City by Warranty Deed free and clear of all liens or encumbrances. The subdivider shall provide proof of title, in a form acceptable to the City, prior to the conveyance of such property.
- C. Land Acceptability. The City must approve the location and configuration of any park land which is proposed for dedication and shall take into consideration the suitability of the land for its intended purpose; the future needs of the City for parks, playgrounds, trails or open space; and the recommendations of the City's Park Commission. The following properties shall not be accepted for park land dedications:
1. Land dedicated or obtained as easements for streets, sewer, electrical, gas, storm water drainage and retention areas, or other similar utilities and improvements.
  2. Land which is unusable or of limited use.
  3. Land within a protected wetland or within a floodplain area.
- D. Contribution in Lieu of Land. In lieu of the land dedication, the City may elect to require the subdivider to contribute a cash equivalent payment to the City's Park and Open Space Fund, or, may require the developer to satisfy the park land dedication requirement by a combination of land and cash contribution. For all subdivisions, except residential subdivisions resulting in three (3) or fewer parcels, the maximum cash equivalent payment shall be an amount equal to the fair market value of the percentage land dedication for the zoning district in which the subdivided property is located. The City shall determine the fair market value of the land by reference to current market data, if available, or by obtaining an appraisal from a licensed real estate appraiser. The subdivider shall pay for the cost of the appraisal. The fair market value determination of the appraiser shall be conclusive. Maximum cash equivalent payments for residential subdivisions resulting in three (3) or fewer parcels shall be as determined from time to time by City Council resolution.



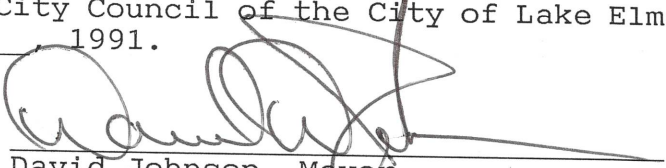
- E. Payment of Cash Contribution. Cash contribution payments shall be made to the City prior to final plat approval in those cases where the subdivision results in more than three (3) lots, and prior to the City's approval of the deeds of conveyance in those cases where the subdivision will result in three (3) or fewer lots. Where there is a subdivision of property which has an existing residential dwelling, no park dedication fee shall be required for the existing dwelling unit.
- F. Park and Open Space Fund. Cash contributions received pursuant to this Regulation shall be placed in a separate fund by the City and used only for parks, playgrounds, trails or open space purposes.

Section 401.450. Lands Designated for Public Use on Comprehensive Plan or Official Maps. Where all or a portion of the area included in a proposed subdivision has been designated as a park, playground, recreational area, proposed school site, or other public ground in the City's Comprehensive Plan or in an Official Map adopted pursuant thereto, the subdivider shall notify the appropriate governmental unit of the proposed subdivision of the property. The notice shall be given prior to submittal of the development application to the City of Lake Elmo. Prior to the City's review of the preliminary plat, the subdivider shall advise the City in writing of the status of the negotiations regarding such designated area.

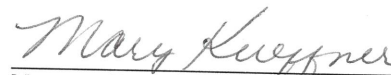
The Lake Elmo City Council hereby ordains that Sections 401.400(F)(1) through 401.400(F)(3), 401.400(G) through 401.400(H), 401.400(I) and its subdivisions, and 401.400(J) and its subdivisions of the Lake Elmo City Code are hereby repealed.

Effective Date. This ordinance shall be effective the day following its publication.

Adoption Date. Passed by the City Council of the City of Lake Elmo the 4th day of June 1991.

  
David Johnson, Mayor

ATTEST:

  
Mary Kueffner, City Administrator

Publication Date. Published on the 19th of June, 1991.



STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
CITY OF LAKE ELMO

ORDINANCE NO. 8047

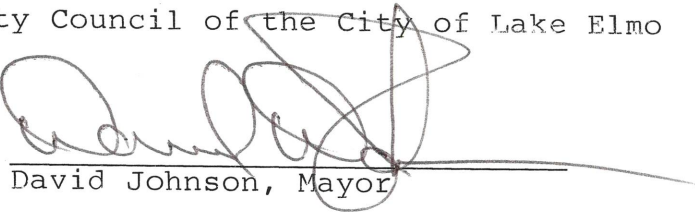
AN ORDINANCE ADDING SECTION 301.070 D.1.d. (f) THRU (g)  
TO THE LAKE ELMO MUNICIPAL CODE.

The City Council ordains that Section 301.070 D.1.d. (f) thru (g) shall be added to the Lake Elmo Municipal Code to read as follows:

- (f) All dwelling units must be at least twenty (20) feet wide through the main living area of the structure.
- (g) The structure must have continuous frost footings. Continuous frost footings are not required for porches, decks, and other appendages so long as proper post type footings per existing building codes are constructed.

Effective Date: This ordinance shall be effective the day following publication.

Adoption Date: Passed by the City Council of the City of Lake Elmo the 4th day of June, 1991.

  
David Johnson, Mayor

ATTEST:

  
Mary Kueffner City Administrator

Publication Date: Published on the 10th of July, 1991.  
St. Croix Valley Press

STATE OF MINNESOTA

COUNTY OF WASHINGTON  
CITY OF LAKE ELMO

ORDINANCE NO. 8048

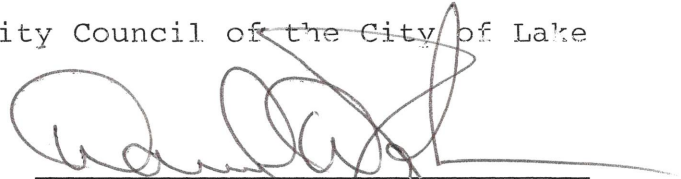
AN ORDINANCE ADDING SECTION 301.070 D.2.c. (9) THRU (10)  
TO THE LAKE ELMO MUNICIPAL CODE.

The City Council ordains that Section 301.070 D.2.c. (9) thru (10) shall be added to the Lake Elmo Municipal Code to read as follows:

- (9) All dwelling units must be at least twenty (20) feet wide through the main living area of the structure.
- (10) The structure must have continuous frost footings. Continuous frost footings are not required for porches, decks, and other appendages so long as proper post type footings per existing building codes are constructed.

Effective Date: This ordinance shall be effective the day following publication.

Adoption Date: Passed by the City Council of the City of Lake Elmo the 4th day of June, 1991.

  
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David Johnson, Mayor

ATTEST:

  
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Mary Kueffner, City Administrator

Publication Date: Published on the 10th of July,  
1991. St. Croix Valley Press

1979 Lake Elmo Municipal Code

301.070 D. 13

Residential Estates

A. Permitted Uses and Structures

- (1) One single family detached dwelling per lot within planned subdivisions of at least 20 acres, nominal.

B. Accessory Uses and Structures

- (1) Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures, see Section 301.130 C. ACCESSORY USES AND STRUCTURES.
  - (a) No more than two detached accessory structures with a combined total not to exceed 1200 square feet.
  - (b) Accessory structure shall be architecturally compatible with principal structure.
  - (c) Accessory Structures for the sole use by occupants of the principal structure.
  - (d) Home Occupations as set forth in Section 301.040 (65) of this code.

C. Minimum District Requirements

- (1) Lot Size 2 1/2 minimum (108,750 sq.ft.) to 10 acres (435,600 sq.ft.).
- (2) Subdivision Density 3.33 acre average. No out-lots to remain within subdivision.
- (3) Configuration: Lots must be configured to contain a circle with a diameter of 250 feet minimum. The ratio of lot length to width shall be a maximum of 3:1. Flag lots are prohibited.
- (4) Area of Building Site: A minimum of one and a quarter (1.25) acre of land above the flood plain and free of any drainage easements.

Adopted Ordinance 80-39

(5) Principal Building Setbacks from Property Lines:

- |                               |                  |
|-------------------------------|------------------|
| (a) Front                     | 100 feet minimum |
| (b) Side (interior)           | 50 feet minimum  |
| (c) Side (corner)             | 80 feet minimum  |
| (d) Rear                      | 100 feet minimum |
| (e) Collector/Arterial Street | 150 feet minimum |

(6) Frontage on Public Roadway

150 feet minimum except 70 feet  
at the end of cul-de-sacs.

- (7) Parking 2 enclosed spaces minimum (200 s.f.  
minimum per space). 2 exterior  
spaces with minimum setback of 50  
feet from any property line.

- (8) Hardsurface coverage 15% maximum.

(9) Septic Drainfield Regulation

- (a) All newly subdivided lots shall have a minimum of  
20,000 square feet of land to be dedicated for septic  
system use and suitable for that use. This land may  
comprise up to two separate areas each of which is  
contiguous to the 1.25 acre building site or contained  
within it and each of which contains at least 10,000  
contiguous square feet.

- (b) Placement of the second required drainfield between  
the trenches of the first drainfield is prohibited.

STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
CITY OF LAKE ELMO  
ORDINANCE NO. 8049

AN ORDINANCE ADDING SECTION 301.070 D.3.c. (8) THRU (9)  
TO THE LAKE ELMO MUNICIPAL CODE.

The City Council ordains that Section 301.070 D.3.c. (8) thru (9) shall be added to the Lake Elmo Municipal Code to read as follows:

- (8) All dwelling units must be at least twenty (20) feet wide through the main living area of the structure.
- (9) The structure must have continuous frost footings. Continuous frost footings are not required for porches, decks, and other appendages so long as proper post type footings per existing building codes are constructed.

Effective Date: This ordinance shall be effective the day following publication.

Adoption Date: Passed by the City Council of the City of Lake Elmo the 4th day of June, 1991.

  
David Johnson, Mayor

ATTEST:

  
Mary Kueffner, City Administrator

Publication Date: Published on the 10th of July, 1991.  
St. Croix Valley Press



STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
CITY OF LAKE ELMO  
ORDINANCE NO. 8050

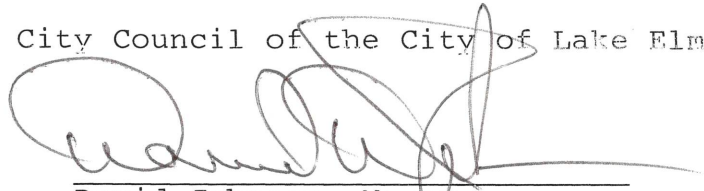
AN ORDINANCE ADDING SECTION 301.070 D.4.c. (7) THRU (8)  
TO THE LAKE ELMO MUNICIPAL CODE.

The City Council ordains that Section 301.070 D.4.c. (7) thru (8)  
shall be added to the Lake Elmo Municipal Code to read as follows:

- (7) All dwelling units must be at least twenty (20) feet wide  
through the main living area of the structure.
- (8) The structure must have continuous frost footings. Continuous  
frost footings are not required for porches, decks, and other  
appendages so long as proper post type footings per existing  
building codes are constructed.

Effective Date: This ordinance shall be effective the day following  
publication.

Adoption Date: Passed by the City Council of the City of Lake Elmo  
the 4th day of June, 1991.

  
\_\_\_\_\_  
David Johnson, Mayor

ATTEST:

  
\_\_\_\_\_  
Mary Kueffner, City Administrator

Publication Date: Published on the 10th of July, 1991.  
St. Croix Valley Press

STATE OF MINNESOTA

COUNTY OF WASHINGTON  
CITY OF LAKE ELMO

ORDINANCE NO. 8051

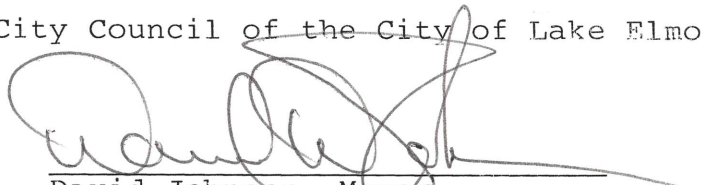
AN ORDINANCE ADDING SECTION 301.070 D.13.c. (10) THRU (11)  
TO THE LAKE ELMO MUNICIPAL CODE.

