

**CITY OF LINO LAKES  
PLANNING & ZONING BOARD MEETING**

Wednesday, August 9, 2017  
6:00 PM  
Council Chambers

**AGENDA**

*Please be courteous and turn off all electronic devices during the meeting.*

**PLANNING & ZONING BOARD WORK SESSION 6:00 PM**

1. COMPREHENSIVE PLAN DISCUSSION
  - A. Potential Land Use Study Areas and Land Use Issues
  - B. Housing Chapter

**PLANNING & ZONING BOARD REGULAR MEETING 7:30 PM**

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES: July 12, 2017
4. OPEN MIKE
5. ACTION ITEMS
  - A. Houle Addition Final Plat
  - B. 6602 Pheasant Run-Variance Amendment
6. DISCUSSION ITEMS
  - A. Outlot C, Century Farm North 6<sup>th</sup> Addition-Discussion to Re-Plat from 12 Townhome Units to 4 Single Family Lots
  - B. Project Updates
7. ADJOURN

Meeting guidelines on reverse side.

## **City of Lino Lakes Planning & Zoning Board MEETING GUIDELINES**

**Open Mike** – The purpose of a Board Meeting is to accomplish the business of the city. When presenting at a meeting please remember to be respectful, and follow these guidelines:

- Please address the meeting chair.
- State your name and address for the record.
- Please observe a 4-minute limit.
- The topic must relate to city business.
- Open Mike is for items not on the agenda.
- A spokesperson must represent a group of five or more – groups will have 8 minutes.
- The Presiding Officer may limit duplicative presentations.
- Remember, the meeting is to discuss city business only.

**Public Hearing** - Held as a separate item of business on the agenda. The public hearing segment is your opportunity to tell the Board how you feel about issues scheduled to be heard. Typically, a hearing follows these steps:

- The Presiding Officer (Chair or Vice-Chair) will announce the proposal to be reviewed and ask for the staff report. The presiding Officer shall maintain strict order and etiquette at all meetings.
- Staff will present their report on the proposal.
- Board members will then ask City Staff questions about the proposal.
- The Presiding Officer will then open up the public hearing for anyone present who wishes to comment on the proposal. This is the time for the public to make comments or ask questions about the proposal.  
Comments should be limited to four (4) minutes unless further time is granted by the Presiding Officer. All comments should be directed to the Board as a body and not to any individual Board Member or City Staff Member unless permission is granted by the Presiding Officer. No person shall be permitted to enter into any discussion, either directly or through a member of the Board without the permission of the Presiding Officer.
- After everyone in the audience wishing to speak has given his/her comments, the Presiding Officer shall close the public hearing.
- The Board will then discuss the proposal. No further public comments are allowed.
- The Board will then make a recommendation(s) and/or a decision.

When you are called upon for your comments, please step to the microphone at the podium and state your name and address for the record.

Occasionally, the Board may continue a hearing to another meeting before taking action.

### Meeting Etiquette

The Planning & Zoning Board must preserve order and decorum while the meeting is in session. A resident shall not, by conversation or otherwise, delay or interrupt the proceedings or the business of the Board, nor disturb any resident or Board Member while speaking or refuse to obey the orders of the Board.

**PLANNING & ZONING BOARD  
WORK SESSION AGENDA ITEM 1A & 1B**

STAFF ORIGINATOR: Michael Grochala, Community Development Director

P & Z MEETING DATE: August 9, 2017

REQUEST: 2040 Comprehensive Plan Update Discussion

CASE NUMBER: NA

APPLICANTS: City

REVIEW SCHEDULE: NA

**BACKGROUND**

Landform Professional Services will be presenting the following discussion items:

- Potential Land Use Study Areas and Land Use Issues
- Housing Chapter

**RECOMMENDATION**

Discussion item only.

**ATTACHMENTS**

1. Landform Professional Services Report dated August 3, 2017



## Lino Lakes 2040 Comprehensive Plan Update

**Date:** August 3, 2017 for August 9, 2017 Meeting  
**To:** Lino Lakes Planning & Zoning Board  
**From:** Kendra Lindahl, AICP  
Landform Professional Services  
**Subject:** Comprehensive Plan Update

On August 9, 2017 the Planning & Zoning Board will have its third work session on the Comprehensive Plan Update. Topics will be:

***Potential Land Use Study Areas and Land Use Issues***—At the July 12<sup>th</sup> meeting, the Board discussed a preliminary list of study areas and general policy issues for the land use plan. Since that meeting, the same information was reviewed by the city’s Economic Development Advisory Committee (EDAC.) EDAC made some comments which have been added to the list, along with the P & Z board comments from July 12<sup>th</sup>. We have also added staff/consultant recommendations on each of the study areas and issues. The Board should discuss the recommendations and give its direction for drafting the Land Use Plan maps and text.

***Housing Chapter***—The Housing Plan is Chapter 4 of the City’s Comprehensive Plan. Please see the separate memo and supporting materials, attached.

Also attached is a memo summarizing the results of a “Meeting in a Box” recently completed by the Chain of Lakes Rotary Club. They completed a “SWOT” analysis similar to the exercise the City Council and Advisory Boards did at the May 15<sup>th</sup> kick-off meeting.

**Next meeting**—On September 13<sup>th</sup>, the Planning & Zoning Board will discuss the Transportation element of the Plan. Please remember that the this and future meetings, the starting time will change from 6:30 p.m. to 6:00 p.m. The time from 6:00 p.m. to 7:30 p.m. will be reserved for the Comprehensive Plan Update, with the regular business meeting starting at 7:30 p.m.

### **Attachments:**

- Potential Land Use Study Areas and Land Use Issues, August Update
- Housing Plan Memo dated July 31, 2017, with Attachments
- Summary, Chain of Lakes Rotary Club Meeting in a Box





## Potential Land Use Study Areas, August 2017

Updates since July 12, 2017 Planning & Zoning Board Meeting

### Staff/Consultant Recommendations

Area	Location Description	Area (Acres)		Current Land Use Plan		Utility Staging	Issue(s)
		Gross	Net	2030	Build Out		
1-A	Hodgson Rd (CSAH 49) & County Rd J (Ash St.)	56.25	51.61	Mixed Use & Medium Density	Same	1A	<ul style="list-style-type: none"> <li>Reaffirm commitment to 2007 Master Plan</li> <li>Excerpts of Master Plan attached</li> <li><u>P&amp;Z consensus: continue referring to 2007 Master Plan</u></li> </ul> <p><b>Recommendation:</b> Continue references to 2007 Master Plan in 2040 Update.</p>
1-B	Hodgson Rd (CSAH 49) & Birch St (CSAH34)	1.84	1.84	Commercial	Commercial	1A	<ul style="list-style-type: none"> <li>Land use designation—possible change due to access, size, surrounding land use.</li> <li>Potential mixed use classification to allow flexibility for either office use or residential compatible with surrounding townhome development</li> <li><u>P &amp; Z consensus: continue commercial classification, examine zoning classification for compatibility with surrounding area</u></li> <li><u>EDAC comment: site seems to be better suited for higher density residential based on access</u></li> </ul> <p><b>Recommendation:</b> Continue current Commercial classification. Consider changes to plan or zoning designations if suitable development plan submitted to the City.</p>

## Lino Lakes 2040 Comprehensive Plan Update

Area	Location Description	Area (Acres)		Current Land Use Plan		Utility Staging	Issue(s)
		Gross	Net	2030	Build Out		
1-C	South of 67 <sup>th</sup> Street between Ware Rd and Holly Dr.	465.05	285.02	Low Density (west) Urban Reserve (east)	Low Density	2A & 2B (west) 3 (east)	<ul style="list-style-type: none"> <li>Review development staging and land use concurrent with review of options for providing sewer and water</li> <li><i>EDAC comment: <u>splitting this area in two for staging purposes makes sense in light of large wetland that runs through the area</u></i></li> </ul> <p><b>Recommendation:</b> Continue existing land use designations, consider staging with sewer plan review.</p>
2-A	Sod Farms Area	415.88	381.87	Mixed Use; Low Density, Medium Density, High Density Residential	Same	2A & 2B	<ul style="list-style-type: none"> <li>Review land use designations to determine if they are still appropriate to meet city and landowner goals</li> <li><i>P&amp;Z consensus: <u>illustrates need to be clear how multiple land use designations within a parcel or development will be interpreted</u></i></li> </ul> <p><b>Recommendation:</b> Continue existing land use designations. Include guidance for interpreting land use designations in Land Use Plan text.</p>

## Lino Lakes 2040 Comprehensive Plan Update

Area	Location Description	Area (Acres)		Current Land Use Plan		Utility Staging	Issue(s)
		Gross	Net	2030	Build Out		
2-B	Lake Drive (CSAH 23) Corridor <i>(300 ft. corridor on both sides of road from Main Street north to border with City of Columbus)</i>	76.39	75.29	Commercial & Mixed Use at Lake Drive/Main Street intersection; small area designated Commercial on west side of Lake Drive near Columbus border; mostly Urban Reserve	Commercial, Mixed Use, Medium Density, and some Low Density	1A & 1B; mostly 3	<ul style="list-style-type: none"> <li>Corridor of mixed land uses, residential structures transitioning to commercial uses</li> <li>Inconsistencies between planning and zoning—should non-conformities be eliminated?</li> <li>Small parcels with individual access to an arterial street</li> <li>Community gateway</li> </ul> <p><b>Recommendation:</b> Continue existing land use designations for 2030 and full build out; except, consider change to commercial for existing non-conforming business uses on west side of CSAH 23 across from Area 2-C. Implementation will review zoning classifications for consistency with plan. Enforce access guidelines to prohibit new driveways. Consider development staging with sewer plan review.</p>
2-C	Waldoch Farms parcels	158.58	113.61	Urban Reserve	Mixed Use, Low Density	3	<ul style="list-style-type: none"> <li>Landowner may wish to develop sooner than currently planned</li> <li>Sewer capacity will need to be carefully considered</li> <li><i>EDAC comment: utility extensions should be considered to allow Waldoch farms to expand commercial use</i></li> </ul> <p><b>Recommendation:</b> Continue existing land use designations, consider staging with sewer plan review.</p>

## Lino Lakes 2040 Comprehensive Plan Update

Area	Location Description	Area (Acres)		Current Land Use Plan		Utility Staging	Issue(s)
		Gross	Net	2030	Build Out		
2-D	Decker property, 614 Pine Street PID 05-31-22-12-0002	9.26	7.41	Urban Reserve	Low Density	3	<ul style="list-style-type: none"> <li>Landowner requests sewer and water extension and Medium Density use before 2030</li> <li><u>P&amp;Z consensus: single parcel may not be large enough for higher density designation</u></li> </ul> <p><b>Recommendation:</b> Continue existing land use designations, consider staging with sewer plan review.</p>
3-A	North of Main Street, West of 20 <sup>th</sup> Ave.	180.23	140.93	Low, Medium and High Density Various	Same	2A,2B	<ul style="list-style-type: none"> <li>Reaffirm land use designations</li> <li>Within AUAR area</li> </ul> <p><b>Recommendation:</b> Continue existing land use designations; consider staging with sewer plan review.</p>
3-B	Nadeau Properties 6651 & 6677 20 <sup>th</sup> Ave	31.81	31.68	Low Density	Low Density	2A	<ul style="list-style-type: none"> <li>Landowners request Medium Density designation to be consistent with abutting properties</li> </ul> <p><b>Recommendation:</b> Continue existing land use designations and staging. Low Density is consistent with abutting property to west and south. 20<sup>th</sup> Ave. is a good divide/transition between Medium and Low Density areas.</p>

## Lino Lakes 2040 Comprehensive Plan Update

Area	Location Description	Area (Acres)		Current Land Use Plan		Utility Staging	Issue(s)
		Gross	Net	2030	Build Out		
4-A	Wilkinson Lake/ Cedar Lake Area	603.86	395.00	Mixed Use, Medium & High Density south of Ash St; Low Density north and west of Ash St.; Urban Reserve south, west and northeast of Cedar Lake	Same, except land in Staging Area 3 designated low density with approx.. 40 acres Medium Density at Holly Dr. & CR J	1A, 1B, 2A, 2B, 3	<ul style="list-style-type: none"> <li>Examine development staging and utility plans for this area; sewer to be extended through White Bear Township</li> <li>Landowner of 6198 Holly Drive, (Noren property, approx. 66 acres) requests staging for development prior to 2030</li> <li><u>EDAC comments: Ash Street and Centerville Road intersection need improvement; current state hinders development. Access to 35E needs to be upgraded to full interchange.</u></li> </ul> <p><b>Recommendation:</b> Continue existing land use designations. Work with White Bear Township to determine sewer capacity and consider staging with sewer plan review. Examine intersection and access issues as part of Transportation Plan review.</p>
5-A	East of I-35E	557.09	498.55	Urban Reserve	Commercial, Industrial, Medium Density	3	<ul style="list-style-type: none"> <li>Stage for development before 2040?</li> <li>Reexamine residential use on Build Out Land Use Plan</li> <li>Within AUAR area</li> <li><u>EDAC comments: support staging utilities for development; support removal of medium density designation north of 80<sup>th</sup> Street and east of I-35E</u></li> </ul> <p><b>Recommendation:</b> Continue existing land use designations, except delete Medium Density north of 80<sup>th</sup> St &amp; east of I-35E. Consider staging with sewer plan review.</p>