The City Council ordains that Section 301.070 D.13.c. (10) thru (11) shall be added to the Lake Elmo Municipal Code to read as follows:

- (10) All dwelling units must be at least twenty (20) feet wide through the main living area of the structure.
- (11) The structure must have continuous frost footings. Continuous frost footings are not required for porches, decks, and other appendages so long as proper post type footings per existing building codes are constructed.

Effective Date: This ordinance shall be effective the day following publication.

Adoption Date: Passed by the City Council of the City of Lake Elmo the 4th day of June, 1991.

  
David Johnson, Mayor

ATTEST:

  
Mary Kueffner, City Administrator

Publication Date: Published on the 10th of July, 1991.  
St. Croix Valley Press

STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
CITY OF LAKE ELMO

ORDINANCE 80.52

An Ordinance adding Section 105.090 "Cat Impound Fee " to the Lake Elmo City Code.


The Lake Elmo City Council hereby ordains that Section 105.090 is hereby added to the Lake Elmo Code to read as follows:

Section 105.090 Cat Impound Fee :

The fee for an impounded cat shall be \$25.00

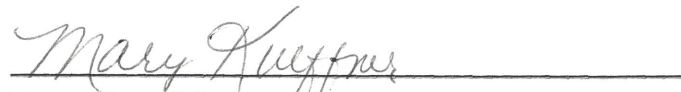
Effective Date This ordinance shall be effective the day following its publication.

Adoption Date Passed by the City Council of the City of Lake Elmo the 4th day of June, 1991.



David Johnson, Mayor

Attest:



Mary Kueffner, City Administrator

Publication Date Published on the 19th day of June, 1991.

STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
CITY OF LAKE ELMO

ORDINANCE NO. 8053

AN ORDINANCE AMENDING SECTIONS 701.040(D)(3)(k)(1), 701.040(D)(6)(c); AND ADDING SECTIONS 701.040(D)(3)(k)(1)(a) AND 701.040(D)(3)(k)(1)(b) TO THE LAKE ELMO MUNICIPAL CODE RELATING TO SEPTIC TANKS.

The Lake Elmo City Council hereby ordains that Sections 701.040(D)(3)(k)(1) and 701.040(D)(6)(c) are hereby amended; and Sections 701.040(D)(3)(k)(1)(a) and 701.040(D)(3)(k)(1)(b) are hereby added to the Lake Elmo Municipal Code to read as follows:

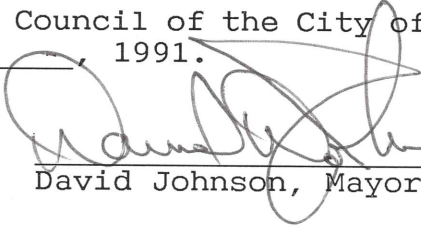
701.040(D)(3)(k)(1). Septic tanks installed after 12/31/83 shall be equipped with a sufficient number of manholes so that each side wall of the septic tank is within six (6) feet of a manhole. No area dimension of a manhole shall be less than twenty (20) inches. The manhole cover must be secured to prevent unauthorized entry.

- (a) Septic tanks installed after 12/31/83 and before 7/15/91 may have manholes extended from the tank to a point within twelve (12) inches below the finished grade of the lot area above the septic tank provided that such septic tanks shall be fitted to extend the manhole to the surface grade of the lot area above the septic tank no later than 7/15/93.
- (b) Septic tanks installed after 7/15/91 shall have a manhole which extends to the surface grade of the lot area above the septic tank.

701.040(D)(6)(c). Pumping or removal of septage from septic tanks shall be performed only by persons licensed by the City pursuant to Section 701.080. Septic tanks which are equipped with a manhole shall be pumped through the manhole access by removing the manhole cover and shall not be pumped through an inspection pipe.

Effective Date. This ordinance shall be effective the day following its publication.

Adoption Date. Passed by the City Council of the City of Lake Elmo the 2nd day of July, 1991.

  
David Johnson, Mayor

ATTEST:

*Mary Kueffner*

Mary Kueffner, City Administrator

**Publication Date.** Published on the 17th of July 1991.  
St. Croix Valley Press

LEORD91.004



STATE OF MINNESOTA

COUNTY OF WASHINGTON  
CITY OF LAKE ELMO

ORDINANCE NO. 8054

AN ORDINANCE AMENDING SECTION 1602.070A WIDTH OF DRIVEWAY IN THE  
RESIDENTIAL ESTATES (RE) ZONING DISTRICT, AND SECTION 1602.070I  
DISTANCE FROM DRIVEWAY TO SIDE LOT LINE IN RESIDENTIAL ESTATES ZONING  
ORDINANCE

The Lake Elmo City Council hereby ordains that Sections 1602.070A and 1602.070I is hereby amended to read as follows:

1602.070 A.

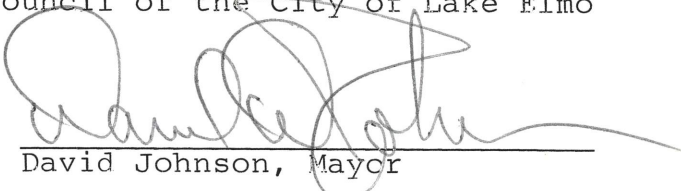
A. WIDTH: The maximum width of any driveway and curb cut shall be twenty-four (24) feet, except that in the Residential Estates (RE) zoning district, the maximum width at a lot line shall be twelve (12) feet and the maximum width at the public street shall be eighteen (18) feet.

1602.070I.

I. DISTANCE FROM DRIVEWAYS TO SIDE LOT LINE: A driveway must be at least five (5) feet from any side lot line, except that in the Residential Estates (RE) zoning district, a driveway must be at least ten (10) feet from any side lot line.

EFFECTIVE DATE: This Ordinance shall be effective the day following its publication.

ADOPTION DATE: Passed by the City Council of the City of Lake Elmo the 6th day of August, 1991.

  
David Johnson, Mayor

ATTEST:

  
Mary Kueffner, City Administrator

Publication Date: Published on the 25th of September, 1991  
St. Croix Valley Press

STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
CITY OF LAKE ELMO  
ORDINANCE NO. 8055

AN ORDINANCE ADDING SECTION 505.040V. DEFINING SUBDIVISION  
IDENTIFICATION DISPLAYS, AND AMENDING SECTION 505.110 REGULATING  
SUBDIVISION IDENTIFICATION DISPLAYS

The City Council ordains that Section 505.040V. shall be added to the Lake Elmo Municipal Code to read as follows:

505.040V. Subdivision Identification Display, A display, illustration, structure or device which directs attention to or defines a residential subdivision.

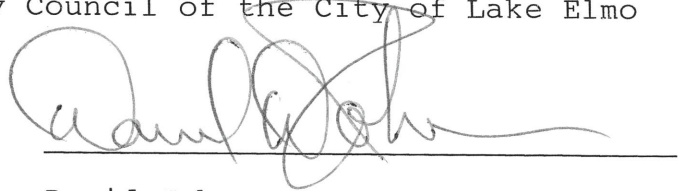
The City Council further ordains that Section 505.110 of the Lake Elmo Municipal Code shall be amended to read as follows:

505.110 DISPLAYS

In any district, animal displays, lights directly skyward, pieces of sculpture, fountains, or other displays or features which do not clearly fall within the definition of a sign, but which directs attention to an object, product, place, activity, person, institution, organization or business, shall require a conditional use permit. Subdivision identification displays shall not be permitted in any residential zoning district. Mobile signs on wheels or otherwise capable of being moved from place to place shall conform to the provisions of this Ordinance just as permanently affixed signs.

EFFECTIVE DATE: This Ordinance shall be effective the day following its publication.

ADOPTION DATE: Passed by the City Council of the City of Lake Elmo the 6th day of August, 1991.



David Johnson, Mayor

ATTEST:



Mary Kueffner, City Administrator

Publication Date: Published on the 25th day of September, 1991.  
St. Croix Valley Press

STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
CITY OF LAKE ELMO  
ORDINANCE NO. 8056

AN ORDINANCE ADDING SECTION 401.240B.4.h.(1) THRU SECTION  
401.240B.4.h.(3) OF THE LAKE ELMO MUNICIPAL CODE RELATING TO LANDSCAPE  
STANDARDS

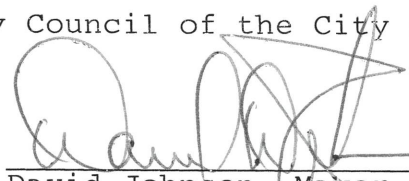
The City Council ordains that Section 401.240 B.4.h.(1) thru Section  
401.240B.4.h.(3) shall be added to the Lake Elmo Municipal Code to  
read as follows:

401.240 B.4.h.


- (1) Developer shall provide a landscape plan which shows how  
a subdivision will assume a rural character through the  
placement of ponding, berms, trees, and tree seedlings,  
shrubs, and shrub seedlings and native grasses.
- (2) Developer shall plant a minimum of six (6) trees per acre  
unless a lot within subdivision is determined by the City  
to be naturally wooded.
- (3) Developer shall provide spaced or clustered plantings of  
one and one-half (1 1/2) inch caliper deciduous trees at  
a rate of two (2) per 100 lineal feet on both sides of the  
street, between 0' and 5' to the inside of the right-of-way  
for rural sections and between 5' and 10' to the inside of  
right-of-way for urban sections. Four (4) foot conifers  
may be substituted.

EFFECTIVE DATE: This ordinance shall be effective the day following  
its publication.

ADOPTION DATE: Passed by the City Council of the City of Lake Elmo  
the 6th day of August, 1991.

  
\_\_\_\_\_  
David Johnson, Mayor

ATTEST:

  
\_\_\_\_\_  
Mary Kueffner, City Administrator

Publication Date: Published on the 25th of September, 1991  
St. Croix Valley Press

Rolling Hills

ORDINANCE 8057

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

AN ORDINANCE AMENDING THE 1979 MUNICIPAL CODE OF LAKE ELMO

The City Council of the City of Lake Elmo ordains:

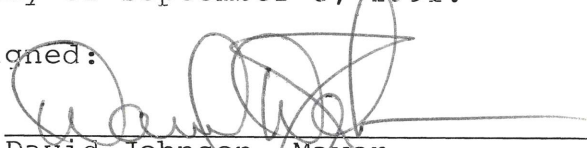
SECTION 1. AMENDMENT : Section 301.070C. Zoning District Map of the 1979 Municipal Code of the City of Lake Elmo is hereby amended to change the zoning from Agricultural (A) to Residential Estates (R.E.) to wit:

Part of the South Half of the Northeast Quarter of Section 3, Township 29, Range 21, lying northerly of the south 655.93 feet thereof, as measured at a right angle to the South line of said Northeast Quarter.

Subject to a roadway easement for existing Keats Avenue over the east 33.00 feet thereof. All in Washington County, MN.

SECTION 2. EFFECTIVE DATE: This ordinance shall become effective upon its passage and publication adopted by the City Council of the City of Lake Elmo this 3rd day of September 3, 1991.

Signed:

  
David Johnson, Mayor

ATTEST:

  
Mary Kueffner, City Administrator

Publication Date: Published on the 25th of September, 1991  
St. Croix Valley Press



STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
CITY OF LAKE ELMO

ORDINANCE NO. 8058

AN ORDINANCE ADDING CHAPTER 1700 TO THE LAKE ELMO MUNICIPAL CODE RELATING TO THE CLOSURE OF MANUFACTURED HOME PARKS.

The City Council ordains that Chapter 1700 and its subsections shall be added to the Lake Elmo Municipal Code to read as follows:

1700. Manufactured Home Park Closings.

1700.010. Purpose and Intent. Based upon the difficulty and expense of relocating Manufactured Homes and the unavailability of Manufactured Home Parks within a reasonable distance of the City of Lake Elmo, the Council finds that the public health, safety and welfare of Lake Elmo residents will be promoted by adopting regulations relating to the payment of Relocation Costs and Compensation in the event of the closing of all or a portion of a Manufactured Home Park. The purpose of this regulation is to define the regulations which will apply to Manufactured Home Park Closings and is adopted pursuant to the authority granted by M.S. 327C.095.

1700.020. Definitions. As used herein, the following words shall mean:

- A. Closure Statement. A written statement prepared by the Park Owner which includes the following information:
1. A statement that the Manufactured Home Park, or a portion thereof, is closing and the anticipated date of closing.
  2. A statement addressing the availability, location and potential cost of other Manufactured Home Park lot sites located within a twenty-five (25) mile radius of the Manufactured Home Park that is being closed.
  3. A statement of the probable Relocation Costs within a reasonable range which will be incurred by the Park Residents in order to relocate the Park Resident's Manufactured Home to a Manufactured Home Park within a twenty-five (25) mile radius.



- B. Current Resident List. A list of names and addresses of adult residents of the Manufactured Home Park.
- C. Eligible Park Resident. A Park Resident who satisfies the following criteria:
1. Park Lot rent is current within thirty (30) days of the anticipated Park Closing date and personal property taxes have been paid for the current and prior years.
  2. Manufactured Home has been maintained (including the roofing, siding, windows, flooring, and frame) pursuant to the Manufactured Home Park Standards for the year in which the Manufactured Home was constructed and the Manufactured Home is in good repair as determined by the City's Building Inspector.
  3. Park Resident is unable to locate space in a Manufactured Home Park within a twenty-five (25) mile radius which has the same or less restrictive standards.
  4. Personal credit history is not the reason for Park Residents inability to relocate to another Manufactured Home Park.
- D. Lot. An area within a Manufactured Home Park designed or used for the accommodation of a Manufactured Home.
- E. Manufactured Home. A structure, not affixed to or a part of real estate, transportable in one or more sections, which in the travelling mode is eight (8) body feet or more in width or forty (40) body feet or more in length, or when placed on a Lot, is three hundred-twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical system contained in it.
- F. Manufactured Home Park. A site, lot, field or tract of land upon which two (2) or more occupied Manufactured Homes are located either free of charge or for compensation and includes any building structure, tent, vehicle or enclosure used or intended for use as part of the equipment of the Manufactured Home Park. Manufactured Home Park does not include facilities which are open daily during three or fewer seasons of the year.

- G. Park Closing. The conversion of all or a portion of the occupied Lots of a Manufactured Home Park to another use or the termination of use of the Manufactured Home Park.
- H. Park Owner. The owner of a Manufactured Home Park.
- I. Park Resident. An owner of a Manufactured Home located on a lot in a Manufactured Home Park within the City of Lake Elmo who rents such Lot and occupies such Manufactured Home as a principal residence.
- J. Person. Any individual, corporation, firm, partnership, incorporated and unincorporated association or any other legal or commercial entity.
- K. Relocation Costs. The reasonable cost of relocating a Manufactured Home from a Manufactured Home Park in Lake Elmo to another Manufactured Home Park within a twenty-five (25) mile radius. Such cost includes expenses incurred in the following categories:
1. Preparation for Move. Reasonable costs incurred to prepare the Manufactured Home for transportation to another site. This category does include crane services but not the cost of wheel axles, tires, frame welding or trailer hitches.
  2. Transportation to Another Site. Reasonable costs incurred to transport the Manufactured Home to another Manufactured Home Park within a twenty-five (25) mile radius. This category includes the cost of insuring the Manufactured Home for its replacement value while the Manufactured Home is in the process of being relocated and the cost of obtaining moving permits provided that the Park Owner shall not be required to pay delinquent taxes on a Manufactured Home if necessary in order to obtain a moving permit. This category does not include the cost of moving personal property.
  3. Hook-up at New Location. The reasonable cost of connecting the Manufactured Home to utilities at the relocation site provided that this category does include crane services. The Park Owner shall not be required to upgrade the electrical or plumbing systems of the Manufactured Home.

1700.030. Notice of Closing. At least nine (9) months prior to the anticipated date for the full or partial Park Closing, the Park Owner shall:

- A. Personally serve a copy of the Closure Statement on at least one adult resident of each Manufactured Home within the Manufactured Home Park.
- B. Personally serve the Lake Elmo Administrator with a copy of the Closure Statement, a Current Resident List, and a plan for funding the Relocation Costs and Compensation which will be required as a condition of closing.

1700.040. Public Hearing. The City Administrator shall forward the Closure Statement to the Planning Commission for comment. Upon review by the Planning Commission, the City Administrator shall schedule a public hearing before the City Council preceded by ten (10) days mailed notice to people whose names appear on the Resident List. Failure to notify all Park Residents shall not invalidate the public hearing. At the public hearing the City Council shall review the Closure Statement, receive comments and evaluate the impact of the Manufactured Home Park Closing on the Park Residents, the City's resources and its comprehensive plan.

1700.050. Conditions of Closing. As a condition of closing, the Park Owner shall pay Relocation Costs to eligible Park Residents or the Park Purchaser shall pay Compensation to eligible Park Residents as hereinafter provided. Development and/or building permits shall not be issued for subsequent uses of the Manufactured Home Park Property until the Park Owner has complied with the City's Development Regulations and until the Park Owner and/or Park Purchaser have made arrangements, acceptable to the City, for the funding Relocation Costs and the Compensation required hereby.

1700.060. Park Resident Statement. Within ninety (90) days of receipt of a Closure Notice, a Park Resident shall provide the Park Owner with a written statement of Relocation Costs or; in the alternative, a written statement that the Park Resident cannot relocate the Park Resident's Manufactured Home to another Manufactured Home Park within a twenty-five (25) mile radius and the reasons for such conclusion.

1700.070. Election to Receive Relocation Costs.

- A. If a single section Manufactured Home can be relocated to another Manufactured Home Park within a twenty-five (25) mile radius, the Park Owner shall pay eligible Park Residents Relocation Costs as defined herein, or, an amount equal to \$3,500, whichever is less.



- B. If a double section Manufactured Home can be relocated to another Manufactured Home Park within a twenty-five (25) mile radius, the Park Owner shall pay eligible Park Residents Relocation Costs as defined herein, or, an amount equal to \$5,000, whichever is less.
- C. The Park Owner shall make relocation payments directly to contractors providing the relocation service, but, upon proof of payment of such Relocation Costs by an eligible Park Resident, shall reimburse the eligible Park Resident directly for such Relocation Costs. The Park Owner shall be entitled to receive adequate documentation of Relocation Costs, including costs of proposals, invoices, estimates and contracts for relocation services.
- D. The maximum relocation payment specified in Sections 1700.070(A) and 1700.070(B) above shall be adjusted on January 1st of each year commencing on January 1, 1992 based upon the change in the Consumer Price Index, Minneapolis-St. Paul, for all urban consumers ("CPI-U") as published in the Bureau of Labor Statistics of the United States Department of Labor. The amount of the adjustment shall be equal to the percentage of change in the CPI-U on the date of adjustment over the CPI-U in effect on January 1st of the preceding year.

1700.080. Election to Receive Compensation. If a Manufactured Home cannot be relocated to another Manufactured Home Park within a twenty-five (25) mile radius, an eligible Park Resident shall elect one of the following options by giving written notice to the Park Owner who shall forward such notice to the Park Purchaser; and the Compensation payment provided for herein shall be paid within thirty (30) days prior to the date of the closing on the sale of the Manufactured Home Park.

- A. The eligible Park Resident may elect to receive compensation in an amount equal to the average Relocation Cost provided to eligible Park Residents for the relocation of similar housing, in which event, the Park Purchaser shall pay such compensation and the eligible Park Resident shall retain title to the Manufactured Home and be responsible for its prompt removal from the Manufactured Home Park; or
- B. The eligible Park Resident may elect to receive compensation in an amount equal to the estimated market value for the Manufactured Home as stated on the Current Year Personal Property Tax Statement for the Manufactured Home, in which event, the Park Purchaser shall pay such compensation to the eligible Park Resident and the eligible Park Resident shall transfer title to the Manufactured Home to the Park Purchaser free and clear of all liens and encumbrances.

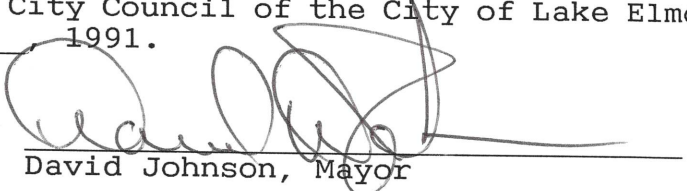
1700.090. General Requirements.

- A. Displaced Park Residents cannot be required to vacate the Manufactured Home Park until sixty (60) days after conclusion of the public hearing before the City Council.
- B. If there is a partial closure of the Manufactured Home Park and other Lots remain available within the same Manufactured Home Park, the Park Owner must allow Displaced Residents an opportunity to relocate within the Manufactured Home Park unless the Displaced Residents' Manufactured Home, because of its size, is not compatible with the available lot.

1700.100. Limitation of Relocation Costs and Compensation. The total amount of Relocation Cost and Compensation to be paid to eligible Park Residents shall not exceed twenty (20) percent of the estimated market value of the Manufactured Home Park, as stated in the Property Tax Statement for the year in which the Closure Statement is served on the City Administrator. In the event that the total of the Relocation Cost and Compensation payable to eligible Park Residents exceeds this limitation, the Relocation Costs and Compensation payable to each eligible Park Resident shall be decreased proportionately so that the total of the Relocation Costs and Compensation does not exceed the limitation stated herein.

Effective Date. This ordinance shall be effective the day following its publication.

Adoption Date. Passed by the City Council of the City of Lake Elmo the 1st day of October, 1991.

  
David Johnson, Mayor

ATTEST:

  
Mary Kueffner, City Administrator

Publication Date. Published on the 6th of November, 1991.



Stonegate

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA  
ORDINANCE 80 59

AN ORDINANCE AMENDING SECTION 301.070C. OF THE 1979 LAKE ELMO  
MUNICIPAL CODE AS IT RELATES TO THE ZONING DISTRICT MAP

The City Council of the City of Lake Elmo ordains:

SECTION 1. AMENDMENT: Section 301.070C Zoning District Map of the 1979 Municipal Code of the City of Lake Elmo is hereby amended to change the zoning from Rural Residential (PR) to Residential Estates (RE); to wit:

The Northwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 34, Township 29 North, Range 21 West, Washington County, Minnesota, together with that part of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 34, lying North of the following described line: Beginning at a point on the East line of said East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ , distant 89.19 feet South of the Northeast corner thereof; thence westerly to a point on the West line of said East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ , distant 88.89 feet South of the Northwest corner thereof and there terminating.