## Land Use Policy Discussion Items, August 2017

#	Description	2030 Plan	Notes
LP-1	Mixed Use Development	<i>"The purpose of this category is to accommodate a mix of residential, retail and office uses Residential development may include higher density housing options." (Table 3-2, page 3-11)</i>	<ul style="list-style-type: none"> <li>• Category needs clarification. How must "mixing" occur? Within each site or development project? This may be difficult for small parcels.</li> <li>• Can this category be used to allow flexibility for commercial OR residential uses?</li> <li>• Should there be different approaches for different areas of the community?</li> </ul> <p><b>Recommendation:</b> Land use Plan should give guidance on Mixed Use category and include goals for each Mixed Use area including residential/commercial split, similar to current plan (see pages 3-16 through 3-18 and Table 3-4.)</p>
LP-2	Industrial Land Use	<i>"The purpose of this category is to accommodate manufacturing, processing, warehousing, and research and development uses." (Table 3-2, page 3-11)</i>	<ul style="list-style-type: none"> <li>• Can a single industrial classification respond to city's desire for business park/corporate campus areas versus more traditional industrial areas with outside storage and/or distribution uses?</li> <li>• Should there be different classification(s) for high visibility areas or to ensure compatibility with adjacent uses?</li> </ul> <p><b>Recommendation:</b> consider splitting industrial use into two classifications, one for existing areas allowing a full range of industrial uses and a new "Business Campus" classification for large, high-visibility sites. Emphasize employment over warehousing; higher standards for design. Planned uses may include some commercial to support the business and employment base.</p>

## Lino Lakes 2040 Comprehensive Plan Update

#	Description	2030 Plan	Notes
LP-3	City Role in Development		<ul style="list-style-type: none"> <li>What is the city's role in development? Should it be more active in promoting or facilitating development consistent with planning goals? Or should the city be a more passive participant in the development process?</li> </ul> <p><b>Recommendation:</b> Implementation Section of Economic Development Plan (Chapter 5) provides some guidance; revisit this question when updating that Chapter.</p>
<u>LP-4</u>	<u>Unsewered residential neighborhoods (P&amp;Z Comments)</u>	<u>Existing residential neighborhoods designated "Urban Reserve" in several locations are surrounded by urban land use designations and/ or areas staged for development before 2030. (Example: Maple Lane neighborhood.)</u>	<ul style="list-style-type: none"> <li><u>Need to be clear about whether these areas are eligible for extension of public sewer and/or water service and under what circumstances.</u></li> <li><u>Plan should allow for extension of public sewer to individual lots when feasible and/or necessary to solve public health problems, without the need for complicated amendments to the Plan.</u></li> </ul> <p><b>Recommendation:</b> Include criteria in appropriate plan text (Land Use and/or Sewer Chapters) to allow some flexibility for sewer extensions without the need for Plan amendments.</p>

## Lino Lakes 2040 Comprehensive Plan Update

#	Description	2030 Plan	Notes
<u>LP-5</u>	<u>Residential Densities</u>		<ul style="list-style-type: none"> <li>• <u>Residential densities must average at least 3 units/acre to meet regional policies (same as 2030 plan.)</u></li> <li>• <u>Plan must guide sufficient land to accommodate city's share of regional affordable housing need from 2021-2030 (515 units.)</u></li> </ul> <p><b>Recommendation:</b> Ensure that land use plan continues to meet the 3 units/acre goal. If necessary, adjust the Mixed Use category to accommodate the minimum number of affordable units by:</p> <ul style="list-style-type: none"> <li>• Increasing the proportion of land designated for residential compared to commercial uses;</li> <li>• Increasing the density of residential uses within Mixed Use areas;</li> <li>• Designating additional Mixed Use sites; or</li> <li>• Some combination of the above.</li> </ul>





# Lino Lakes 2040 Comprehensive Plan Update

**Date:** July 31, 2017 for August 9, 2017 Meeting

**To:** Lino Lakes Planning & Zoning Board

**From:** Anne Hurlburt, Planner  
Landform Professional Services

**Subject:** Housing Plan Update

The Housing Plan is Chapter 4 of the Comprehensive Plan. At the August 9<sup>th</sup> meeting, we will review the existing plan, update the Board with the latest information on housing in Lino Lakes, and discuss issues for updating this part of the plan to 2040.

**2030 Housing Plan Chapter**—A housing plan is a required Comprehensive Plan element under the Metropolitan Land Planning Act. The 2030 Housing Plan is attached. It includes *Goals and Policies*; a *Housing Profile* that addresses market trends, housing conditions in Lino Lakes and nearby communities; and, sections on *Life-Cycle Housing and Housing Diversity*, *Senior Housing* and *Affordable Housing*. The last section is *Housing Implementation Strategies and Recommendations*.

**2040 Housing Plan Requirements**—Minnesota Statutes Section 473.859 Subd. 2.(C) states as follows:

*“A land use plan shall also include a housing element containing standards, plans and programs for providing adequate housing opportunities to meet existing and projected local and regional housing needs, including but not limited to the use of official controls and land use planning to promote the availability of land for the development of low and moderate income housing.”*

Housing needs include “affordable” housing, which is defined as housing that is affordable to low-and-moderate income families, making no more than 80% of the area median income (AMI) for both rental and ownership housing. In 2017 the area median income for a household of four is \$90,400. A family of four can earn up to \$68,000 to qualify for affordable housing at 80% AMI. This translates into a maximum affordable home price of \$236,000.

Cities are asked to acknowledge their share of the region’s need for affordable housing at three levels of affordability: less than 30% AMI, 31-50% AMI, and 51-80% AMI. Attachment 2 provides more details on the 2017 affordability limits for both ownership and rental housing.

The Metropolitan Council has calculated Lino Lakes’ share of the region’s need for low and moderate income housing for the decade of 2021-2030 to be 515 new units. In comparison, the goal for 2011-2020 was 560 units at all levels of affordability.

The city is expected to add 1,700 new households between 2021 and 2030. The need for affordable units is about 30% of the total. The Metropolitan Council’s Affordable Housing Production Survey found that 56.42% of Lino Lakes’ existing housing stock was affordable in 2017 (all units below 80% AMI.)



The following table shows the number of units needed from 2021-2030 by affordability level.

<b>Affordable Housing Unit Needs for Lino Lakes, 2021- 2030</b>	
<b>Threshold</b>	<b># Housing Units</b>
At or below 30% AMI	284
31 to 50% AMI	197
51 to 80% AMI	34
<b>Total Units</b>	<b>515</b>

To accommodate its share of the region’s affordable housing need, the City is asked to demonstrate that it has guided residential land at densities sufficient to create opportunities for construction of affordable housing. For the 2040 plan updates, the Metropolitan Council has provided two options:

Option 1: Guide sufficient land at minimum residential densities of 8 units/acre to support the total allocation of affordable housing needs (in Lino Lakes’ case, 515 units or 64 acres.)

Option 2: Guide sufficient land at minimum densities of:

- 12 units/acre to support the allocation of affordable units at less than 50% AMI (481 units or 40 acres) AND
- 6 units/acre to support the allocation of affordable units at 51-80% AMI (34 units or 5.66 acres)

For the 2030 plan, all land guided for residential development at net densities of 6 units/acre was considered to be available for affordable housing. The new guideline increases the density to 8 units/acre (Option 1) but allows flexibility if communities plan for some density higher than the minimum (Option 2.)

**Housing Data and Trends**—The Metropolitan Council collects data on housing needs in the region and provides data required to complete local comprehensive plans. Two documents are attached. The first, the “Existing Housing Assessment”, contains the minimum data required in the Housing Assessment portion of Lino Lakes’ plan. The second, the “Community Profile” for housing, provides some additional data that the City may use to help identify its housing needs.

**Issues for Housing Plan Update**—We have identified the following issues for the update of the Housing Plan.

- One of the goals for the Comprehensive Plan update is to streamline the document, make it more user friendly, and emphasize graphics and bullet points rather than large blocks of text. The housing chapter presents some good opportunities to do so.
- The current plan overlaps in some ways with the land use plan, such as repeating goals and policies. We can eliminate some of the redundancy.
- The current plan’s housing assessment data compares Lino Lakes with three nearby communities (Blaine, Hugo and Forest Lake) and also compares the western and eastern parts of Lino Lakes with each other. We should consider whether these comparisons are valuable and whether they should be continued in the plan update. It may be desirable to compare the city information with

the County or Region. Most of the comparisons of the western and eastern parts of Lino Lakes did not reveal significant differences, except for the age of the housing stock (see Chart 4-1, page 4-3 of current plan.)

- As it is updated, some specific information will need to be added to the housing assessment, such as the status of contracts for existing subsidized units.
- The implementation strategies will need to be tied more directly with the affordability needs and the three “bands” of affordability. Cities are asked to be more specific about how public programs, fiscal devices and other specific actions could be used to meet the housing needs, including in what circumstances and in what sequence they would be used.
- To be consistent with regional policies, cities are asked to consider all recognized tools to address their housing needs, plus any additional local tools they may have at their disposal.
- The Metropolitan Council’s guidelines include minimum requirements for housing plans, but cities can and do go beyond these to meet their own needs. Some parts of Lino Lakes’ plan that are specific to the community are:
  - A discussion of the need to balance community housing needs with environmental protection (see page 4-8)
  - Implementation policies and strategies intended to help maintain existing housing stock and neighborhoods (see page 4-12)
- As the future land use plan is updated, the City will need to evaluate the residential densities allowed and the areas planned for development to ensure that sufficient land will be available to accommodate the city’s projected growth for all types of housing. The city is expected to plan for development at an average density of no less than 3 dwelling units/net acre.
- The land use categories of the 2030 Comprehensive Plan provide for the following density ranges:

2030 Land Use Category	Density Range	Net Acres*
Low Density Residential	1.6 to 3.9 Units/Acre	746.3
Medium Density Residential	4.0 to 5.9 Units/Acre	185.1
High Density Residential	6.0 to 10.0 Units/Acre	162.1
Mixed Use (Residential Portion Only)	8.0 to 15.0 Units/Acre	78.1
<b>Total</b>		<b>1,171.5</b>

*\* Source: 2030 Land use Plan, Appendix B, Residential Density Worksheet*

- In the 2030 Plan, the land designated High Density Residential and Mixed Use together provided enough more than enough land to accommodate the affordability goal of 560 units.
- Only the Mixed Use category (78.1 acres) would meet the 2040 minimum density of 8.0 units/acre. The amount of remaining land has not yet been calculated. A preliminary review indicates that there may be enough land to meet the 2040 goal, which would require 64 acres.

- If necessary, the Mixed Use category can be adjusted to accommodate the minimum number of units by:
  - Increasing the proportion of land designated for residential compared to commercial uses;
  - Increasing the density of residential uses within Mixed Use areas;
  - Designating additional Mixed Use sites; or
  - Some combination of the above.

### **Attachments:**

1. 2030 Lino Lakes Comprehensive Plan, Chapter 4: Housing Plan
2. 2017 Affordability Limits for Ownership and Rental Housing, Metropolitan Council
3. Map, Owner-Occupied Housing by Estimated Market Value, 2016
4. Existing Housing Assessment for City of Lino Lakes, Metropolitan Council
5. Community Profile for Lino Lakes, Housing, Metropolitan Council

# Chapter 4: Housing Plan

## Introduction

The condition, affordability, and availability of housing affect the social and economic health of every city. As a developing community, Lino Lakes has an excellent opportunity to provide a variety of housing options to meet the needs of all its current and future residents throughout their lives. Through the Comprehensive Plan and Visioning processes, participants identified the need for a greater variety of housing options within the community, which currently consists mainly of single family detached homes. In response, the City developed a Land Use Plan that identifies areas for high density housing (6.0 to 10.0 units/net acre, medium density housing (4.0 to 5.9 units/net acre), low density housing (1.6 to 3.9 units/net acre), and mixed use areas that will incorporate a mix of commercial areas with higher density housing options. This will accommodate a wider variety of housing types including senior housing, live/work units, and multi-family in a variety of styles from rental, condo and townhomes. Single family options will range from entry-level single family, move-up for growing families and “executive housing” to meet the needs of a changing population. This shift to provide a more diverse housing supply supports future economic development objectives by retaining existing residents and attracting new residents from all social and economic backgrounds, and is an essential component for sustainable growth. These areas will provide much needed housing options for the city’s work force, young professionals, families, and senior residents.

The purpose of the Housing Plan is to establish plans and programs to meet the existing and projected housing needs in Lino Lakes and to develop new strategies to promote the development of low and moderate income housing, which the City is required to provide for. The plan will guide the community to integrate housing into land use, transportation, economic and other decisions, as well as provide direction for the private sector to participate in the creation of affordable housing and life-cycle housing opportunities.

This Housing Plan satisfies the requirements of the Metropolitan Land Planning Act and stipulations of Chapter 473.859, Subd 2(c) and Subd 4 of the Minnesota State Statutes. The plan will contain background information on current housing supply and related statistics, an assessment of current and future housing needs, and future housing strategies to meet these needs.

## Goals and Policies

During the Visioning and Comprehensive Plan processes, participants developed new goals and strategies for housing development in the community. The complete set of goals and strategies, which provided a general guide for the development of this chapter, is listed in Chapter 3, Land Use Plan.

Those that are particularly related to housing in Lino Lakes are presented below:

**Goal 3:** Ensure housing development is compatible with existing and adjacent land uses and provides accessibility to key community features and natural amenities.

**Rationale:** Accessibility to the most attractive features of Lino Lakes is important to the citizens of our community.

**Policies:**

1. Link trails to parks, lakes, and schools.
2. Ensure commercial development and mixed-use areas are appropriately dispersed throughout the city.

**Goal 5:** Improve availability of affordable and life-cycle housing.

**Rationale:** Lino Lakes, as a developing city, is expected to accommodate the projected housing needs, entry level through retirement, of the community's population.

**Policies:**

1. Work with developers to identify innovative strategies for providing entry-level and life cycle housing.
2. Use redevelopment tools to revitalize aging residential properties, made possible by various federal, state, local government, and non-profit programs.
3. Provide expanded opportunities for housing ownership made available by various federal, state, local government and non-profit agencies.
4. Provide for and designate appropriate areas for high-density and mixed-use development.
5. Strive to integrate affordable housing in all residential land use districts.