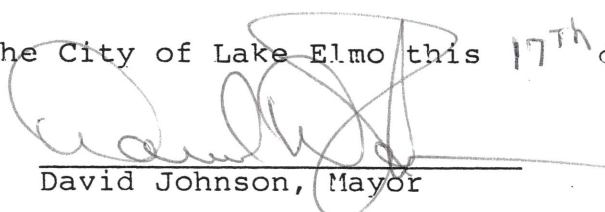
Excepting from the above described lands that part conveyed to the Washington County Highway Department by deed recorded in Book 319 of Deeds, Page 433 being described as follows: The East 60 feet of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 34, Township 29 North, Range 21 West, excepting the North 50 feet thereof, also a triangular parcel of land lying westerly of and adjacent to the above described 60 foot strip, and southerly of and adjacent to the 50 foot right of way on County Road No. 70 as on file in the Washington County Register of Deeds Book 257 Deeds, Page 503. Said triangular parcel measures 150 feet South and 150 feet West along said rights of way.

And further excepting from the above described lands that part conveyed to Washington County by deed filed April 15, 1986, as Document Number 505492 being described as follows: Parcel No. 1, Washington County Highway Right of Way Plat No. 49 in the Northeast  $\frac{1}{4}$  of Section 34, Township 29 North, Range 21 West containing 0.24 acre, of which 0.16 acre is existing right of way filed and of record in the office of the Washington County Recorder.

And further excepting from the above described lands that part conveyed to Washington County by deed filed April 15, 1986, as Document Number 505493 being described as follows: That part of the North 60 feet of the Northeast  $\frac{1}{4}$  of Section 34, Township 29 North, Range 21 West of the 4th. Principal Meridian which lies westerly of Washington County Highway right of way Plat No. 49-19B; Together with a strip of land 30.00 feet in width, southerly of and adjoining the above described North 60.00 feet and lying between a line drawn at a right angle from a point on the North line of said Northeast  $\frac{1}{4}$  distant 775.00 feet West from the Northeast corner of said Northeast  $\frac{1}{4}$  and a line drawn at right angle from a point on said North line distant 1500.00 feet West from said Northeast corner of the Northeast  $\frac{1}{4}$ ; Together with a strip of land 5.00 feet in width, southerly of and adjoining the above described North 60.00 feet and lying between a line drawn at right angle from a point on the North line of said Northeast  $\frac{1}{4}$  distant 1500.00 feet West from the Northeast corner of said Northeast  $\frac{1}{4}$  and a line drawn at a right angle from a point on said North line distant 2400.00 feet West from said Northeast corner of the Northeast  $\frac{1}{4}$ .

SECTION 2. EFFECTIVE DATE: This ordinance shall become effective upon its passage and publication.

ADOPTED by the City Council of the City of Lake Elmo this 17<sup>th</sup> day of Dec., 1991.

  
David Johnson, Mayor

ATTEST:

  
Mary Kueffner, City Administrator

Published in the St. Croix Valley Press on 8<sup>th</sup> day of JAN., 1992.



# PRINTER'S AFFIDAVIT OF PUBLICATION

## AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed City of Lake Elmo  
Ordinance 8040

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for one successive weeks; it was first published on Wednesday, the 6 day of February, 1991, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

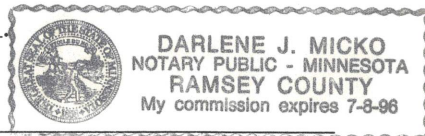
abcdefghijklmnopqrstuvwxyz

BY: Eugene D. Johnson  
TITLE: Publisher

Subscribed and sworn to before me on

this 6 day of February, 1991.

Darlene J. Micko



Notary Public, Ramsey County, Minn.

My Commission expires July 8, 1996.

### RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 15.50  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 5.67  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ 5.67  
(Line, word, or inch rate)

### CITY OF LAKE ELMO

#### ORDINANCE 8040

#### WASHINGTON COUNTY, MINNESOTA AN ORDINANCE AMENDING THE 1979 MUNICIPAL CODE OF LAKE ELMO

The City Council of the City of Lake Elmo ordains:

Section Amendment: 210.012 Composition

The Parks Commission shall consist of nine members and two alternate members. Members shall be appointed by the City Council for three year terms so that only one-third (1/3) of the appointments will expire on December 31st of each year. No member may serve more than two consecutive three-year terms unless the average years of service for all commission members is less than 5 years. A member who has served two terms may be reappointed by the City Council after a one year absence. The City Council shall designate a first alternate and a second alternate who will become full members in order of appointment and shall complete the unexpired term of the member they succeed. If the office of an alternate becomes vacant, the vacancy shall be filled in the same manner in which that regular appointment for that office was made.

Section 2. Effective Date: This ordinance shall become effective upon its passage and publication.

Adopted by the City Council of the City of Lake Elmo this 15th day of January, 1991.

Dave Johnson, Mayor

Mary Kueffner, City Administrator

Published in the St. Croix Valley Press February 6, 1991.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed CITY OF LAKE ELMO  
ORDINANCE 8041

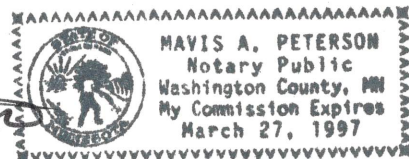
which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive weeks; it was first published on Wednesday, the 17 day of April, 1991, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

BY: Eugene D. Johnson  
TITLE: Publisher

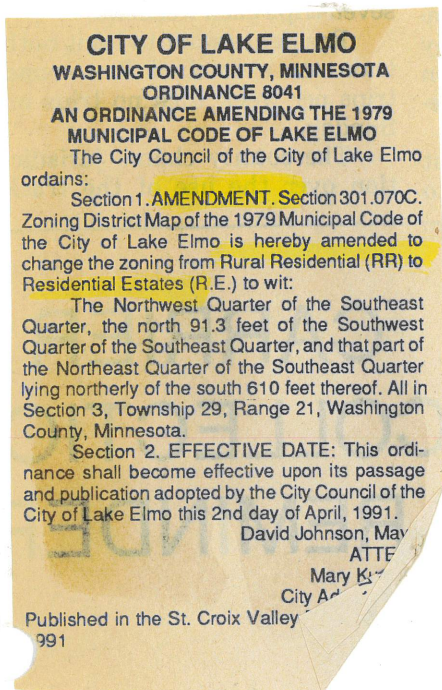
Subscribed and sworn to before me on  
this 17 day of April, 1991.

MAVIS A. PETERSON  
Notary Public, Washington County  
My Commission expires March 27, 1997.



RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 3.10  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 3.10  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ .69  
(Line, word, or inch rate)





AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed City of Lake Elmo  
Ordinance No. 8043

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for one successive weeks; it was first published on Wednesday, the 1 day of May, 1991, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

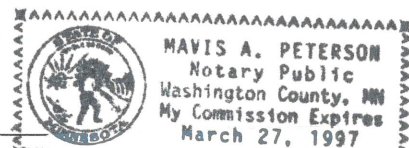
abcdefghijklmnopqrstuvwxyz

BY: *Eugene D. Johnson*  
TITLE: Publisher

Subscribed and sworn to before me on

this 1 day of May, 1991.

*Mavis A. Peterson*



Notary Public, Washington County, MN

My Commission expires March 27, 1997

RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 3.10  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 3.10  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ .69  
(Line, word, or inch rate)

CITY OF LAKE ELMO

ORDINANCE NO. 8043

WASHINGTON COUNTY, MINNESOTA

AN ORDINANCE AMENDING THE

MUNICIPAL CODE OF LAKE ELMO

The City Council of the City of Lake Elmo

ordains:

Section 1. AMENDMENT: Section 301.070C. Zoning District Map of the 1979 Municipal Code of the City of Lake Elmo is hereby amended to change the zoning from Rural Residential (RR) to Residential Estates (R.E.) to wit.

That part of the Southeast Quarter of the Northwest Quarter; that part of the Northeast Quarter of the Northwest Quarter; and that part of the Northwest Quarter of the Northwest Quarter; all in Section 3, Township 29 North, Range 21 West, Washington County, Minnesota.

Section 2. EFFECTIVE DATE: This ordinance shall become effective upon its passage and publication adopted by the City Council of the City of Lake Elmo this 16th day of April, 1991.

David Johnson, Mayor

ATTEST:

Mary Kueffner, City Administrator

Published in the St. Croix Valley Press May 1, 1991



AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed CITY OF LAKE ELMO  
ORDINANCE NO. 8044

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive weeks; it was first published on WEDNESDAY, the 15 day of MAY, 1991, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

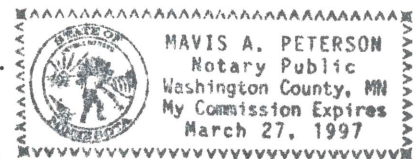
abcdefghijklmnopqrstuvwxyz

BY: *Eugene D. Johnson*

TITLE: Publisher

Subscribed and sworn to before me on  
this 15 day of MAY, 1991.

*Mavis Peterson*



Notary Public, Ramsey County, Minn.

My Commission expires March 27, 1997

RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 15.50  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 5.67  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ 5.67  
(Line, word, or inch rate)

**CITY OF LAKE ELMO**  
**WASHINGTON COUNTY, MINNESOTA**  
**ORDINANCE NO. 8044**  
Section I. AMENDMENT: Section 301.070C - zoning district map of the 1979 Lake Elmo Municipal Code is hereby amended by rezoning the following described land from Rural Residential (RR) to Agricultural; to with:  
That part of the South Four Hundred Forty-five and Five Tenths (445.5) feet (as measured along the east line) of the East Half of the Northeast Quarter (E 1/2 of NE 1/4), Section Eleven (11), in Township Twenty-nine (29) North, of Range Twenty-one (21) West, Washington County, Minnesota, lying west of the East Three Hundred Ninety-six (396) feet (as measured along the south line) thereof.  
Subject to and together with any valid easements, restrictions and reservations.  
According to the United States Government Survey thereof.  
and,  
That part of the E 1/2 of the S.E. 1/4 of Section Eleven (11), Township Twenty-nine (29) North, Range Twenty-one West lying northerly of centerline of currently existing East West Roadway known as 43rd Street North.  
Section II. EFFECTIVE DATE: This ordinance shall become effective upon its passage and publication.  
ADOPTED by the Council of the City of Lake Elmo this 7th day of May, 1991.  
David Johnson, Mayor  
ATTEST:  
Mary Kueffner, City Administrator  
Published in the St. Croix Valley Press May 15, 1991

# PRINTER'S AFFIDAVIT OF PUBLICATION

## AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed CITY OF LAKE ELMO  
ORDINANCE # 8045 Amending section 301.070C

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for one successive weeks; it was first published on Wednesday, the 19th day of June, 1991, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

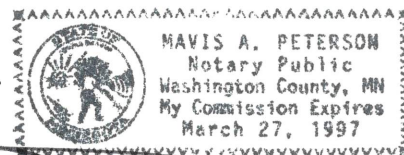
abcdefghijklmnopqrstuvwxyz

BY: Eugene D. Johnson

TITLE: Publisher

Subscribed and sworn to before me on

this 19 day of June, 1991.



Mavis A. Peterson

Notary Public, Ramsey County, Minn.

My Commission expires March 27, 1997

### RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 3.10  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 3.10  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ .69  
(Line, word, or inch rate)

### CITY OF LAKE ELMO

COUNTY OF WASHINGTON  
STATE OF MINNESOTA  
ORDINANCE NO. 8045

#### AN ORDINANCE AMENDING SECTION 301.070C ZONING DISTRICT MAP OF THE LAKE ELMO MUNICIPAL CODE

The City Council ordains that Section 301.070C shall be amended to show that the following described parcel of land is rezoned from Rural Residential (RR) to R1.

Sect-24 TWP-029 Rang-21

Pt Gov Lot 3 & 4, Part SE 1/4 of SW 1/4, Com at a stone monument on the 1/4 Sec line 1580 Ft. North of the SE cor of SW 1/4 Sec 24 T29R21; thence West along an old boundary line fence 1125 ft. thence South 25 deg. 57' W along an old boundary line fence 1200 Ft. to a stone cor; thence North 87 deg. 28' W 161 Ft. thence North 8 Deg. 32' E 22.5 Ft. thence West 80.2 Ft. thence N 0 Deg. 06' W 188.6 ft. thence North 71 Deg. 18' W 175.7 Ft. thence North 26 Deg. 15' E 519.9 Ft. thence N 89 Deg. 25' E 63.8 Ft. thence North 0 Deg. 15' W 340.8 Ft. to the old boundary line fence thence East along old boundary line fence 626.4 Ft. to point of beg.

Effective Date: This ordinance shall be effective the day following its publication.

Adoption Date: PASSED BY THE City Council of the City of Lake Elmo the 4th day of June, 1991.

David Johnson, Mayor

ATTEST:

Mary Kueffner, City Administrator  
Published in the St. Croix Valley Press June 19, 1991



JUL - 3 1997

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed CITY OF LAKE ELMO  
Ordinance No. 8046

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for one successive weeks; it was first published on Wednesday, the 19 day of June, 1991, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

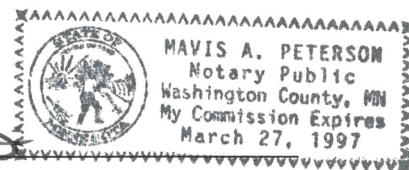
BY: Eugene D. Johnson  
TITLE: Publisher

Subscribed and sworn to before me on  
this 19 day of June, 1991.

Mavis A. Peterson

Notary Public, Ramsey County, Minn.

My Commission expires March 27, 1997



RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 3.10  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 3.10  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ .69  
(Line, word, or inch rate)

CITY OF LAKE ELMO

STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
ORDINANCE NO. 8046

AN ORDINANCE AMENDING SECTIONS 105.030(C), 401.400(A) THROUGH 401.400(F); ADDING SECTIONS 401.400(D)(1) THROUGH 401.400(D)(3), AND 401.450; AND REPEALING SECTIONS 401.400(F)(1) THROUGH 401.400(F)(3), 401.400(G), 401.400(H), 401.400(I) AND ITS SUBDIVISIONS AND 401.400(J) AND ITS SUBDIVISIONS OF THE LAKE ELMO CITY CODE RELATING TO PARK LAND DEDICATIONS.

The Lake Elmo City Council hereby ordains that Section 105.030(C) and Sections 401.400(A) through 401.400(F) are hereby amended; and Section 401.450 is hereby added to the Lake Elmo City Code to read as follows:

Section 105.030(D) Platting: (Subdivision)

1-10 lots	\$750.00
Escrow	1125.000
11-20 lots	1500.00
Escrows	2250.00
21 lots or more	3000.00
Escrow	4500.00

Section 401.400. Park Land Dedication Requirements.

A. Land Dedication. Except as hereinafter provided, the owners of land being subdivided shall dedicate a reasonable portion of such land to the City for public use as parks, playgrounds, trails or open space. The land dedication requirements shall equal the following percentages of the total area being subdivided within various zoning districts:

Zoning	Percentage
Districts	Land Dedication
R1, R2, R3, R4	10%
RE	7%
RR and A	4%
GB, HB, CB, I	3%

B. Land Title. Park land dedications which are not dedicated to the City on a plat shall be conveyed to the City by Warranty Deed free and clear of all liens or encumbrances. The subdivider shall provide proof of title, in a form acceptable to the City, prior to the conveyance of such property.

C. Land Acceptability. The City must approve the location and configuration of any park land which is proposed for dedication and shall take into consideration the suitability of the land for its intended purpose; the future needs of the City for parks, playgrounds, trails or open space; and the recommendations of the City's Park Commission. The following properties shall not be accepted for parks land dedications:

1. Land dedicated or obtained as easements for streets, sewer, electrical, gas, storm water drainage and retention areas, or other similar utilities and improvements.
2. Land which is unusable or of limited use.
3. Land within a protected wetland or within a floodplain area.

D. Contribution in Lieu of Land. In lieu of the land dedication, the City may elect to require the subdivider to contribute a cash equivalent payment to the city's Park and Open Space Fund, or, may require the developer to satisfy the park land dedication requirement by a combination of land and cash contribution. For all subdivisions, except residential subdivisions resulting in three (3) or fewer parcels, the maximum cash equivalent payment shall be an amount equal to the fair market value of the percentage land dedication for the zoning district in which the subdivided property is located. The City shall determine the fair market value of the land by reference to current market data, if available, or by obtaining an appraisal from a licensed real estate appraiser. The subdivider shall pay for the cost of the appraisal. The fair market value determination of the appraiser shall be conclusive. Maximum cash equivalent payments for residential subdivisions resulting in three (3) or fewer parcels shall be as determined from time to time by City Council resolution.

E. Payments of Cash Contribution. Cash contribution payments shall be made to the City prior to final plat approval in those cases where the subdivision results in more than three (3) lots, and prior to the City's approval of the deeds of conveyance in those cases where the subdivision will result in three (3) or fewer lots. Where there is a subdivision of property which as an existing residential dwelling, no park dedication fee shall be required for the existing dwelling unit.

F. Park and Open Space Fund. Cash contributions received pursuant to this Regulation shall be placed in a separate fund by the City and used only for parks, playgrounds, trails or open space purposes.

Section 401.450. Lands Designated for Public Use on Comprehensive Plan or Official Maps. Where all or a portion of the area included in a proposed subdivision has been designated as a park, playground, recreational area, proposed school site, or other public ground in the City's Comprehensive Plan or in an Official Map adopted pursuant thereto, the subdivider shall notify the appropriate governmental unit of the proposed subdivision of the property. The notice shall be given prior to submittal of the development application to the City of Lake Elmo. Prior to the City's review of the preliminary plat, the subdivider shall advise the City in writing of the status of the negotiations regarding such designated area.

The Lake Elmo City Council hereby ordains that Sections 401.400(F) (1) through 401.400(F) (3), 401.400(G) through 401.400(H), 401.400(I) and its subdivisions, and 401.400(J) and its subdivisions of the Lake Elmo City Code are hereby repealed.

Effective Date. This ordinance shall be effective the day following its publication.

Adoption Date. Passed by the City Council of the City of Lake Elmo the 4th day of June, 1991.

David Johnson, Mayor

ATTEST:

Mary Kueffner, City Administrator

Published in the St. Croix Valley Press June 19, 1991



PRINTER'S AFFIDAVIT OF PUBLICATION

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed CITY OF LAKE ELMO  
ORDINANCE NO. 8047

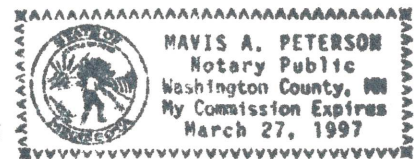
which is attached was cut from the columns of said newspaper, and was printed and published once each week, for ONE successive weeks; it was first published on WEDNESDAY, the 10 day of JULY, 1991, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

BY: Eugene D. Johnson  
TITLE: Publisher

Subscribed and sworn to before me on  
this 10 day of JULY, 1991.

Mavis A. Peterson  
Notary Public Washington County MN  
My Commission expires March 27 1997.



RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space \$ 3.10  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter \$ 3.10  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter \$ \_\_\_\_\_  
(Line, word, or inch rate)

**CITY OF LAKE ELMO**

COUNTY OF WASHINGTON  
STATE OF MINNESOTA  
ORDINANCE NO. 8047

AN ORDINANCE ADDING SECTION 301.070 D.1.d. (f) THROUGH (g) TO THE LAKE ELMO MUNICIPAL CODE.

The City Council ordains that Section 301.070 D.1.d. (f) through (g) shall be added to the Lake Elmo Municipal Code to read as follows:

(f) All dwelling units must be at least twenty (20) feet wide through the main living area of the structure.

(g) The structure must have continuous frost footings. Continuous frost footings are not required for porches, decks, and other appendages so long as proper post type footings per existing building codes are constructed.

Effective Date: This ordinance shall be effective the day following publication.

Adoption Date: Passed by the City Council of the City of Lake Elmo the 4th day of June, 1991.

David Johnson, Mayor

ATTEST:

Mary Kueffner, City Administrator

Published in the St. Croix Valley Press July 10, 1991.



# PRINTER'S AFFIDAVIT OF PUBLICATION

## AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed CITY OF LAKE ELMO  
ORDINANCE NO. 8048

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for ONE successive weeks; it was first published on WEDNESDAY, the 10 day of JULY, 1991, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

BY: Eugene D. Johnson

TITLE: Publisher

Subscribed and sworn to before me on

this 10 day of JULY, 1991.

Mavis Peterson

Notary Public, Washington County, MN

My Commission expires March 27, 1997

### RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 3.10  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 3.10  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ \_\_\_\_\_  
(Line, word, or inch rate)

#### CITY OF LAKE ELMO

COUNTY OF WASHINGTON

STATE OF MINNESOTA

ORDINANCE NO. 8048

AN ORDINANCE ADDING SECTION 301.070 D.2.c. (9) THROUGH (10) TO THE LAKE ELMO MUNICIPAL CODE.

The City Council ordains that Section 301.070 D.2.c. (9) through (10) shall be added to the Lake Elmo Municipal Code to read as follows:

(9) All dwelling units must be at least twenty (20) feet wide through the main living area of the structure.

(10) The structure must have continuous frost footings. Continuous frost footings are not required for porches, decks, and other appendages so long as proper post type footings per existing building codes are constructed.

Effective Date: This ordinance shall be effective the day following publication.

Adoption Date: Passed by the City Council of the City of Lake Elmo the 4th day of June, 1991.

David Johnson, Mayor

ATTEST:

Mary Kueffner, City Administrator

Published in the St. Croix Valley Press July 10, 1991.

PRINTER'S AFFIDAVIT OF PUBLICATION

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed CITY OF LAKE ELMO  
ORDINANCE NO., 8049

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for ONE successive weeks; it was first published on WEDNESDAY, the 10 day of JULY, 1991, and was thereafter printed and published on every to and including, the day of, 19; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

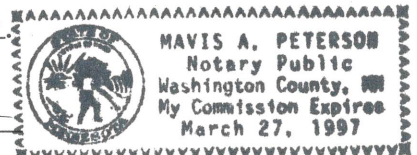
abcdefghijklmnopqrstuvwxyz

BY: Eugene D. Johnson  
TITLE: Publisher

Subscribed and sworn to before me on

this 10 day of JULY, 1991

Mavis A. Peterson  
Notary Public, Washington County MN  
My Commission expires March 27, 1997.



RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 3.10 (Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 3.10 (Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ (Line, word, or inch rate)

CITY OF LAKE ELMO

COUNTY OF WASHINGTON  
STATE OF MINNESOTA  
ORDINANCE NO. 8049

AN ORDINANCE ADDING SECTION 301.070 D.3.c. (8) THROUGH (9) TO THE LAKE ELMO MUNICIPAL CODE.

The City Council ordains that Section 301.070 D.3.c. (8) through (9) shall be added to the Lake Elmo Municipal Code to read as follows:

(8) All dwelling units must be at least twenty (20) feet wide through the main living area of the structure.