**Goal 6:** Enhance opportunities for senior housing.

**Rationale:** As Lino Lakes continues to grow and develop, it must also accommodate the housing needs of a growing aging population.

**Policies:**

1. Develop partnerships with non-profit and private sector groups who assist in the creation of senior housing.
2. Coordinate development of housing with retail accessibility (restaurants, shops, groceries).

**Goal 11:** Maintain existing housing stock to insure a high-quality environment in all residential neighborhoods.

**Policies:**

1. Promote the improvement of the existing housing stock, and to encourage the rehabilitation or redevelopment of substandard housing
2. Encourage in-fill housing where appropriate.

## Housing Profile

### Regional Housing Market Trends

Housing markets can vary greatly from one community to another within a large metropolitan region such as the Twin Cities. The forces that determine what type of housing gets built, how much housing gets built, and where that housing gets built can change dramatically from decade to decade or even year to year, often resulting in vastly different development experiences for individual communities. Nonetheless, metropolitan regions are, by definition, interconnected

places. Any long-term projections of the housing market at a local level must first be viewed with an understanding of historical housing market trends at the metropolitan level.

Regional demographic and construction trends associated with the Twin Cities housing market since 1960 are summarized in Table 4-1.

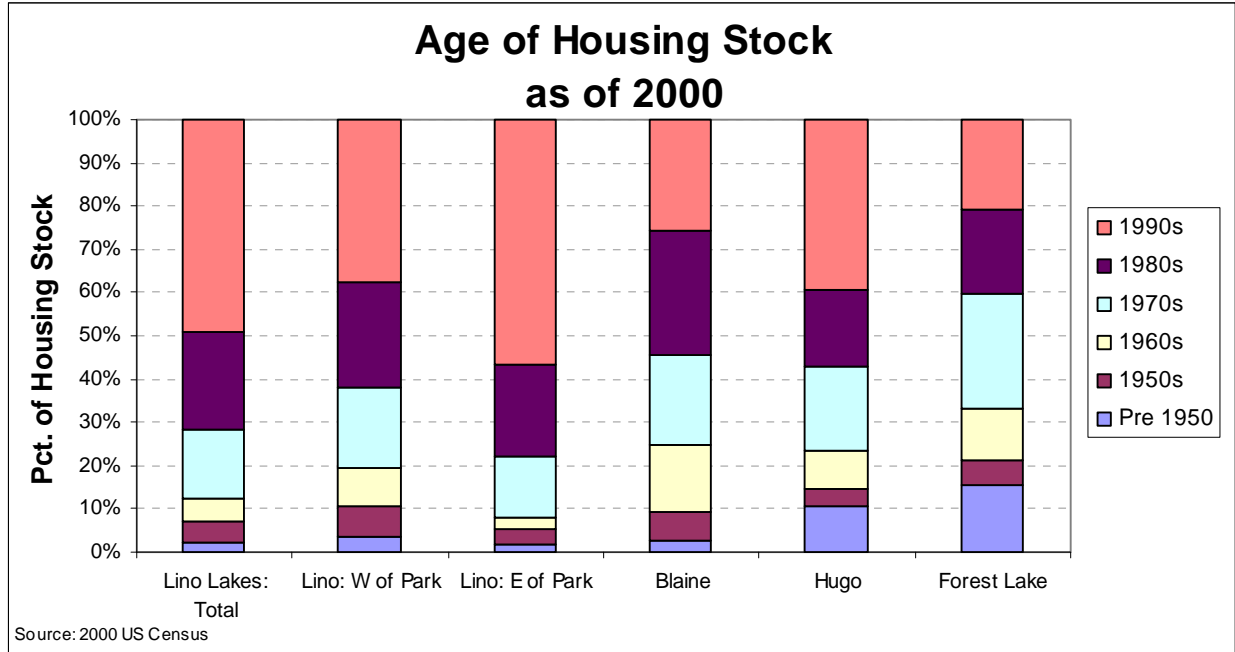
## Housing Conditions in Lino Lakes and Nearby Communities

### *Age of Housing Stock*

In 2000 Lino Lakes had the youngest housing stock compared to its developing neighbors, with nearly 50% of its homes being built in the previous decade and nearly 90% having been built since 1970 (Chart 4-1). Forest Lake, being a small freestanding community prior to suburbanization, has the largest proportion of housing stock more than 30 years old at roughly 31%. Blaine began suburban-style development in the 1960s and has had consistent growth each decade since. Therefore, much of its housing stock is spread somewhat evenly over several decades.

Despite Lino Lakes' relatively young housing stock, the neighborhoods west of the Chain of Lakes Regional Park contain a significant number of homes that are more than 30 years old. Nearly 20% of the homes in these neighborhoods were built before 1970. This contrasts with the neighborhoods east of Chain of Lakes Park, which have less than 10% of their housing stock that was built more than 30 years ago.

**Chart 4-1. Age of Housing Stock**



**Table 4-1. Regional Housing Market Trends**

Decade	Gain in HHs	Gain in Units	Level of Pent-Up Demand	Impact of Age Distribution	Where Development Occurred	Important Developments/Milestones	Lino Lakes Experience
1960s	133,366	132,559	Slight pent-up demand by end of decade.	Strong growth in the number of school aged children increases demand for affordable single-family homes among young families. Strong growth in college-age persons increases demand for rental housing.	Vast majority of homes built at the developing edge, which is adjacent to the cities of Minneapolis and St. Paul.	16-County metro area surpasses 2 million people. Interstate freeway system is introduced.	Lino Lakes is a rural community about 10 miles from the developing edge in Roseville and Maplewood.
1970s	179,890	188,718	Slight oversupply of housing by end of decade.	Strong growth in number of younger adults results in strong demand for rental housing and very affordable single-family homes.	Sharp increase in number of units built in developed areas, but also sharp increase in units built in exurban areas to serve the needs of younger buyers who want single-family homes but can't afford to be close to the metro core.	Interstate freeway system is mostly developed making once rural/exurban areas more accessible.	Lino Lakes begins to experience some traditional suburban style development as the developing edge expands to nearby Arden Hills, Shoreview, and Vadnais Heights.
1980s	178,688	198,146	Significant oversupply of housing units by end of decade.	Very strong growth in the age groups skewed toward single-family homes. Significant growth beginning to occur among age groups in the highest income years.	More homes built at the developing edge than previous decade. Sharp decline in the rural/exurban areas, likely the result of increased supply containing costs for closer-in units and a fuel crises in the early part of the decade.	Mortgage interest rates hit record highs in the early part of the decade.	Lino Lakes begins period at the edge of contiguous development as adjacent communities to the south are nearly built out or have strong growth management policies (i.e. North Oaks).
1990s	183,969	161,591	Oversupply of 1980s leads to less construction in the 1990s, which results in huge pent-up demand by end of decade, especially since the number of in-migrants to the region far exceeds projections.	Absolute decline in the age groups skewed to renting; age groups skewed toward single-family housing account for all the population growth.	Homebuilding rebounds in the rural/exurban areas of the region.	16-county metro area surpasses 3 million people. In the core 7-county region, 67,500 are consumed for 125,000 units, which is 1.85 units per acre. This compares to the 1980s when the ratio was 3.3 units per acre or the 1970s when it was 3.7 units per ac	Lino Lakes experiences development commensurate with being located at the developing edge. Hugo and Forest Lake to the east and north also begin their periods of being at the developing edge.
2000-2005	108,380	133,508	Pent-up demand at end of 90s leads to rush among builders to build more units, which results in current oversupply.	Strong growth spread among most age groups; young age groups rebound (Baby Boomlet) and seniors grow substantially as well. Age groups in the peak earning years (45 to 64) grow as well.	Tremendous growth in rural/exurban areas, but also a strong rebound in the developed core as rising land prices and demographics create a market for "urban" style living.	Mortgage interest rates hit record lows in the early part of the decade.	Pace of construction in Lino Lakes drops below that of 1990s even though construction throughout the metropolitan area far exceeds that of the 1990s.

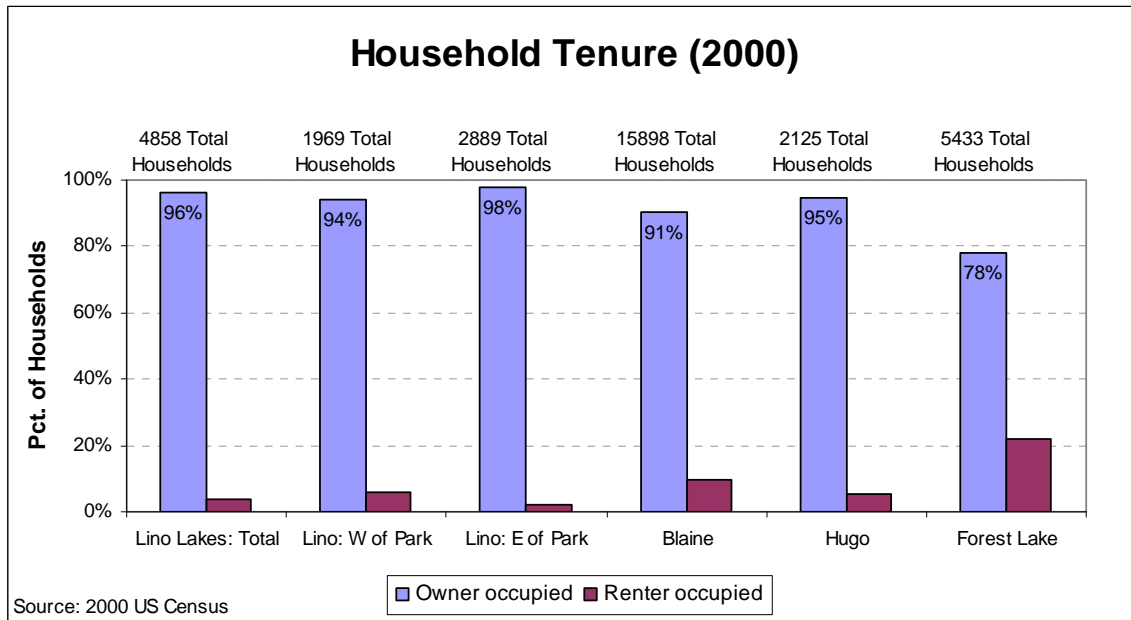


### Household Tenure

There is very little rental housing in Lino Lakes or any of its rapidly developing neighbors (Chart 4-2). As of 2000, more than 96 percent of Lino Lakes' households were in owner-occupied units. Forest Lake was the only community with fewer than 90 percent of its households in owner-occupied units. This is largely because Forest Lake developed initially as a freestanding community that regularly constructed rental housing to meet the needs of a small but growing employment base.

Even when Lino Lakes is analyzed as two distinct areas (west or east of the Regional Park), there is no significant difference in the prevalence of renter-occupied housing. Well over 90 percent of both areas of Lino Lakes consist of owner-occupied households.

**Chart 4-2. Household Tenure**

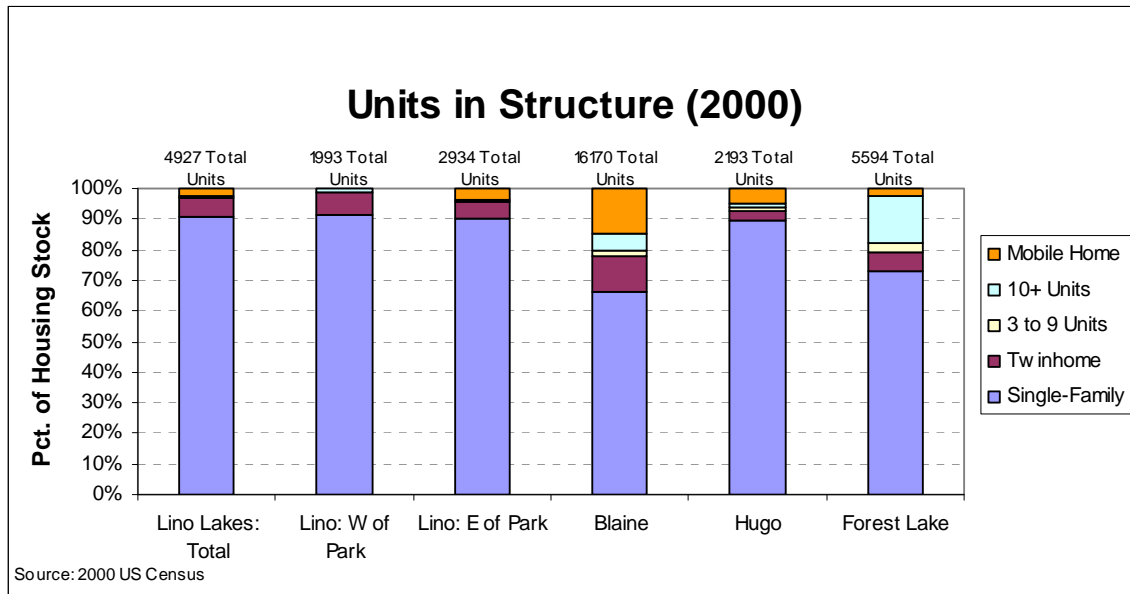


### Units in Structure

Single family homes dominate the housing stock in Lino Lakes and Hugo (Chart 4-3). The historical development pattern of Blaine and Forest Lake, however, has created a slightly more varied housing stock with respect to the type of units in those communities. In Blaine, nearly 15 percent of the housing stock are mobile homes, which were developed predominantly in the 1960s and 1970s when Blaine was beyond the developing edge of the metro area. Forest Lake, in contrast, initially developed as a freestanding community that has regularly built apartment buildings to meet the needs of a growing employment base, which is reflected in the 15 percent proportion of its housing stock that are located in buildings of 10 or more units.

Similar to tenure, there is very little difference between the areas of Lino Lakes that are west and east of the Chain of Lakes Park. Both areas are comprised mostly of detached, single family homes, which account for over 90 percent of the housing stock.

**Chart 4-3. Units in Structure**

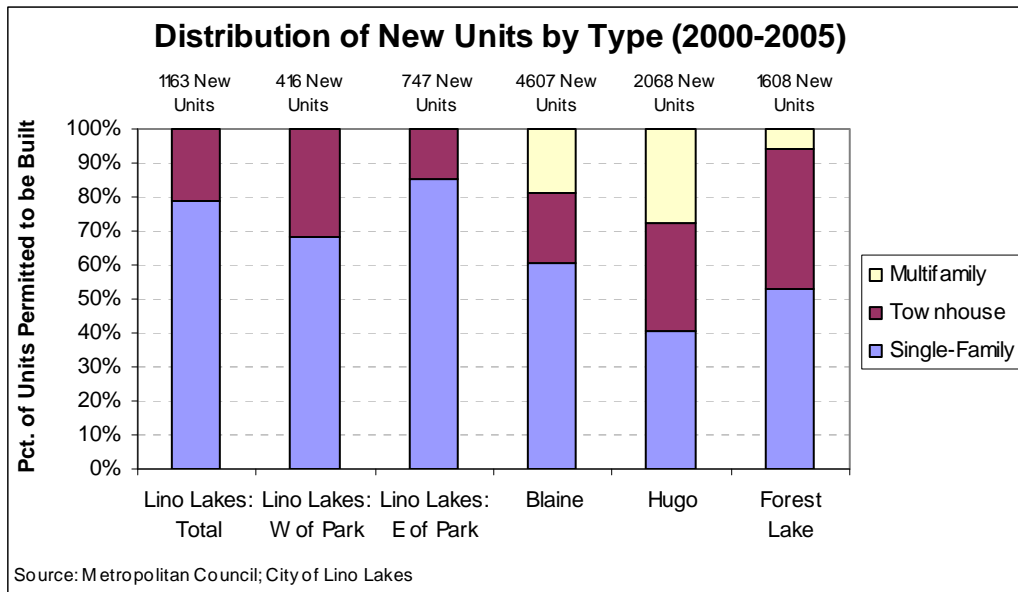


*Pattern of Recent Construction*

Although owner-occupied, single family homes have dominated the development landscape in Lino Lakes and its neighbors over the last three decades, recent trends suggest that various types of multi-family product are becoming much more prevalent. In the six years between 2000 and 2005, roughly half of the new units constructed in Blaine, Hugo, and Forest Lake were either townhomes or multi-family units (Chart 4-4). This is a huge departure from the previous three decades when roughly 90 percent of the units built were single family homes. Much of this change can be attributed to demographic shifts, in which older households are downsizing from single family homes to maintenance free, attached dwellings. Also, younger households, who normally rent their housing, were able to afford modest forms of owner-occupied housing during the early 2000s because mortgage interest rates were at historically low levels. Furthermore, land costs driven by rapid development and increased commute times have converged at the developing edge of the metro area to make townhomes the affordable entry-level product when 20 years ago it might have been a modest detached single family home.

Despite increased development of multi-family homes in Blaine, Hugo, and Forest Lake during the last six years, there has been minimal development of multi-family homes in Lino Lakes. When looking at the entire City, nearly 80 percent of the homes built between 2000 and 2005 were single family homes. Moreover, the only type of multi-family housing that was built during this time was townhomes. By analyzing the areas of the City west and east of the Regional Park, there is a slight difference in the prevalence of townhomes. West of the park, nearly one-third of the units built between 2000 and 2005 were townhomes, whereas only 15 percent of the units were townhomes in the areas east of the park.

**Chart 4-4. Distribution of New Units by Type**



## Housing Demand in Lino Lakes

Significant growth is expected to occur through 2030 in southeastern Anoka County and northwestern Washington County as this area is currently the developing edge of the northeast sector of the Twin Cities metropolitan region. Over the next 25 years, most of the growth in this area will likely occur in neighboring Blaine, Hugo, and Forest Lake, as these communities contain significant tracts of undeveloped land that will conceivably be developed and marketed to the largest and most active segments of the market. Depending on appropriate densities and accessibility of individual developments to goods and services, Lino Lakes certainly has the potential to absorb a portion of this growth.

The Metropolitan Council forecasts that Lino Lakes will grow by approximately 2,200 households between 2000 and 2010, by 1,500 households between 2010 and 2020, and by another 1,500 households between 2020 and 2030.

## Life-Cycle Housing and Housing Diversity

Life-cycle housing is defined as housing that meets the needs of the community in all age ranges and affordability levels. To accommodate this range in housing options, the City's housing supply should be diverse and consist of a variety of styles and price ranges to serve all residents. The Metropolitan Council has developed certain generalizations concerning each age group and its respective housing needs. This information is important in terms of developing a plan to provide a variety of housing to meet the needs of these different age groups and maintain a strong and vital community.

Usually, people between the ages of 0 and 19 are students living with their parents. Those between the ages of 20 and 24 are often renters and do not often become first time homebuyers until they reach the ages of 25 to 34. First-time homebuyers (25-34) and move-up renters often prefer to purchase modestly-priced single family homes, townhomes, or rent upscale apartments.

People aged 35 to 49 often are in their peak earning years and can afford to buy a larger home with more amenities, referred to as move-up housing. Empty nesters are usually between the age of 50 and 64 and many of them may decide to downsize to a smaller housing unit, as with younger seniors, (between the ages of 65 to 74). This choice may include renting a multi-family unit, purchasing a lower-maintenance multi-family housing product such as a condominium or townhome, or purchasing a home in a retirement community. Older seniors (74 and above) may begin to require some level of assisted housing.

These generalizations make fairly broad assumptions concerning where a person may chose to live during various points in a lifetime. These generalizations are sufficient to identify the variety of housing choices necessary to allow residents the option of living in Lino Lakes their entire lives, and to provide the opportunity for their children to do the same.

## **Senior Housing**

Currently, the City of Lino Lakes contains one senior housing development, Cottages of Willow Ponds, an affordable rental project completed in 1996. The City's Economic Development Authority provided Tax Increment Financing for the project. The development is located on Elm Street, and includes 12 buildings of four units each, for a total 47 units and one shared common area. Vacancies within this senior housing development have been very limited since its completion.

As the community ages there will be an increase in demand for smaller, low maintenance housing in the community. This demand might be accommodated through a variety of townhouse styles or condominiums in mixed use settings. Empty nesters are a particularly active group on the younger end of the senior age range and locating developments near some of Lino Lakes' natural amenities will be enticing to this group. As part of the implementation of the Comprehensive Plan, the City will cooperate with developers or other agencies to assess senior housing needs in the community.

## **Affordable Housing**

### **Housing Cost**

The cost of housing is an increasing concern throughout the Metropolitan region. Housing costs directly influence one's ability to rent or purchase a home in the community, and can also affect the ability of local employers to find workers. The cost of housing is influenced by the cost of land, labor, materials, community regulations and fees and interest rates. In Lino Lakes, the large supply of land benefits the community in terms of relatively lower costs. However, as municipal services are expanded, fees for development will increase. These fees, although paid by the developer initially, are included in the cost of the unit.

Concern over the rising costs of housing affects businesses. Many employers view affordable housing as a benefit to the city, as most workers desire to live in the same community where they work or in a nearby community. With the substantial increase in employment anticipated for Lino Lakes in the next 20 years, affordable housing for workers will be a critical issue.

### **Balancing Community Housing Needs with Environmental Protection**

Protection of the city's natural resources has been, and will continue to be, a critical factor in development and growth decisions. However, balancing community housing needs with environmental protection measures is challenging for many communities. The City of Lino Lakes has effectively used conservation subdivision techniques to preserve valuable natural resource areas in recent years. However, because land costs for common open space areas are passed on

to residents of that particular conservation subdivision, the costs of residential units within conservation subdivisions are very high, significantly exceeding guidelines for affordable housing costs in the metropolitan area. Typically these units are only available to residents earning very high incomes; therefore young families and those who work in Lino Lakes are often unable to purchase homes in conservation developments. To create more affordable opportunities within conservation subdivisions, funding options through land trusts or non-profit organizations may be pursued that would allow the City or a non-profit organization to directly purchase open space areas created in conservation subdivisions. This would reduce costs for residents within conservation subdivisions, increasing the affordability of these units. Density bonuses may also be used as an incentive to developers to provide more affordable housing units within conservation subdivisions, as allowing for additional units on a site may make a conservation development more financially feasible.

Other efforts to reduce the environmental impacts of residential development, such as green building techniques, can also increase development costs, which are then passed on to residents. This can make the provision of affordable housing units within green buildings difficult. As with conservation subdivisions, density bonuses may be used to increase the financial feasibility of residential developments that incorporate green building techniques. Funding options are available to increase the affordability of green building developments. The Minnesota Green Communities program, a collaboration of the Greater Minnesota Housing Fund, the Family Housing Fund, and Enterprise provides funding to support the production of “green” affordable housing.

## **Livable Communities Act**

The Minnesota Legislature created the Livable Communities Act (LCA) in 1995. The LCA is a voluntary, incentive-based approach to encourage communities to provide affordable housing opportunities. Lino Lakes is a participant in the program. When the program was created, benchmarks were established and negotiated by each community to determine owner/renter mix, affordable ownership, affordable rental, and density goals. These goals established housing guidelines for the period between 1996 and 2010. With these benchmarks, the Metropolitan Council created a grant program to help assist communities with the cost of developing affordable housing programs. These grants are highly competitive among participants, and historically they have been awarded annually.

## **2020 LCA Goals**

The Livable Community benchmark and goals expire in 2010. As part of the 2030 Regional Development Framework, the Metropolitan Council estimates that approximately 50,000 additional affordable housing units will be needed in the region between 2011-2020. The Metropolitan Council will be working with communities to adopt new agreements in 2011 for the next ten year planning cycle. In order to determine new benchmarks and goals for individual communities, the Metropolitan Council conducted a study “Determining Affordable Housing Need in the Twin Cities 2011-2020”. With this new plan the Metropolitan Council has changed its definition of affordable housing from current definition of 80 percent of area median income to 60 percent of area median income. The study then developed a method for allocating affordable housing to all communities within the region based on the following four criteria:

- Household Growth Potential
- Ratio of local low-wage jobs to low-wage workers
- Current provision of affordable housing
- Transit Service

Based on its analysis, the Metropolitan Council's new affordable housing goal for Lino Lakes is to create 560 new affordable housing units between 2011 and 2020, which represents 35 percent of forecasted household growth. Based on the 2030 future land use map and the minimum proposed residential densities (i.e., 6 units per acre for high density and 8 units per acre for selected mixed use areas), the City has the capacity to accommodate the affordable housing goal.

The level of affordability is important to understand when assessing the amount of current affordable housing and the price point for new units to meet this goal. According to *Metropolitan Council 2007 Affordability Limits*, the area median income for the seven-county Minneapolis-St. Paul (MSP) area adjusted by HUD to be applicable to a family of four is \$78,500 in 2007. Eighty percent of the median household income is \$62,800; 60 percent is \$47,100 and 50 percent is \$39,250. Applying an interest rate on a 30-year fixed-rate home loan of 6.2 percent for 2007 and other payment factors to the 80 percent area median income, yields an affordable purchase price of \$206,800 in 2007. According to Anoka County Assessor's data there are 779 homesteads, or 13 percent of total 2007 households, that fall under this 80 percent purchase price limit in Lino Lakes. The price point for an affordable home at 60 percent of area median income drops to \$152,000. There are currently only 82 existing homesteads, or 1 percent of total 2007 households, in Lino Lakes at or below \$152,000 (Anoka County assessor's data/GIS).

It is the new 60 percent measurement that will be required for the potential affordable housing units anticipated between 2011-2020 in Lino Lakes. Achieving this new affordability goal will be very difficult without the funding tools that have in the past been offered by the Metropolitan Council and other agencies.

## **Future Affordable Housing**

To provide for affordable housing in the community, the City is taking the appropriate regulatory measures within the Comprehensive Plan by guiding areas for higher density housing and including policies to integrate affordable housing in all residential land use districts. These regulatory measures represent one of the City's most effective tools for the development of affordable housing. To meet affordable housing goals, the City has planned for potential new growth with a variety of residential land use types and densities for the development of life-cycle and affordable housing across the city.

The city's future land use plan can accommodate the goal of 560 High Density and Mixed Use units at a minimum density of 6 units per net acre by 2020. While the City is doing its part in creating a regulatory land use plan to guide areas for higher density housing, which is where most affordable housing will likely occur, barriers to development of affordable housing still exist in Lino Lakes and the region. Some of these barriers are beyond the City's control, including the following:

- Steady increases in land prices and construction costs.
- Physical limitations of land due to wetlands, poor access, poor soils that would increase the cost of land development or construction.
- State, county and local tax structures.

There are some significant barriers to construction of new affordable housing, and the above list includes just a few of these barriers. Despite these difficulties, the provision of affordable housing is an important effort that cities undertake. The most effective role Lino Lakes will have in the provision of affordable housing is its regulatory tools, including land use and zoning regulations that do not impede the construction of affordable housing. Many of these tools can be used to encourage developers. Flexibility, through the use of the Planned Unit Development (PUD) process, may be provided to encourage the construction of affordable housing.

Acknowledging the regional housing goals established by the Metropolitan Council does not commit the City of Lino Lakes to provide funding for housing. The City will continue to investigate means to pursue the goals in its comprehensive plan. However, this should not be interpreted as a commitment to use City funds to overcome the financial obstacles to life cycle and affordable housing.