(9) The structure must have continuous frost footings. Continuous frost footings are not required for porches, decks, and other appendages so long as proper post type footings per existing building codes are constructed.

Effective Date: This ordinance shall be effective the day following publication.

Adoption Date: Passed by the City Council of the City of Lake Elmo the 4th day of June, 1991.

David Johnson, Mayor

ATTEST:

Mary Kueffner, City Administrator

Published in the St. Croix Valley Press July 10, 1991.



PRINTER'S AFFIDAVIT OF PUBLICATION

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed CITY OF LAKE ELMO  
ORDINANCE NO. 8050

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for ONE successive weeks; it was first published on WEDNESDAY, the 10 day of JULY, 1991, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

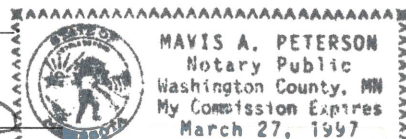
abcdefghijklmnopqrstuvwxyz

BY: Eugene D. Johnson  
TITLE: Publisher

Subscribed and sworn to before me on

this 10 day of JULY, 1991

Mavis Peterson

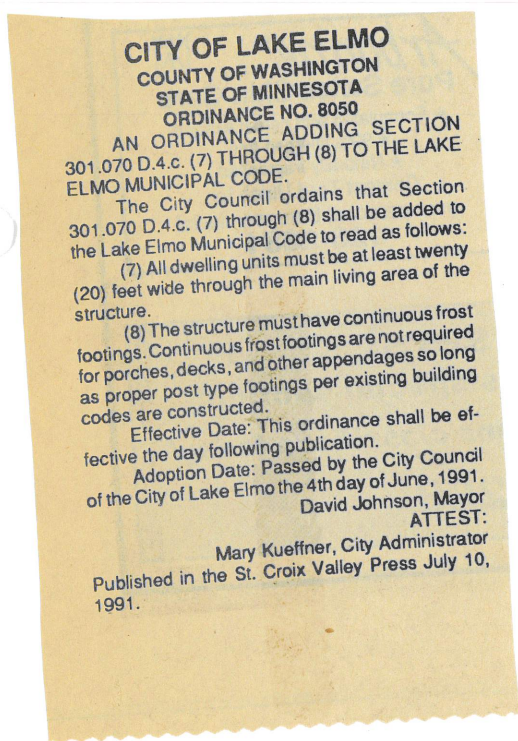


Notary Public, Washington County MN

My Commission expires March 27, 1997

RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 3.10  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 3.10  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ \_\_\_\_\_  
(Line, word, or inch rate)



PRINTER'S AFFIDAVIT OF PUBLICATION

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed CITY OF LAKE ELMO  
ORDINANCE NO. 8051

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for ONE successive weeks; it was first published on WEDNESDAY, the 10 day of JULY, 1991, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

BY: Eugene D. Johnson  
TITLE: Publisher

Subscribed and sworn to before me on

this 10 day of JULY, 1991.

Mavis A. Peterson

Notary Public, Washington County, MN

My Commission expires March 27, 1997

RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 3.10  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 3.10  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ \_\_\_\_\_  
(Line, word, or inch rate)

CITY OF LAKE ELMO

COUNTY OF WASHINGTON  
STATE OF MINNESOTA  
ORDINANCE NO. 8051

AN ORDINANCE ADDING SECTION 301.070 D.13.c. (10) THROUGH (11) TO THE LAKE ELMO MUNICIPAL CODE.

The City Council ordains that Section 301.070 D.13.c. (10) through (11) shall be added to the Lake Elmo Municipal Code to read as follows:

(10) All dwelling units must be at least twenty (20) feet wide through the main living area of the structure.

(11) The structure must have continuous frost footings. Continuous frost footings are not required for porches, decks, and other appendages so long as proper post type footings per existing building codes are constructed.

Effective Date: This ordinance shall be effective the day following publication.

Adoption Date: Passed by the City Council of the City of Lake Elmo the 4th day of June, 1991.

David Johnson, Mayor

ATTEST:

Mary Kueffner, City Administrator

Published in the St. Croix Valley Press July 10, 1991.



AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

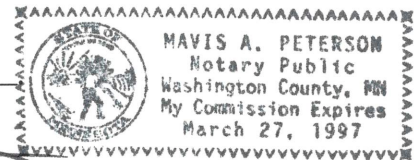
(B) The printed CITY OF LAKE ELMO  
Ordinance 80-52

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for one successive weeks; it was first published on Wednesday, the 19 day of June, 1991, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

BY: *Eugene D. Johnson*  
TITLE: Publisher

Subscribed and sworn to before me on  
this 19 day of June, 1991



*Mavis A. Peterson*

Notary Public, Ramsey County, Minn.

My Commission expires March 27 1997

RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 3.10  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 3.10  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ .69  
(Line, word, or inch rate)

CITY OF LAKE ELMO  
COUNTY OF WASHINGTON  
STATE OF MINNESOTA  
ORDINANCE 80-52

An Ordinance adding Section 105.090 "Cat Impound Fee" to the Lake Elmo City Code.

The Lake Elmo City Council hereby ordains that Section 105.090 is hereby added to the Lake Elmo Code to read as follows:

Section 105.090 Cat Impound Fee:  
The fee for an impounded cat shall be \$25.00.

Effective Date. This ordinance shall be effective the day following its publication.

Adoption Date. Passed by the City Council of the City of Lake Elmo the 4th of June, 1991.

David Johnson, Mayor

ATTEST:

Mary Kueffner, City Administrator

Published in the St. Croix Valley Press June 19, 1991



PRINTER'S AFFIDAVIT OF PUBLICATION

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed CITY OF LAKE ELMO  
ORDINANCE NO. 8053

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for ONE successive weeks; it was first published on WEDNESDAY, the 17 day of JULY, 1991, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

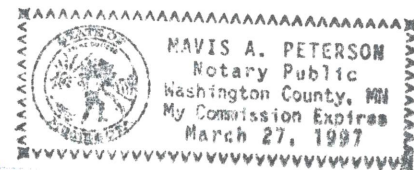
BY: [Signature]  
TITLE: Publisher

Subscribed and sworn to before me on  
this 17 day of JULY, 1991.

[Signature]

Notary Public, Ramsey County, Minn.

My Commission expires MARCH 27, 1997



RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 3.10  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 3.10  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ \_\_\_\_\_  
(Line, word, or inch rate)

**CITY OF LAKE ELMO**  
STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
ORDINANCE NO. 8053  
AN ORDINANCE AMENDING SECTIONS 701.040(D)(3)(k)(1), 701.040(D)(6)(c); AND ADDING SECTIONS 701.040(D)(3)(k)(1)(a) and 701.040(D)(3)(k)(1)(b) TO THE LAKE ELMO MUNICIPAL CODE RELATING TO SEPTIC TANKS.

The Lake Elmo City Council hereby ordains that Sections 701.040(D)(3)(k)(1) and 701.040(D)(6)(c) are hereby amended; and Sections 701.040(D)(3)(k)(1)(a) and 701.040(D)(3)(k)(1)(b) are hereby added to the Lake Elmo Municipal Code to read as follows:

701.040(D)(3)(k)(1). Septic tanks installed after 12/31/83 shall be equipped with a sufficient number of manholes so that each side wall of the septic tank is within six (6) feet of a manhole. No area dimension of a manhole shall be less than twenty (20) inches. The manhole cover must be secured to prevent unauthorized entry.

(a) Septic tanks installed after 12/31/83 and before 7/15/91 may have manholes extended from the tank to a point within twelve (12) inches below the finished grade of the lot area above the septic tank provided that such septic tanks shall be fitted to extend the manhole to the surface grade of the lot area above the septic tank no later than 7/15/93.

(b) Septic tanks installed after 7/15/91 shall have a manhole which extends to the surface grade of the lot area above the septic tank.

701.040(D)(6)(c). Pumping or removal of septage from septic tanks shall be performed only by persons licensed by the City pursuant to Section 701.080. Septic tanks which are equipped with a manhole shall be pumped through the manhole access by removing the manhole cover and shall not be pumped through an inspection pipe.

Effective Date. This ordinance shall be effective the day following its publication.

Adoption Date. Passed by the City Council of the City of Lake Elmo the 2nd day of July, 1991.

David Johnson, Mayor

ATTEST:  
Mary Kueffner, City Administrator  
Published in the St. Croix Valley Press July 17, 1991.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed CITY OF LAKE ELMO  
ORDINANCE NO. 8054

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for ONE successive weeks; it was first published on WEDNESDAY, the 25 day of SEPTEMBER, 1991, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

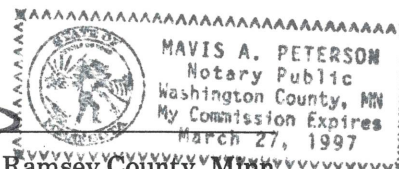
BY: *Anna O. Johnson*  
TITLE: Publisher

Subscribed and sworn to before me on  
this 25 day of SEPTEMBER, 1991.

*Mavis A. Peterson*

Notary Public, Ramsey County, Minn.

My Commission expires March 27, 1997.



RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 3.10  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 3.10  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ \_\_\_\_\_  
(Line, word, or inch rate)

CITY OF LAKE ELMO  
COUNTY OF WASHINGTON  
STATE OF MINNESOTA  
ORDINANCE NO. 8054

AN ORDINANCE AMENDING SECTION 1602.070A WIDTH OF DRIVEWAY IN THE RESIDENTIAL ESTATES (RE) ZONING DISTRICT, AND SECTION 1602.070I DISTANCE FROM DRIVEWAY TO SIDE LOT LINE IN RESIDENTIAL ESTATES ZONING ORDINANCE

The Lake Elmo City Council hereby ordains that Sections 1602.070A and 1602.070I is hereby amended to read as follows:

1602.070A

A. WIDTH: The maximum width of any driveway and curb cut shall be twenty-four (24) feet, except that in the Residential Estates (RE) zoning district, the maximum width at a lot line shall be twelve (12) feet and the maximum width at the public street shall be eighteen (18) feet.

1602.070I

I. DISTANCE FROM DRIVEWAY TO SIDE LOT LINE: A driveway must be at least five (5) feet from any side lot line, except that in the Residential Estates (RE) zoning district, a driveway must be at least ten (10) feet from any side lot line.

EFFECTIVE DATE: This Ordinance shall be effective the day following its publication.

ADOPTION DATE: Passed by the City Council of the City of Lake Elmo the 6th day of August, 1991.

David Johnson, Mayor

Mary Kueffner, City Administrator

Published in the St. Croix Valley Press September 25, 1991.



# PRINTER'S AFFIDAVIT OF PUBLICATION

## AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed CITY OF LAKE ELMO  
ORDINANCE NO. 8055

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for ONE successive weeks; it was first published on WEDNESDAY, the 25 day of SEPTEMBER, 19 91, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

BY: Eugene D. Johnson

TITLE: Publisher

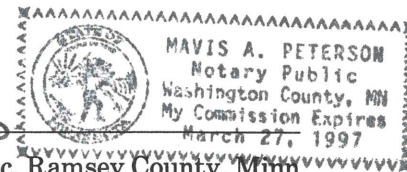
Subscribed and sworn to before me on

this 25 day of SEPTEMBER, 19 91.

Mavis A. Peterson

Notary Public, Ramsey County, Minn.

My Commission expires March 27, 1997



### RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 3.10  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 3.10  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ \_\_\_\_\_  
(Line, word, or inch rate)

### CITY OF LAKE ELMO COUNTY OF WASHINGTON STATE OF MINNESOTA ORDINANCE NO. 8055

AN ORDINANCE ADDING SECTION 505.040V. DEFINING SUBDIVISION IDENTIFICATION DISPLAYS, AND AMENDING SECTION 505.110 REGULATING SUBDIVISION IDENTIFICATION DISPLAYS.

The City Council ordains that Section 505.040V shall be added to the Lake Elmo Municipal Code to read as follows:

505.040V. Subdivision Identification Display: A display, illustration, structure or device which directs attention to or defines a residential subdivision.

The City Council further ordains that Section 505.110 of the Lake Elmo Municipal Code shall be amended to read as follows:

#### 505.110 DISPLAYS

In any district, animal displays, lights directly skyward, pieces of sculpture, fountains, or other displays or features which do not clearly fall within the definition of a sign, but which directs attention to an object, product, place, activity, person, institution, organization or business, shall require a conditional use permit. Subdivision identification displays shall not be permitted in any residential zoning district. Mobile signs on wheels or otherwise capable of being moved from place to place shall conform to the provisions of this Ordinance just as permanently affixed signs.

EFFECTIVE DATE: This Ordinance shall be effective the day following its publication.

ADOPTION DATE: Passed by the City Council of the City of Lake Elmo the 6th day of August, 1991.

David Johnson, Mayor

Mary Kueffner, City Administrator

Published in the St. Croix Valley Press September 25, 1991.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed CITY OF LAKE ELMO  
ORDINANCE NO. 8056

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for ONE successive weeks; it was first published on WEDNESDAY, the 25 day of SEPTEMBER, 19 91, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

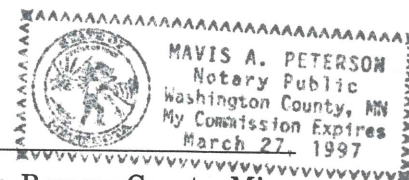
BY: *Eugene D. Johnson*  
TITLE: Publisher

Subscribed and sworn to before me on  
this 25 day of SEPTEMBER, 19 91.

*Mavis Peterson*

Notary Public, Ramsey County, Minn.

My Commission expires March 27, 1997.



RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 3.10  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 3.10  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ \_\_\_\_\_  
(Line, word, or inch rate)

CITY OF LAKE ELMO

COUNTY OF WASHINGTON  
STATE OF MINNESOTA  
ORDINANCE NO. 8056

AN ORDINANCE ADDING SECTION  
401.240B.4.h.(1) THRU SECTION  
401.240B.4.h.(3) OF THE LAKE ELMO  
MUNICIPAL CODE RELATING TO  
LANDSCAPE STANDARDS

The City Council ordains that Section 401.240B.4.h.(1) thru Section 401.240B.4.h.(3) shall be added to the Lake Elmo Municipal Code to read as follows:

401.240B.4.h.

(1) Developer shall provide a landscape plan which shows how a subdivision will assume a rural character through the placement of ponding, berms, trees, and tree seedlings, shrubs, and shrub seedlings and native grasses.

(2) Developer shall plant a minimum of six (6) trees per acre unless a lot within subdivision is determined by the City to be naturally wooded.

(3) Developer shall provide spaced or clustered plantings of one and one-half (1-1/2) inch caliper deciduous trees at a rate of two (2) per 100 lineal feet on both sides of the street, between 0' and 5' to the inside of the right-of-way for rural sections and between 5' and 10' to the inside of right-of-way for urban sections. Four (4) foot conifers may be substituted.

EFFECTIVE DATE: This ordinance shall be effective the day following its publication.

ADOPTION DATE: Passed by the City Council of the City of Lake Elmo the 6th day of August, 1991.

David Johnson, Mayor

Mary Kueffner, City Administrator

Published in the St. Croix Valley Press September 25, 1991.



AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed CITY OF LAKE ELMO  
ORDINANCE NO. 8057

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for ONE successive weeks; it was first published on WEDNESDAY, the 25 day of SEPTEMBER, 1991, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

BY: *[Signature]*  
TITLE: Publisher

Subscribed and sworn to before me on  
this 25 day of SEPTEMBER, 1991.

*[Signature]*  
Notary Public, Ramsey County, Minn.  
My Commission expires March 27, 1997.

RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 3.10  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 3.10  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ \_\_\_\_\_  
(Line, word, or inch rate)

CITY OF LAKE ELMO

COUNTY OF WASHINGTON  
STATE OF MINNESOTA  
ORDINANCE 8057

AN ORDINANCE AMENDING THE 1979  
MUNICIPAL CODE OF LAKE ELMO

The City Council of the City of Lake Elmo ordains:

SECTION 1. AMENDMENT: Section 301.070C. Zoning District Map of the 1979 Municipal Code of the City of Lake Elmo is hereby amended to change the zoning from Agricultural (A) to Residential Estates (R.E.) to wit:

Part of the South Half of the Northeast Quarter of Section 3, Township 29, Range 21, lying northerly of the south 655.93 feet thereof, as measured at a right angle to the South line of said Northeast Quarter.

Subject to a roadway easement for existing Keats Avenue over the east 33.00 feet thereof. All in Washington County, MN.

SECTION 2. EFFECTIVE DATE: This ordinance shall become effective upon its passage and publication adopted by the City Council of the City of Lake Elmo this 3rd day of September, 1991.

David Johnson, Mayor  
Mary Kueffner, City Administrator

Published in the St. Croix Valley Press September 25, 1991.

**CITY OF LAKE ELMO**

**COUNTY OF WASHINGTON**

**STATE OF MINNESOTA**

**ORDINANCE NO. 8058**

**AN ORDINANCE ADDING CHAPTER 1700 TO  
THE LAKE ELMO MUNICIPAL CODE  
RELATING TO THE CLOSURE OF  
MANUFACTURED HOME PARKS.**

The City Council ordains that Chapter 1700 and its subsections shall be added to the Lake Elmo Municipal Code to read as follows:

1700. Manufactured Home Park Closings.  
1700.010. Purpose and Intent. Based upon the difficulty and expense of relocating Manufactured Homes and the unavailability of Manufactured Home Parks within a reasonable distance of the City of Lake Elmo, the Council finds that the public health, safety and welfare of Lake Elmo residents will be promoted by adopting regulations relating to the payment of Relocation Costs and Compensation in the event of the closing of all or a portion of a Manufactured Home Park. The purpose of this regulation is to define the regulations which will apply to Manufactured Home Park Closings and is adopted pursuant to the authority granted by M.S. 327C.095.

PRINTER'S AFFIDAVIT OF PUBLICATION

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The St. Croix Valley Press, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed CITY OF LAKE ELMO  
ORDINANCE NO. 8058

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for ONE successive weeks; it was first published on WEDNESDAY, the 6 day of NOVEMBER, 1991, and was thereafter printed and published on every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

BY: \_\_\_\_\_

TITLE: Publisher

Subscribed and sworn to before me on

this 6 day of NOVEMBER, 1991.



MAVIS A. PETERSON  
Notary Public  
Washington County, MN  
My Commission Expires  
March 27, 1997

Mavis A. Peterson

Notary Public, Ramsey County, Minn.

My Commission expires March 27, 1997.

RATE INFORMATION

(1) Classified rate paid by commercial users for comparable space. \$ 3.10  
(Line, word, or inch rate)

(2) Maximum rate allowed by law for the above matter. \$ 3.10  
(Line, word, or inch rate)

(3) Rate actually charged for the above matter. \$ \_\_\_\_\_  
(Line, word, or inch rate)

CITY OF LAKE ELMO

COUNTY OF WASHINGTON  
STATE OF MINNESOTA  
ORDINANCE NO. 8058

AN ORDINANCE ADDING CHAPTER 1700 TO THE LAKE ELMO MUNICIPAL CODE RELATING TO THE CLOSURE OF MANUFACTURED HOME PARKS.

The City Council ordains that Chapter 1700 and its subsections shall be added to the Lake Elmo Municipal Code to read as follows:

1700. Manufactured Home Park Closings.

1700.010. Purpose and Intent. Based upon the difficulty and expense of relocating Manufactured Homes and the unavailability of Manufactured Home Parks within a reasonable distance of the City of Lake Elmo, the Council finds that the public health, safety and welfare of Lake Elmo residents will be promoted by adopting regulations relating to the payment of Relocation Costs and Compensation in the event of the closing of all or a portion of a Manufactured Home Park. The purpose of this regulation is to define the regulations which will apply to Manufactured Home Park Closings and is adopted pursuant to the authority granted

327C.095.



following words shall mean:

A. Closure Statement. A written statement prepared by the Park Owner which includes the following information:

1. A statement that the Manufactured Home Park, or a portion thereof, is closing and the anticipated date of closing.

2. A statement addressing the availability, location and potential cost of other Manufactured Home Park lot sites located within a twenty-five (25) mile radius of the Manufactured Home Park that is being closed.

3. A statement of the probable Relocation Costs within a reasonable range which will be incurred by the Park Residents in order to relocate the Park Resident's Manufactured Home to a Manufactured Home Park within a twenty-five (25) mile radius.

B. Current Resident List. A list of names and addresses of adult residents of the Manufactured Home Park.

C. Eligible Park Resident: A Park Resident who satisfies the following criteria:

1. Park lot rent is current within thirty (30) days of the anticipated Park Closing date and personal property taxes have been paid for the current and prior years.

2. Manufactured Home has been maintained (including the roofing, siding, windows, flooring, and frame) pursuant to the Manufactured Home Park Standards for the year in which the Manufactured Home was constructed and the Manufactured Home is in good repair as determined by the City's Building Inspector.

3. Park Resident is unable to locate space in a Manufactured Home Park within a twenty-five (25) mile radius which has the same or less restrictive standards.

4. Personal credit history is not the reason for Park Resident's inability to relocate to another Manufactured Home Park.

D. Lot. An area within a Manufactured Home Park designed or used for the accommodation of a Manufactured Home.

E. Manufactured Home. A structure, not affixed to or a part of real estate, transportable in one or more sections, which in the travelling mode is eight (8) body feet or more in width or forty (40) body feet or more in length, or when placed on a Lot, is three hundred-twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical system contained in it.

F. Manufactured Home Park. A site, lot, field or tract of land upon which two (2) or more occupied Manufactured Homes are located either free of charge or for compensation and includes any building structure, tent, vehicle or enclosure used or intended for use as part of the equipment of the Manufactured Home Park. Manufactured Home Park does not include facilities which are open daily during three or fewer seasons of the year.

G. Park Closing: The conversion of all or a portion of the occupied Lots of a Manufactured Home Park to another use or the termination of use of the Manufactured Home Park.

H. Park Owner. The owner of a Manufactured Home Park.

I. Park Resident. An owner of a Manufactured Home located on a lot in a Manufactured Home Park within the City of Lake Elmo who rents such Lot and occupies such Manufactured Home as a principal residence.

J. Person. Any individual, corporation, firm, partnership, incorporated and unincorporated association or any other legal or commercial entity.

K. Relocation Costs. The reasonable cost of relocating a Manufactured Home from a Manufactured Home Park in Lake Elmo to another Manufactured Home Park within a twenty-five (25) mile radius. Such cost includes expenses incurred in the following categories:

1. Preparation for Move. Reasonable costs incurred to prepare the Manufactured Home for transportation to another site. This category does include crane services but not the cost of wheel axles, tires, frame welding or trailer hitches.