## **Housing Implementation Strategies and Recommendations**

The following Housing Action Plan identifies efforts Lino Lakes will pursue to create opportunities to maintain the existing housing stock, and to provide increased housing options for future residents. These strategies are based on goals and strategies for Community, Neighborhood and Residential development developed by the Citizen Vision Committee. The strategies are designed as a resource tool for specific measures the City can effectively undertake and enforce while others are designed as tools to encourage developers to incorporate affordable housing into future development. As future subdivisions are proposed, the City will use these resources and implement the strategies in working with developers to create new affordable housing opportunities. Many of these items are things the City itself can do, while others will occur through partnerships the City will seek to provide for and maintain housing quality and increase affordable housing opportunities.

### **To ensure housing development is compatible with existing and adjacent land uses and provides accessibility to key community features and natural amenities (Goal 3), the City will:**

- Offer incentives to developers who provide for affordable housing units while conserving environmentally sensitive sites, such as density bonuses, expedited permitting processes, or reduced fees.
- Pursue funding opportunities to increase the affordability of housing units within conservation subdivisions.
- Pursue funding opportunities to incorporate green building techniques within affordable housing developments.
- Encourage innovative low impact development to preserve open space or natural features.
- Ensure that all new housing, including high density, adheres to the highest possible standards of planning, design and construction feasible.
- Promote development of neighborhoods that incorporate housing in a range of densities and affordability limits in close proximity to shopping, services, daycare, and medical services. Safe access to parks and schools, and the ability to walk, bike or have access to transit should be part of the design.

### **To improve the availability of affordable housing and enhance opportunities for senior housing (Goals 5 and 6), the City will:**

- Seek housing developers to work cooperatively with the City to construct affordable units.
- Create an incentive based program or Residential Planned Unit Development Ordinance that includes density bonuses for construction of affordable housing. This allows an increase in density, beyond the underlying zoning, if the development includes affordable housing.
- Participate in the Livable Communities Act Local Housing Incentives Program.

- Activate and utilize powers and tools of the City Economic Development Authority and/or a City Housing and Redevelopment Authority to make funds available for the creation of new affordable housing.
- Develop policies to use Tax Increment Financing to fund activities that increase new affordable housing.
- Utilize techniques, such as land trusts to maintain long-term affordability for any new affordable housing unit.
- Support and actively promote Anoka County's 1<sup>st</sup> Time Homebuyers programs to assist new homeowners entering the market for existing homes.
- Partner with, support and market programs offered by the County, State, MHFA, Federal Government and non-profits to fund the development of affordable housing.
- Cooperate with developers or other agencies as appropriate to assess senior housing needs in the community.
- Allow the creative use of site planning or PUDs that provide flexibility for development containing affordable housing such as a reduction in lot size, setbacks, street width, floor area and parking requirements, and consideration of reduction in City fees.
- Update the zoning ordinance and subdivision ordinance to reduce impediments to affordable housing.
- Use the land use plan as a tool to provide a variety of residential land uses in a range of densities, concentrating higher density opportunities along major transportation and transit corridors and around future job centers.
- Periodically review land use regulations to determine the effectiveness of current ordinances in encouraging additional affordable units as well as encouraging modifications to keep the existing housing stock desirable and livable.
- Streamline permitting and development processes to ease the rehabilitation or improvement of existing homes and reduce unwarranted cost impacts on the price of entry-level homes.
- Work with the Anoka County HRA to meet the community's life-cycle and affordable housing needs.

**To maintain existing housing stock to ensure a high-quality environment in all residential neighborhoods (Goal 11), the City will:**

- Support and actively promote housing rehabilitation programs for existing owner-occupied homes and rental buildings or units. This includes promotion of all county and state programs and non-profit programs.
- Utilize the city's website, newsletter and other sources for promotion and advertising of housing programs.
- Continue enforcement of the Housing Maintenance Code to maintain existing housing stock.
- Study the feasibility of establishing a program to require a property inspection and disclosure report before residential property changes hands.
- Maintain City rental licensing program and enforcement efforts.
- Promote programs that encourage maintenance of existing house including a housing remodeling fair, neighborhood watch programs, city beautification programs, city wide clean up programs, etc.
- Develop a list of available resources and providers of in-home services to older adults and those with special needs.



# 2017 AFFORDABILITY LIMITS FOR OWNERSHIP AND RENTAL HOUSING

## Livable Communities Act Grants

### What is affordable housing?

The [Metropolitan Council's 2040 Housing Policy Plan](#) defines affordable housing as housing that is affordable to low- and moderate-income families.

### Who qualifies for affordable housing?

For 2017, the affordability limit is 80% of the area median income for both rental and ownership housing. In 2017, the area median income (AMI) for a household of four is \$90,400. Under these limits, a family of four can earn up to \$68,000 to qualify for affordable housing. **For details on how this is calculated, see the History of Median Income, below.**

To implement the Livable Communities Act in 2017, the Council will use the following amounts as the upper limits for affordable rental and ownership housing.

### Rental housing

Rents include tenant-paid utilities.

#### 2017 Rental Housing

# Bedrooms	30% AMI	50% AMI	60% AMI	80% AMI
Efficiency	\$474	\$791	\$949	\$1,265
1 Bedroom	\$508	\$848	\$1,017	\$1,356
2 Bedrooms	\$610	\$1,017	\$1,220	\$1,627
3 Bedrooms	\$705	\$1,175	\$1,410	\$1,880
4 Bedroom	\$786	\$1,311	\$1,573	\$2,097

### Ownership housing

For owner-occupied housing, the income limit includes principal, interest, property taxes and home insurance.

Assumptions include:

- Fixed-interest, 30-year home loan
- Interest rate of 4.375%
- A 29% housing debt-to-household income ratio
- A 3.5% down payment
- A property tax rate of 1.25% of the property sales price
- Mortgage insurance at 0.85% of unpaid principal
- \$100/month for hazard insurance

#### 2017 Home Ownership

Household Income Level	Affordable Home Price
80% AMI (\$68,000)	\$236,000
60% AMI (\$54,240)	\$185,000
50% AMI (\$45,200)	\$151,500
30% AMI (\$27,100)	\$85,000

In 2017, applying an interest rate of 4.375% on a 30-year fixed-rate home loan and the standard mortgage assumptions listed above to the 80% AMI amount for a family of four (\$68,100) yields an affordable purchase price of \$236,000. This compares to a 2015 limit of \$240,500 and a 2016 limit of \$235,000. The purchase prices affordable at these income limits have increased for 2017 compared with 2016 because of increasing interest rates and an increase in the region's Area Median Income.

### History of area median income

Through 2010, the Council identified a purchase price ceiling for owner-occupied homes based on what a family of four with an income at or below 80% AMI could afford at prevailing interest rates. For affordable rental units, the limit was

maximum monthly rents affordable for households at 50% AMI.

From 2011 through 2014, the Council used 60% AMI as the income limit for both rental and ownership costs.

This level was consistent with the funding criteria preference adopted by the Metropolitan Housing Implementation Group (MHIG) in 2001 and was a commonly-used threshold for affordability in federal, state, and local housing programs.

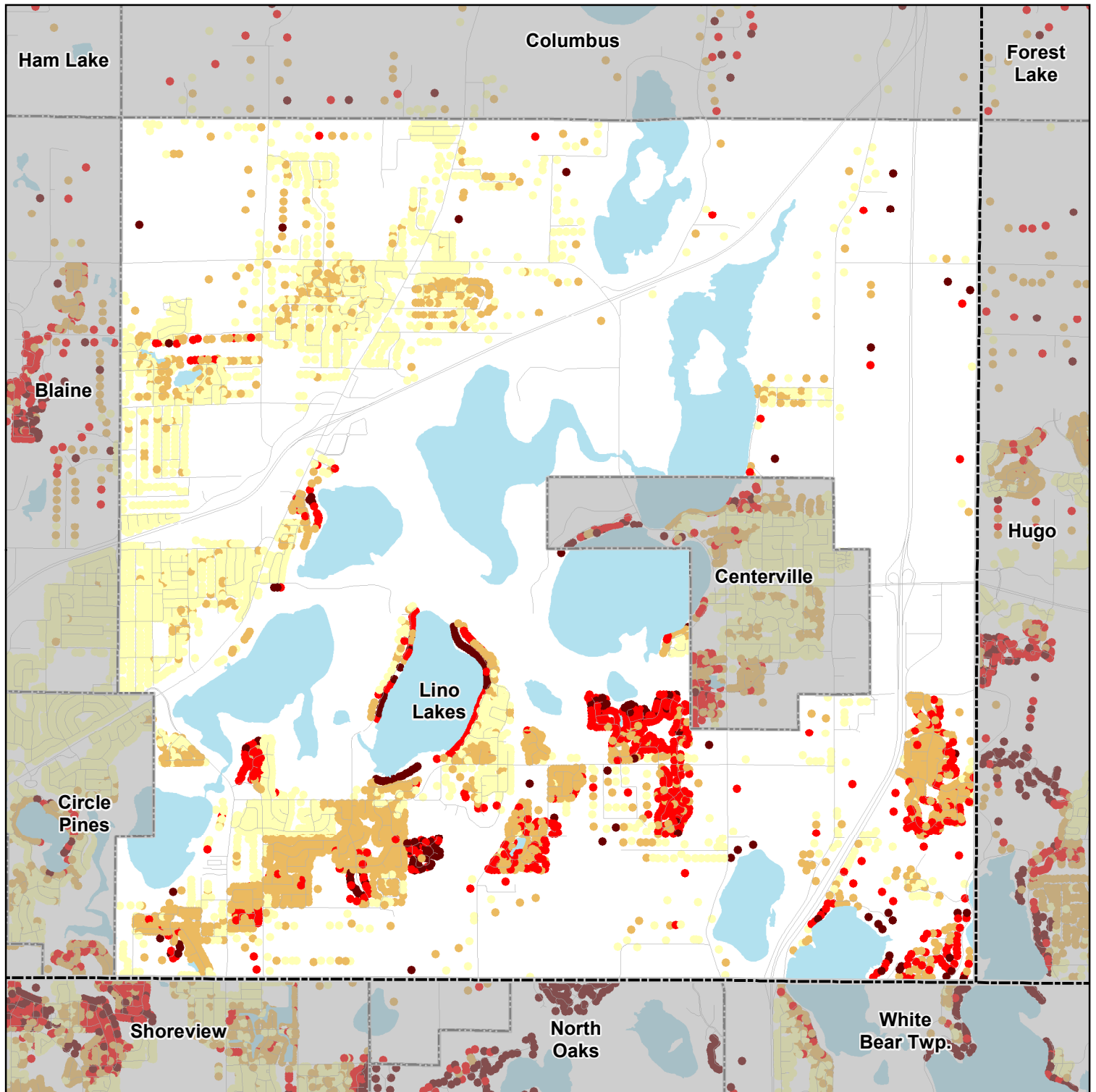
The table below lists the household incomes at the current and previous levels of area median income, **as calculated by the U.S. Department of Housing and Urban Development (HUD)**. Please note that due to constraints and adjustments used in HUD's calculations, the income limits shown here do not necessarily equal the area median income multiplied by the given percentage.

*HUD's Area Median Income for a family of four for the Minneapolis-Saint Paul-Bloomington Metropolitan Statistical Area*

<b>AMI</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
Area Median Income	\$90,400	\$85,800	\$86,600
80% of Area Median Income	\$68,000*	\$65,700*	\$65,800
60% of Area Median Income	\$54,240	\$51,480	\$51,960
50% of Area Median Income	\$45,200	\$42,900	\$43,300
30% of Area Median Income	\$27,100	\$25,750	\$26,000

\*The 80% of Area Median Income limit is capped at the U.S. national median family income

# Owner-Occupied Housing by Estimated Market Value Lino Lakes



- County Boundaries
- City and Township Boundaries
- Lakes and Major Rivers
- Street Centerlines

## Owner-Occupied Housing Estimated Market Value, 2015

- \$238,500 or Less
- \$238,501 to \$350,000
- \$300,001 to \$450,000
- Over \$450,000

1 inch = 0.9686 miles

Source: MetroGIS Regional Parcel Dataset, 2015 estimated market values for taxes payable in 2016.

Note: Estimated Market Value includes only homesteaded units with a building on the parcel.

# EXISTING HOUSING ASSESSMENT

## LOCAL PLANNING HANDBOOK

### CITY OF LINO LAKES

An Existing Housing Assessment is the first step in identifying current housing needs for your community. This information meets the minimum data requirements for your Existing Housing Assessment. You are free to copy and paste this table directly into your Housing Element, recreate it using the same data, or incorporate it into a table with additional or alternative data using reliable sources. This table is not a comprehensive picture of your community's housing stock, but a solid starting point to identify and address your existing housing needs. Please contact [Council staff](#) if you have any questions.

Total housing units <sup>1</sup> = 6,546

**Table 1 Affordability <sup>2</sup>**

Units affordable to households with income at or below 30% of AMI	Units affordable to households with income 31% to 50% of AMI	Units affordable to households with income 51% to 80% of AMI
129	349	2,204

**Table 2 Tenure <sup>3</sup>**

Ownership units	Rental units
6,019	527

**Table 3 Type <sup>1</sup>**

Single-family units	Multi-family units	Manufactured homes	Other housing units
6,213	238	95	0

**Table 4 Publicly Subsidized Units <sup>4</sup>**

All publicly subsidized units	Publicly subsidized senior units	Publicly subsidized units for people with disabilities	Publicly subsidized units: All others
106	0	0	106

**Table 5 Housing Cost Burdened Households <sup>5</sup>**

Income at or below 30% of AMI	Income 31% to 50% of AMI	Income 51% to 80% of AMI
286	238	398

<sup>1</sup> Source: Metropolitan Council

<sup>2</sup> Source: Metropolitan Council staff estimates based on 2014 and 2015 MetroGIS Regional Parcel Datasets (ownership units), 2008-2012 Comprehensive Housing Affordability Strategy data from HUD (rental units and household income), and the Council's 2014 Manufactured Housing Parks Survey (manufactured homes).