2. Transportation to Another Site. Reasonable costs incurred to transport the Manufactured Home to another Manufactured Home Park within a twenty-five (25) mile radius. This category in-

cludes the cost of insuring the Manufactured Home for its replacement value while the Manufactured Home is in the process of being relocated and the cost of obtaining moving permits provided that the Park Owner shall not be required to pay delinquent taxes on a Manufactured Home if necessary in order to obtain a moving permit. This category does not include the cost of moving personal property.

3. Hook-up at New Location. The reasonable cost of connecting the Manufactured Home to utilities at the relocation site provided that this category does include crane services. The Park Owner shall not be required to upgrade the electrical or plumbing systems of the Manufactured Home.

1700.030. Notice of Closing. At least nine (9) months prior to the anticipated date for the full or partial Park Closing, the Park Owner shall:

A. Personally serve a copy of the Closure Statement on at least one adult resident of each Manufactured Home within the Manufactured Home Park.

B. Personally serve the Lake Elmo Administrator with a copy of the Closure Statement, a Current Resident List, and a plan for funding the Relocation Costs and Compensation which will be required as a condition of closing.

1700.040. Public Hearing. The City Administrator shall forward the Closure Statement to the Planning Commission for comment. Upon review by the Planning Commission, the City Administrator shall schedule a public hearing before the City Council preceded by ten (10) days mailed notice to people whose names appear on the Resident List. Failure to notify all Park Residents shall not invalidate the public hearing. At the public hearing the City Council shall review the Closure Statement, receive comments and evaluate the impact of the Manufactured Home Park Closing on the Park Residents, the City's resources and its comprehensive plan.

1700.050. Conditions of Closing. As a condition of closing, the Park Owner shall pay Relocation Costs to eligible Park Residents or the Park Purchaser shall pay compensation to eligible Park Residents as hereinafter provided. Development and/or building permits shall not be issued for subsequent uses of the Manufactured Home Park Property until the Park Owner has complied with the City's Development Regulations and until the Park Owner and/or Park Purchaser have made arrangements, acceptable to the City, for the funding Relocation Costs and the Compensation required hereby.

1700.060. Park Resident Statement. Within ninety (90) days of receipt of a Closure Notice, a Park Resident shall provide the Park Owner with a written statement of Relocation Costs or; in the alternative, a written statement that the Park Resident cannot relocate the Park Resident's Manufactured Home to another Manufactured Home Park within a twenty-five (25) mile radius and the reasons for such conclusion.

1700.070. Election to Receive Relocation Costs.

A. If a single section Manufactured Home can be relocated to another Manufactured Home Park within a twenty-five (25) mile radius, the Park Owner shall pay eligible Park Residents' Relocation Costs as defined herein, or, an amount equal to \$3,500, whichever is less.

B. If a double section Manufactured Home can be relocated to another Manufactured Home Park within a twenty-five (25) mile radius, the Park Owner shall pay eligible Park Residents' Relocation Costs as defined herein, or, an amount equal to \$5,000, whichever is less.

C. The Park Owner shall make relocation payments directly to contractors providing the relocation service, but, upon proof of payment of such Relocation Costs by an eligible Park Resident, shall reimburse the eligible Park Resident directly for such Relocation Costs. The Park Owner shall be entitled to receive adequate documentation of Relocation Costs, including costs of proposals, invoices, estimates and contracts for relocation services.

D. The maximum relocation payment specified in Sections 1700.070(A) and 1700.070(B) above shall be adjusted on January 1st of each year commencing on January 1, 1992 based upon the change in the Consumer Price Index, Minne-

apolis-St. Paul, for all urban consumers ("CPI-U") as published in the Bureau of Labor Statistics of the United States Department of Labor. The amount of the adjustment shall be equal to the percentage of change in the CPI-U on the date of adjustment over the CPI-U in effect on January 1st of the preceding year.

1700.080. Election to Receive Compensation. If a Manufactured Home cannot be relocated to another Manufactured Home Park within a twenty-five (25) mile radius, an eligible Park Resident shall elect one of the following options by giving written notice to the Park Owner who shall forward such notice to the Park Purchaser; and the Compensation payment provided for herein shall be paid within thirty (30) days prior to the date of the closing on the sale of the Manufactured Home Park.

A. The eligible Park Resident may elect to receive compensation in an amount equal to the average Relocation Cost provided to eligible Park Residents for the relocation of similar housing, in which event, the Park Purchaser shall pay such compensation and the eligible Park Resident shall retain title to the Manufactured Home and be responsible for its prompt removal from the Manufactured Home Park; or

B. The eligible Park Resident may elect to receive compensation in an amount equal to the estimated market value for the Manufactured Home as stated on the Current Year Personal Property Tax Statement for the Manufactured Home, in which event, the Park Purchaser shall pay such compensation to the eligible Park Resident and the eligible Park Resident shall transfer title to the Manufactured Home to the Park Purchaser free and clear of all liens and encumbrances.

1700.090. General Requirements.

A. Displaced Park Residents cannot be required to vacate the Manufactured Home Park until sixty (60) days after conclusion of the public hearing before the City Council.

B. If there is a partial closure of the Manufactured Home Park and other lots remain available within the same Manufactured Home Park, the Park Owner must allow Displaced Residents an opportunity to relocate within the Manufactured Home Park unless the Displaced Residents' Manufactured Home, because of its size, is not compatible with the available lot.

1700.100. Limitation of Relocation Costs and Compensation. The total amount of Relocation Cost and Compensation to be paid to eligible Park Residents shall not exceed twenty (20) percent of the estimated market value of the Manufactured Home Park, as stated in the Property Tax Statement for the year in which the Closure Statement is served on the City Administrator. In the event that the total of the Relocation Cost and Compensation payable to eligible Park Residents exceeds this limitation, the Relocation Costs and Compensation payable to each eligible Park Resident shall be decreased proportionately so that the total of the Relocation Costs and Compensation does not exceed the limitation stated herein.

Effective Date: This ordinance shall be effective the day following its publication.

Adoption Date: Passed by the City Council of the City of Lake Elmo the 1st day of October, 1991.

David Johnson, Mayor  
Mary Kueffner, City Administrator  
Published in the St. Croix Valley Press November 6, 1991.



CITY OF LAKE ELMO

WASHINGTON COUNTY, MINNESOTA  
ORDINANCE 80-59

AN ORDINANCE AMENDING SECTION  
301.070C OF THE 1979 LAKE ELMO  
MUNICIPAL CODE AS IT RELATES TO THE  
ZONING DISTRICT MAP

The City Council of the City of Lake Elmo  
ordains:

SECTION 1. AMENDMENT: Section  
301.070C Zoning District Map of the 1979 Municipal  
Code of the City of Lake Elmo is hereby amended  
to change the zoning from Rural Residential (RR)  
to Residential Estates (RE) to wit:

The Northwest 1/4 and the North 1/2 of the  
Northeast 1/4 of Section 34, Township 29 North,  
Range 21 West, Washington County, Minnesota,  
together with that part of the East 1/2 of the  
Southwest 1/2 of said Section 34, lying North of the  
following described line: Beginning at a point on  
the East line of said East 1/2 of the Southwest 1/  
4, distant 89.19 feet South of the Northeast corner  
thereof; thence westerly to a point on the West line  
of said East 1/2 of the Southwest 1/4, distant 88.89  
feet South of the Northwest corner thereof and  
there terminating.

Excepting from the above described lands  
that part conveyed to the Washington County  
Highway Department by deed recorded in Book  
319 of Deeds, Page 433 being described as follows:  
The East 60 feet of the North 1/2 of the Northeast  
1/4 of Section 34, Township 29 North, Range 21  
West, excepting the North 50 feet thereof, also a  
triangular parcel of land lying westerly of and  
adjacent to the above described 60 foot strip, and  
southerly of and adjacent to the 50 foot right of way  
on County Road No. 70 as on file in the Washington  
County Register of Deeds Book 257 Deeds, Page  
503. Said triangular parcel measures 150 feet  
South and 150 feet West along said rights of way.

And further excepting from the above de-  
scribed lands that part conveyed to Washington  
County by deed filed April 15, 1986, as Document  
Number 505492 being described as follows: Parcel  
No. 1, Washington County Highway Right of Way  
Plat No. 49 in the Northeast 1/4 of Section 34,  
Township 29 North, Range 21 West containing  
0.24 acre, of which 0.16 acre is existing right of  
way filed and of record in the office of the Washing-  
ton County Recorder.

And further excepting from the above de-  
scribed lands that part conveyed to Washington  
County by deed filed April 15, 1986, as Document  
Number 505493 being described as follows: That  
part of the North 60 feet of the Northeast 1/2 of  
Section 34, Township 29 North, Range 21 West of  
the 4th Principal Meridian which lies westerly of  
Washington County Highway right of way Plat No.  
49-19B; Together with a strip of land 30.00 feet in  
width, southerly of and adjoining the above de-  
scribed North 60.00 feet and lying between a line  
drawn at a right angle from a point on the North line  
of said Northeast 1/4 distant 775.00 feet West  
from the Northeast corner of said Northeast 1/4  
and a line drawn at right angle from a point on said  
North line distant 1500.00 feet West from said  
Northeast corner of the Northeast 1/4;

Together with a strip of land 5.00 feet in  
width, southerly of and adjoining the above de-  
scribed North 60.00 feet and lying between a line  
drawn at right angle from a point on the North line  
of said Northeast 1/4 distant 1500.00 feet West  
from the Northeast corner of said Northeast 1/4  
and a line drawn at a right angle from a point on  
said North line distant 2400.00 feet West from said  
Northeast corner of the Northeast 1/4.

SECTION 2. EFFECTIVE DATE: This ordi-  
nance shall become effective upon its passage  
and publication.

ADOPTED by the City Council of the City of  
Lake Elmo this 17th day of December, 1991.

David Johnson, Mayor

ATTEST:

Mary Kueffner, City Administrator

Published in the St. Croix Valley Press January 8,  
1992.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )  
County of Ramsey ) ss

Eugene D. Johnson, being duly sworn, on oath says that he is the  
publisher or authorized agent and employee of the publisher of the  
newspaper known as The St. Croix Valley Press, and has full knowledge  
of the facts which are stated below:

(A) The newspaper has complied with all of the requirements con-  
stituting qualification as a qualified newspaper, as provided by Min-  
nesota Statute 331A.02, 331A.07, and other applicable laws, as amend-  
ed.

(B) The printed CITY OF LAKE ELMO  
ORDINANCE NO. 80-59

which is attached was cut from the columns of said newspaper, and was  
printed and published once each week, for ONE successive weeks;  
it was first published on WEDNESDAY, the 8 day  
of JANUARY, 19 92, and was thereafter printed and published on  
every \_\_\_\_\_ to and including \_\_\_\_\_, the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_; and printed below is a copy of the lower  
case alphabet from A to Z, both inclusive, which is hereby acknowledged  
as being the size and kind of type used in the composition and publica-  
tion of the notice:

abcdefghijklmnopqrstuvwxyz

BY:

TITLE: Publisher

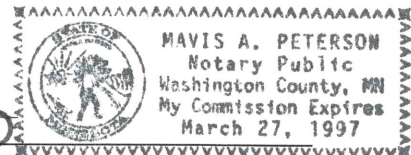
Subscribed and sworn to before me on

this 8 day of JANUARY, 19 92.

*Mavis A. Peterson*

Notary Public, Ramsey County, Minn.

My Commission expires MARCH 27, 1997.



RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space. \$ 3.10  
(Line, word, or inch rate)
- (2) Maximum rate allowed by law for the above matter. \$ 3.10  
(Line, word, or inch rate)
- (3) Rate actually charged for the above matter. \$ \_\_\_\_\_  
(Line, word, or inch rate)