<sup>3</sup> Source: U.S. Census Bureau, 2010-2014 American Community Survey five-year estimates; counts adjusted to better match the Council's 2014 housing stock estimates

<sup>4</sup> Source: HousingLink Streams data, available online at <http://www.housinglink.org/streams>

<sup>5</sup> Housing cost burden refers to households whose housing costs are at least 30% of their income. Source: U.S. Department of Housing and Urban Development, 2008-2012 Comprehensive Housing Affordability Strategy (CHAS) data, with counts adjusted to better match Metropolitan Council household estimates

August 2016



# COMMUNITY PROFILES

CENSUS, FORECASTS & ESTIMATES

COMMUNITY PROFILES

REPORTS, ANALYSIS & METROSTATS

DOWNLOAD DATA

## Community Profile for Lino Lakes

Each chart in the Community Profiles can be saved in JPEG, PNG or PDF formats or printed as a standalone page. To save as an image, right-click on the chart and select a format option. Once the "capturing data" process is over, review the saved charts on the CHART EXPORTS tab. Click the "save" button for any chart export listing you wish to save. Please note that the data source is not included in the saved images.

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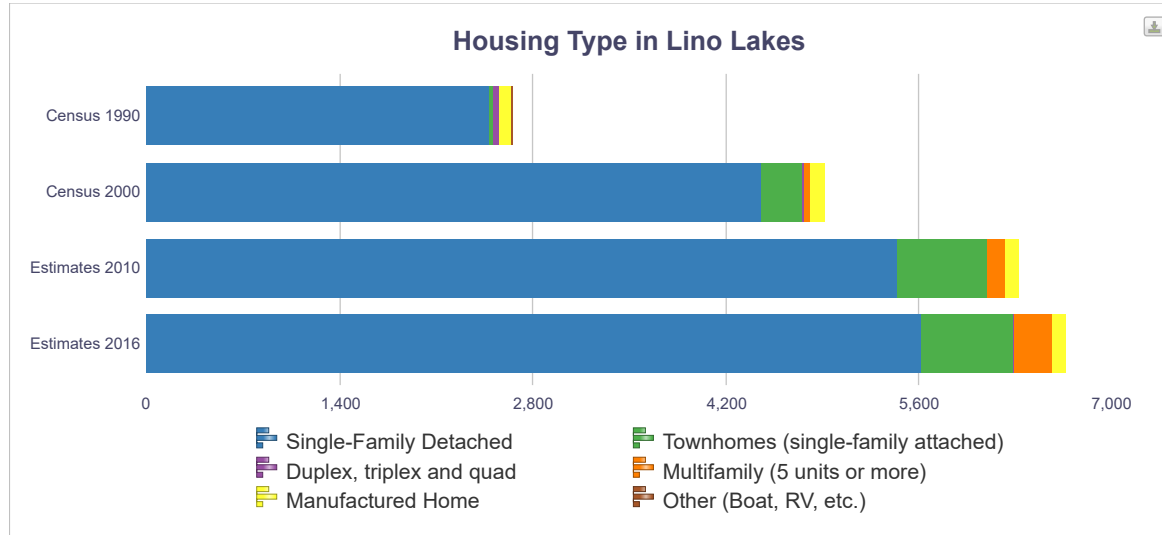
Lino Lakes

<https://stats.metc.state.mn.us/profile/detail.aspx?c=02395725>

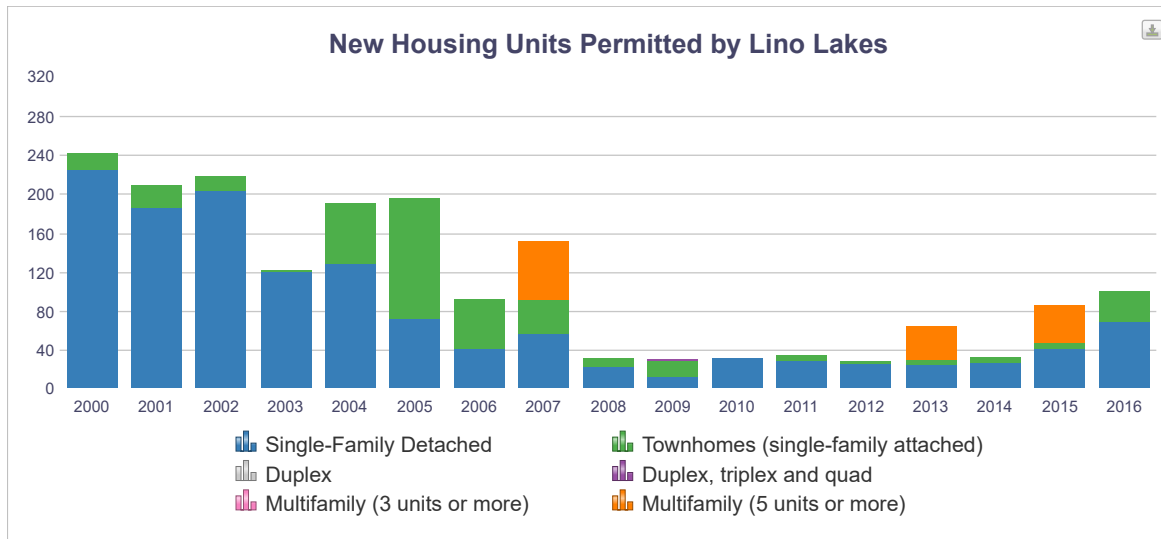
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- [Housing Type](#)
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- [Housing Tenure and Vacancy](#)
- [Homeownership](#)
- [Median Housing Value](#)
- [Median Gross Rent](#)
- [Count of Existing Home Sales by Price](#)
- [Households Experiencing Housing Cost Burden](#)



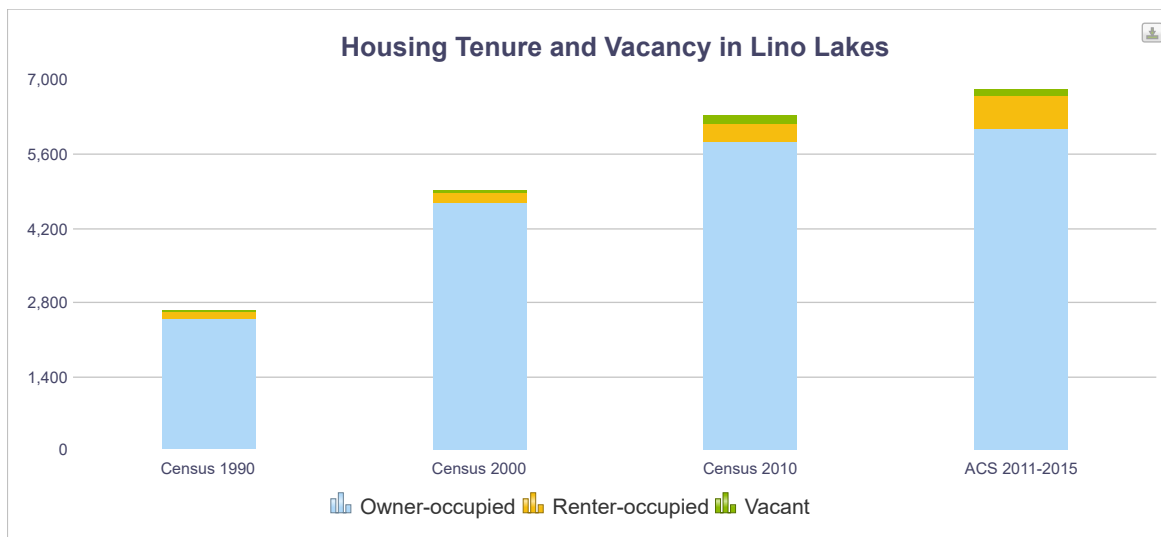
Source: U.S. Census Bureau Decennial Census and Metropolitan Council Housing Stock Estimates.  
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Note: Between 2003 & 2004 housing unit type definitions changed: Duplex category was expanded to include duplex, triplex and quad, and the definition of multifamily changed from 3 or more units to 5 or more units.  
 Source: [Metropolitan Council Residential Building Permit Survey](#).  
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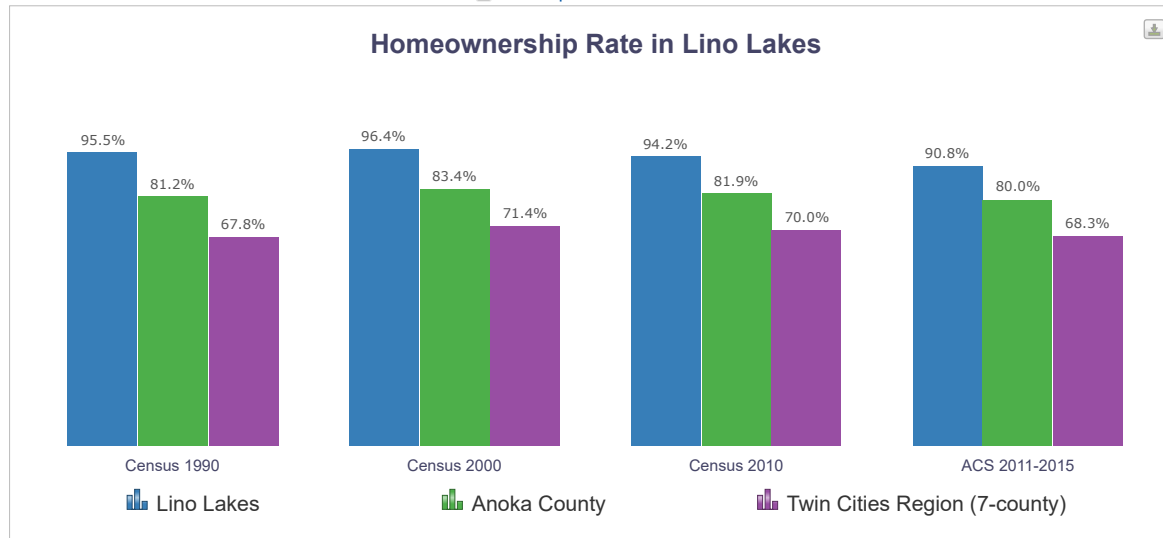
Source: [Metropolitan Council Affordable Housing Production Survey](#).  
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Select any comparisons to include in the chart.

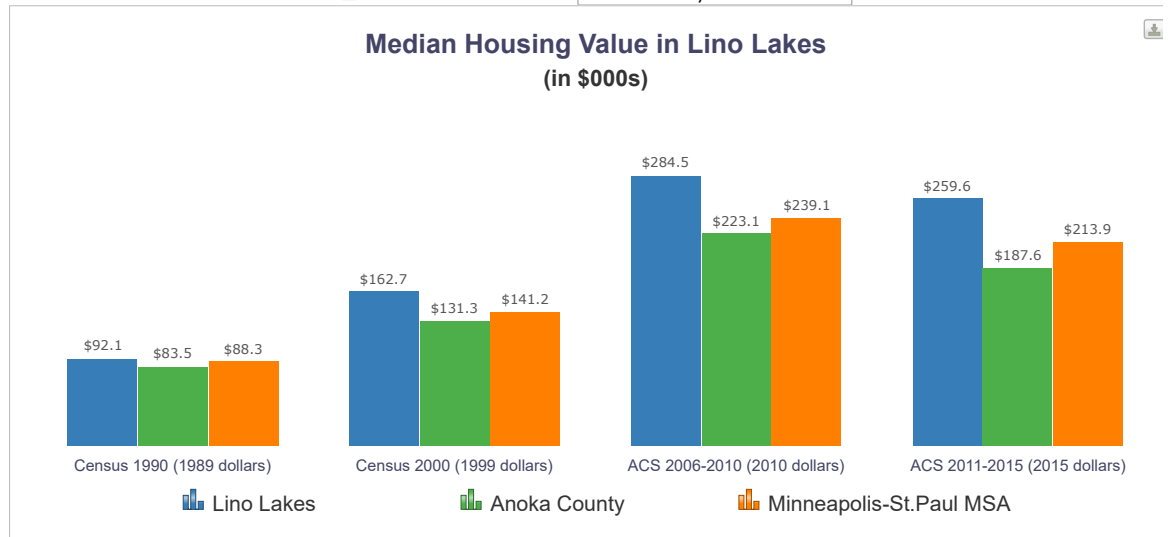
County  Twin Cities Region (7-county)  
 Compare another place

Minneapolis-St. Paul MSA



Select any comparisons to include in the chart.

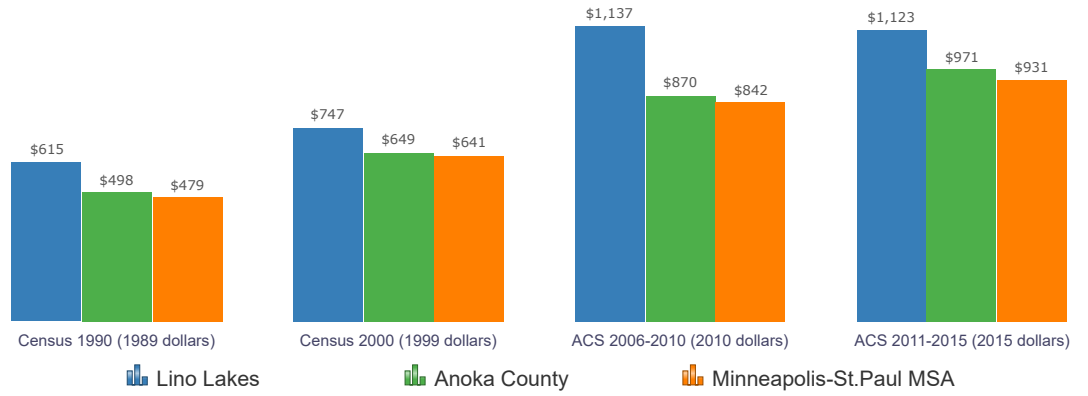
County  Minneapolis-St. Paul MSA  
 Compare another place



Select any comparisons to include in the chart.

County  Minneapolis-St. Paul MSA  
 Compare another place

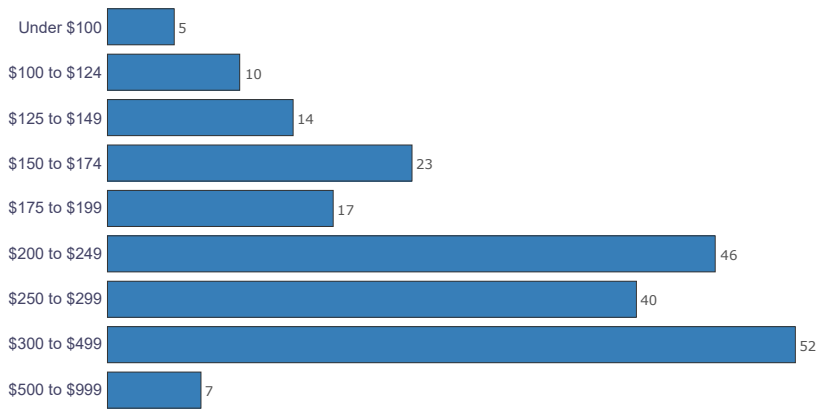
### Median Gross Rent in Lino Lakes



Source: U.S. Census Bureau [Decennial Census](#) and [American Community Survey](#).  
[Download chart data](#)  
[Link to inflation calculator](#)  
[Back to top](#)

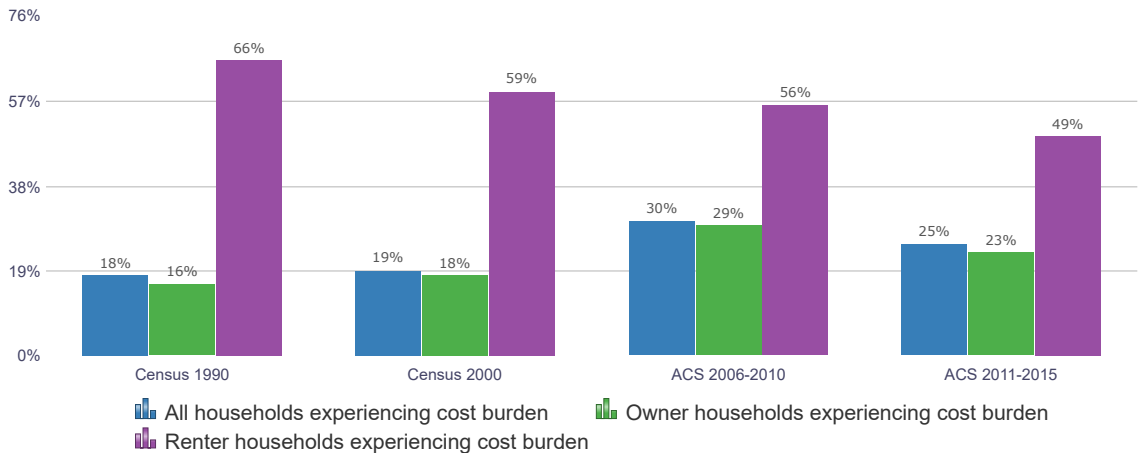
Select data to chart: 2015 ▾

### Count of Existing Home Sales by Price in Lino Lakes (in \$000s)



Source: [Certificate of Real Estate Value](#), Minnesota Department of Revenue.  
[Download chart data](#)  
[Back to top](#)

### Percent of Households Experiencing Housing Cost Burden in Lino Lakes



Source: U.S. Census Bureau [Decennial Census](#) and [American Community Survey](#).  
 Use caution when comparing 1990 and 2000 data (which include only some households) to American Community Survey data (which include all households). See the [metadata](#) for more information.



## Summary of Meeting Results

# Chain of Lakes Rotary Club Meeting in a Box, July 26<sup>th</sup> 2017

### S.W.O.T. Discussion

1. What are Lino Lakes' greatest **strengths**? What makes the City a great place to live? Please list at least 5 things you think make Lino Lakes great. (Strengths can refer to the community, the people, public facilities, natural resources, character, governance, etc.)

- Parks & trail
- City Hall staff
- Opportunities to get involved
- Natural areas/open space
- Retail opportunities
- People volunteering to help the community grow—Rotary, etc.
- Parks and trails investment
- Location
- Safety
- Security
- Community
- Park system
- Trails
- Friendly people
- It's a neighborhood community—people get to know their neighbors
- It's safe; no crime
- Parks & trails
- Proximity to Minneapolis, airport & St. Paul
- Great neighborhood
- Safe community
- Better commercial areas from 15 years ago
- Expanded trail system

2. What are Lino Lakes' **weaknesses**? Where does Lino Lakes fall short from your perspective? What is missing that could better reflect the community vision?

- Deteriorating road system
- Complacency- Lino is great, continue investing

- No civic center
  - Other than YMCA there isn't a meeting social area (Community Center)
  - Pockets of poverty
  - People don't know difference between Centerville, Circle Pines, Lexington, etc.
  - Lack of a commercial center
  - Staff/council relationship
3. What are the greatest **opportunities** in the community? What things do we do well already, but could do better? What areas do we fall short in that we could be better at? Where are the greatest opportunities for the community?
- Continue focus on growing commercial/retail businesses. This will allow city to maintain services, tax rate
  - Growth of commercial business in area
  - Higher taxes
  - Finish retail area—legacy
4. What are the **threats** that stand in the way of achieving the opportunities or maintaining our strengths? What threatens the community or city from achieving their goals?
- Poor economy
  - Council/charter arguing—stalemate
  - Price of gas at \$4-\$5 per gallon could keep people from work—lack of jobs
  - Lack of funds to improve
  - Taxes
  - Not maintaining high level of public safety

**CITY OF LINO LAKES  
PLANNING & ZONING BOARD MINUTES**

<b>DATE</b>	<b>: July 12, 2017</b>
<b>TIME STARTED</b>	<b>: 6:32 P.M.</b>
<b>TIME ENDED</b>	<b>: 9:08 P.M.</b>
<b>MEMBERS PRESENT</b>	<b>: Dale Stoesz, Lou Masonick, Perry Laden, Paul Tralle (Chair), Neil Evenson, Michael Root, Jeremy Stimpson</b>
<b>MEMBERS ABSENT</b>	<b>: None</b>
<b>STAFF PRESENT</b>	<b>: Michael Grochala, Katie Larsen, Diane Hankee, Mara Strand, Joe Widing</b>

**I. CALL TO ORDER AND ROLL CALL:**

Chair Tralle called the Lino Lakes Planning and Zoning Board meeting to order at 6:32 p.m. on July 12, 2017.

**II. APPROVAL OF AGENDA**

The Agenda was approved as presented.

**III. APPROVAL OF MINUTES:**

Mr. Masonick made a MOTION to approve the June 12, 2017 Meeting Minutes with amendment. Motion was supported by Mr. Laden. Motion carried 6 - 0.

**IV. OPEN MIKE**

Chair Tralle declared Open Mike at 6:33 p.m.

There was no one present for Open Mike.

Mr. Laden made a MOTION to close Open Mike at 6:33 p.m. Motion was supported by Mr. Stoesz. Motion carried 6 - 0.

**V. ACTION ITEMS**

- A. Public Hearing: All Seasons Rental/ SS Properties Addition Preliminary Plat, Rezoning and Conditional Use Permit**

Katie Larsen, City Planner, presented the staff report.

The applicants, Scott and Shelly Carlson, own All Seasons Rental located at 7932 Lake Drive. They have purchased the vacant 1.3 commercial parcel to the south with the intent to construct a new 7,740 square foot commercial facility.

The Land Use Application is for the following:

- Preliminary Plat
- Rezoning from R-X, Rural Executive to GB, General Business
- Conditional Use Permit
  - Commercial Planned Unit Development
  - Small Engine Repair

The proposed 7,740 s.f. facility is located on the south end of the site with a potential 6,700 s.f. future addition. The existing two buildings will be demolished. The current access off Lake Drive will be relocated to the north approximately 25 feet. It will be gated and used only for deliveries approximately 2-3 times per month. Two driveways will ingress/egress from Kelly Street. A 1,040 s.f. storage building will be located on the north end of the parcel. The existing concrete ready-mix operation will remain in the northeast corner of the site. The existing stormwater pond on the east side will be expanded and a new infiltration pond will be constructed on the west side along Lake Drive. Seven foot high security and screen fencing are proposed around the site. The parking lot will have curb and gutter and will be bituminous paved. A 15 foot trail easement exists along Lake Drive. This will remain in place but no trail improvements are required with this project.

Staff recommends approval of the preliminary plat, rezoning and conditional use permit.

Staff addressed questions of the Board.

- Mr. Root asked about the trail easement boundaries and where the trail easement runs to the parking lot.
- Ms. Larsen stated that the easement does not conflict with the parking lot.
- Mr. Root asked about the south side of the building and the signage and permits for the wall sign. In addition, he asked if a sign would be permitted and if there was a monument sign proposed.
- Ms. Larsen stated that there has not been a sign plan permitted, but that the proposal would be allowed a wall sign on every façade aside from the side abutting the residential property. She also stated that they are allowed a monument sign as well.
- Mr. Evenson asked about the fences and if the security fence is a chain link that one could see through. He then asked if you could see it at all.
- Ms. Larsen said that if the privacy fence is put in on the edge of the property then landscaping needs to be on the outside of the fence and that for the security fence,

the landscape buffer is only required between a residential and commercial property.

- Mr. Evenson stated that he was not sure that one could see a fence.
- Ms. Larsen agreed and stated it is a difficult question and that Mr. Larsen had a good point.
- Mr. Evenson stated that he thought that the fence on the east side of the lot would squeeze the home in. He also commented that the business has been a good neighbor.
- Mr. Stimpson stated that he likes this type of development and that other business should look more like this. He also stated that the Lake Drive access can be difficult to get in and out of. He stated that his main comment is around the fencing and moving the privacy fence over to where the security fence is proposed. He asked about the irrigation and the stormwater pond and the fence placement with regards with irrigation.
- Ms. Larsen stated that [the applicant] does not have to irrigate the pond area, but if the area is sodded there would need to be irrigation. She stated that staff would have to take a look at possibly adding an extra irrigation pipe for landscaping and gathering more information on past practices.
- Chair Tralle asked if those who are building the house adjacent to the proposal are here tonight. They were not present at the meeting.
- Mr. Masonick asked if there was a fence line between the old and new property that currently exists.
- Mr. Carlson, the applicant, stated that there is one there today.
- Mr. Stoesz asked what hours of operations were permitted in the area.
- Ms. Larsen stated that there are no limits on hours of operation for commercial properties.
- Mr. Laden asked how visible the accessory building is to both Lake Drive and Kelly Street.
- Ms. Larsen stated that if the privacy fence was built that most of the building would be obscured by the privacy fence, but the top of the structure would still be visible.
- Mr. Laden stated that he recommends that the materials or color be consistent with the primary building if it is visible. He also wanted to clarify the materials on the proposed elevations and the labeling on the elevations.
- Ms. Larsen agreed that the elevations needed to be amended.
- Mr. Laden asked about if the garbage area needed to be integral with the primary building.
- Ms. Larsen stated that there needs to be more looked at, but agreed that the area should be moved.
- Mr. Laden stated he was concerned with fence materials on Lake Drive.
- Ms. Larsen stated that it was a security and chain link fence which would be permitted under code, but the slats would not be.
- Mr. Laden asked if the City will be requiring landscaping on the street side of the fence on Lake Drive.

- Ms. Larsen stated that landscaping was not shown on the street side of the fence. She also stated that she was concerned with a security fence abutting Lake Drive.
- Mr. Laden asked if there were any comments from the County about moving the access to Kelly Street.
- Ms. Larsen stated that the County has yet to submit comments.
- Mr. Laden stated he would be concerned as Kelly Street is a residential street.
- Ms. Larsen Stated that Kelly has no outlet and would not likely be used by commercial customers.
- Mr. Masonick asked if the property to the north is a church.
- Ms. Larsen stated that it was a multi-tenant commercial building and not a church.
- Chair Tralle asked if the rental trucks would be stored inside.
- Mr. Carlson, the applicant, stated that they would not be stored inside. He also stated that concrete area would be outside and is what requires the security fence.
- Chair Tralle stated that he is ok with a chain link fence on Lake Drive. He also stated that he has no issues with it being a steel sided building. He stated that if the applicant were to change to go where the security fence is presently he is concerned about the storm pond and the possibility of children next door and the safety with them. He asked how much of the property is going to be paved in the rear of the proposed building.
- Ms. Larsen stated that she also has concerns and questions with what is going to be installed behind the building in regards with pavement and sod placement.

The applicant came forward to speak.  
Scott Carlson, 7932 Lake Drive Lino Lakes, MN.

- Chair Tralle asked about the fence.
- Mr. Carlson stated that the barbed wire does not mean a lot to them in light of the comments, but they do want to have fencing on the Lake Drive side. He stated that he does like the idea of moving the fence on the other side of the drainage pond. He wants to look good in the community and is ok with other fencing materials. He stated that he just does not want open access into back yard of property.
- Chair Tralle asked about the accessory building and if Mr. Carlson is ok with changing materials or colors.
- Mr. Carlson stated that they are flexible with the color and materials of the accessory building as long as the size is maintained. He stated that there would be little visibility from either street, but would be open to other materials.
- Chair Tralle stated that the proposed building is a great looking building.
- Mr. Stimpson asked about the monument signage.
- Mr. Carlson would like to use the current sign on the property that would be relocated. He also stated that for wall signage that there would be signs on the south and west elevations.
- Mr. Laden asked about lighting in the parking lot.

The architect for the project came forward to speak.

Jerry Anderson, PO Box 310 Forest Lake, MN.

- Mr. Anderson stated that there are only 2 parking lot light poles, one that is centered on the west side of the parking lot and one that is centered on the south edge of the site. The remainder is lit by box lights. All lights are downward facing on 22 foot poles.
- Mr. Anderson stated that the berms on the west side would not be necessary and serve no purpose. He stated that they would be detrimental to the operation of the business. He stated that the pond in that area is more of a rain garden and will see little standing water. He also stated that he was ok with moving the fence across the pond. In addition the trash area is brick walled, an extension of the building and is a feature incorporated with the entire site. He also stated that he was happy to make the fence placement change from the outside of the pond to the inside as recommended by staff.
- Ms. Larsen asked about the parking lot screening on Lake Drive and the proposed outdoor display area. She stated that staff did not write the report with an outdoor display area being used and would not be allowed as is.

Chair Tralle declared the Public Hearing open at 7:33 p.m.

Katherine Beemer, 925 Kelly St. Lino Lakes, MN.

- Ms. Beemer asked where the rental trucks will be located on the property. She also stated that traffic makes it difficult to get off of Kelly Street on to Lake Drive.
- Mr. Carlson stated that the trucks would be located in the rear of the lot and that they ask for Penske to limit the amount of trucks on the property. If there are extras they would be located in the rear of the building.
- Mr. Laden asked if the trucks would be considered outdoor storage.
- Ms. Larsen stated that they are accessory use and are allowed as 25% of floor area for outdoor display area.
- Chair Tralle said that the truck storage is not that big of an issue and that the proposal would be an improvement over what is currently there. He thinks that Kelly Street is the appropriate street for ingress and egress for the business.
- Mr. Laden asked about the number of parking stalls being proposed.
- Ms. Larsen stated that the proposal currently exceeds the parking requirements and could use some of the spaces for the storage of the rental trucks.
- Ms. Larsen stated that a stipulation that rental trucks be only kept in parking stalls facing Lake Drive rather than Kelly Street.
- Mr. Stoesz asked if the ponding in front is needed on the site.
- Ms. Hankee stated that they do need both ponds to meet the requirements for storm water management requirements.
- Ms. Larsen stated that staff did not have any issues with the location of the ponds.
- Mr. Anderson said that the ponding was already approved by the Rice Creek Watershed and could not be changed without re-approval from the Watershed.

Mr. Laden made a MOTION to close the Public Hearing at 7:45 p.m. Motion was supported by Mr. Stimpson. Motion carried 6 - 0.

- Mr. Evenson asked if there were garage doors on the rear of the building.
- Mr. Carlson stated that there are no garage doors on the rear, but if the garbage was on placed on the rear of the building that there would be conflicts with customer movements through the site.
- Mr. Evenson stated that he has no problem with where it is on the drawing. Mr. Laden and Mr. Stoesz concurred.
- Mr. Carlson stated that the business does not generate much trash and would not be visible from either Lake Drive or Kelly Street.
- Mr. Masonick stated that if the fence was on the west of the pond the applicant would not have to insure the pond.

Mr. Evenson made a MOTION to recommend approval of the preliminary plat, rezoning and conditional use permit. Motion was supported by Mr. Root. Motion carried 6 - 0.

## **VI. DISCUSSION ITEMS**

### **A. 2040 Comprehensive Plan**

Kendra Lindahl, Landform Professional Services, presented the staff report.

#### ***Results of June 22, 2017 Open House***

- Approximately 40 citizens attended the Open House. A summary report is attached.

#### ***Results of Community Survey***

- The online survey was closed on June 23, 2017 and had 476 respondents. A report summarizing the results is attached.

#### ***Potential Land Use Study Areas and Land Use Issues***

- Staff has identified a preliminary list of land use study areas. These are specific locations that should be reviewed as part of the Land Use Plan update.
- Several landowners also have requested that the City consider specific changes to the status of their property. Possible changes might include the future land use designations or utility staging.
- Attached is a table listing potential land use study areas, along with a map showing the areas by planning district. The table includes some data about each area (size, current planning status, utility staging) and a bullet list of issues or questions. For each study area, we have also provided a more detailed map with the 2030 Land Use Plan and an aerial photo with the GIS wetland layer. For Area



1-A, some additional materials are provided (an excerpt of the 2007 Master Planning Study for Hodgson Road & CRJ.)

Staff Addressed questions of the Board.

**Site 1A – Hodgson Road and County Road J**

- Mr. Stoez doesn't think the master plan should be included in the comprehensive plan as it is too specific and limiting for the site.
- Mr. Laden thinks that graphics and vision is good, but clarification that the plan is more of a concept should be included as well.
- Chair Tralle agrees with Mr. Laden and doesn't see any reason to alter what is already in place.
- Mr. Laden stated that mixed use needs to have better definition of what it is or what the city wants to see.
- Chair Tralle stated that the 3 businesses on Hodgson Rd. want nothing to do with the vision in the master plan.

**Site 1B – Hodgeson Road and Birch Street**

- Mr. Laden stated that he would like to see it continue to be commercial. The site is highly visible and that residents are asking for more commercial and taking away spaces guided for commercial use would be a mistake.
- Chair Tralle asked if it was owned by the town home development.
- Mr. Stimpson stated that ownership has changed and is no longer owned by the developers of the town home development.
- Mr. Laden stated that the developer wanted more commercial at one time, but was stopped in the past by the City.
- Mr. Stimpson stated that his only concern would be the access being a right in, right out only on to Birch Street from the commercial property.
- Mr. Grochala stated that is currently zoned for neighborhood business. He stated that the original proposal was denied and rezoned to neighborhood business.
- Mr. Laden stated that the site could be opened up to full commercial with more auto heavy use.
- Mr. Grochala stated that when the original project was denied the site was also zoned from Limited Business to Neighborhood Business which is more restrictive to auto use.
- Mr. Root stated that access is a challenge and that it is zoned for business and that's why its still open. He also stated that there is still plenty of land north of Birch Street for commercial use.
- Chair Tralle asked what would give the most versitable zoning without making it a drive through.
- Ms. Lindahl stated that they are talking use and the comprehensive plan and that it could be zoned 3 different ways that would apply for a commercial use.
- Mr. Grochala stated that there is more interest in residential than commercial for the site.

- Mr. Stoez asked if it can be split in half by keeping north side commercial and making the south side residential.
- Ms. Lindahl stated that nothing is stopping anyone from proposing a good use on the site.

### **1C – South of 67<sup>th</sup> Street from Ware Road to Holly Drive**

- Mr. Root asked about the preserve conservation area and if this area would be an extension of that. He asked if the idea is to move this area forward in staging.
- Mr. Grochala stated that the area could be split into 2 districts with one half [east side] moving into a sewer staging district. The area would only be roughly 60 units and guided for low density development.
- Mr. Laden asked if it is directed by the Met Council.
- Mr. Grochala stated that the Met Council has no system here and municipalities have taken the lead.
- Mr. Masonick asked if 62<sup>nd</sup> Street has sewer capacity for houses on it.
- Mr. Grochala stated that sewers 62<sup>nd</sup> Street does have sewer and water.
- Mr. Stoez asked that why Red Maple Lane is marked the way it is on the land use map.
- Mr. Grochala stated that it is currently zoned urban reserve and that going to be pushed out to 2040 for sewer service. He also stated that if there is enough interest the staging could be moved up in time.

### **2A – Sod Farms Area**

- Chair Tralle asked if it was one of the ecological development proposals.
- Mr. Grochala stated it was going to be similar to the lakes development [in Blaine] and that the reason it was guided the way it was was on account of a future collector road. He also stated that this plan has begun to reemerge. He stated that densities will likely be averaged out over the entire area and asked if any member had any issues with the current design.
- Mr. Laden asked why the checkerboard design of the proposed land use.
- Mr. Grochala stated that they did not want to have 160 acres of mixed use as it has the highest allowed density.
- Chair Tralle stated that a lot of the sites so far have had work done already and with no development why change what's there.

### **2B – Lake Drive Corridor North of Main Street**

- Mr. Grochala explained the nature of the business mix along the corridor that do not currently fit zoning classifications and future land use guidance.
- Mr. Stoez asked what Columbus has zoned along Lake Drive.
- Mr. Grochala stated that Columbus is zoned all commercial along Lake Drive.
- Mr. Laden stated he thought that all of Lake Drive would end up commercial.
- Mr. Grochala said that there is a lot of conflicting land uses along the corridor that makes it becoming all one or the other difficult.
- Ms. Lindahl stated the biggest concern is to limit access onto Lake Drive and turning conflicts for vehicles.

### **2C – Waldoch Farms Area**

- Chair Tralle stated that they just added 100 space parking lot and that he doesn't think that they would be putting up houses on the site soon.
- Mr. Grochala stated that they have looked to add housing to rear side of the property. The farm is moving into a commercial operation and away from agriculture. They are looking to move the property up staging wise. Previously the staging was pushed back in the previous plan and might get pushed up in the forthcoming comprehensive plan.
- Ms Lindahl stated that this area is another sewer phasing issue area more than a future change in land use issue.

### **2D – Decker Property 614 Pine Street**

- Ms. Lindahl stated that the study area was created at request of the land owner.
- Catherine and Jason Decker 614 Pine Street, Lino Lakes MN.
- Mr. Decker stated that he has talked with adjoining property owners to the east and that they are interested in possibly selling and developing their land in conjunction with him. He also stated that they are looking for sooner sewer and water hookups to accommodate development.
- Mr. laden asked if Mr. Decker is talking about grouping multiple parcels together.
- Mr. Decker stated that there is interest between three adjacent property owners about coming together to sell for development.
- Chair Tralle stated that the city will look into a potential of development.

### **3A – North of Main Street West of 20<sup>th</sup> Avenue**

- Ms. Lindahl stated that the intention is to reaffirm guided land use from the previous comprehensive plan.
- Mr. Grochala stated that the area is 2025 and 2030 development area, but with it being adjacent to the Mattamy development that possibly these parcels would be pushed up in the utility staging for drainage purposes. He also stated that this is an area with higher amenities and higher density.
- Mr. Stoez asked if the proposal would be to change it to mixed use.
- Mr Grochala stated that the idea is to look more at staging and reaffirming current land use guidance.
- Chair Tralle asked if the Mattamy site is still being looked at.
- Mr. Grochala said that Lennar is looking at the site and that he expects an application coming in the next week.

### **3B – Nadeau Properties (6651 & 6677 20<sup>th</sup> Avenue South)**

- Ms. Lindahl stated that this is another property that has been submitted at the owners request. She stated the request was to increase the guided density to medium from low density.
- Mr. Laden asked what the property owner is requesting.

- Mr. Grochala stated that they are looking at Northpointe and they also owned Northpointe previously.
- Mr. Laden asked what the density of Northpointe is currently.
- Mr. Grochala stated that it will be medium density when all phases are completed, but currently the development would fall under a low density designation.
- Ms. Larsen stated that the owners were also looking at utility staging.
- Ms. Lindahl stated that it is important to sit down with landowner for areas such as this.

#### **4A – Wilkonson Lake / Cedar Lake Area**

- Ms. Lindahl stated the main reason for the focus of this area was sewer capacity and staging questions.
- Mr. Root stated that there was comments about Cedar Lake and asked if Cedar Lake is part of this area.
- Mr. Grochala said that there is an opportunity to do restoration of Cedar Lake in the future and that it is currently more of a wetland than a lake. He continued that that it would be challenging to do a restoration. He also stated that there has been strong interest in development in the area and straightening the s-curves on Ash Street. North Oaks Development Company is interested in that as well and in developing their land in the area. This opens opportunities in moving staging around.

#### **5A – East of I-35E and North of Main Street**

- Mr. Grochala stated that the residential was added during the AUAR and that if it is changed then the staging does not matter as much. If it were all guided commercial and industrial then it can be moved to the first staging area.
- Mr. Laden asked if changing it changes the AUAR.
- Mr. Grochala stated that it would not necessarily change the AUAR as it had 3 different scenarios and its possible to spread uses around within the AUAR.
- Mr. Stoez asked if this area would help pay for the interchange at Main Street and I-35E
- Mr. Grochala stated the area is out of the area for assessment.

#### **Additional Comments:**

- Mr. Stoez asked if Lake Drive by Trappers is being proposed for any changes.
- Staff replied no.
- Mr. Evenson asked how do you fix the land use by Orange St. with small lots and septic tanks.
- Mr. Grochala said the plan is to get sanitary would be to possibly extend it from a site to the south on Main Street, but it is also possible to come from Lake Drive. He also stated it is a long term project.
- Mr. Laden asked if there is any opportunity for a community septic system.
- Mr. Grochala stated that there is no real room for that in the area.

- Mr. Grochala asked are we a city of “make it happen” or “let it happen” in regards to the development. Does the city want to acquire and clear for development.
- Mr. Root stated that the area by city hall has had little happen with extensive city involvement.
- Mr. Laden stated that the city has had a more passive role traditionally. The city should take more of a role in marketing land.
- Mr. Stoez stated, about the 49 Club site, to go ahead to put sewer in and pre fund improvements and that development could pay back investment within 20 years.
- Ms. Lindahl presented a proposed change of the start time for the Planning and Zoning Board from 6:30 to 6:00 to allow for time to discuss the comprehensive plan before other items.
- Chair Tralle asked why not just start at 6pm with comp plan and move to other items after, without making official time for the rest of the items.
- Mr. Grochala stated that having a fixed starting time for applications and public hearing gives those participating in that a firm time.
- Mr. Stoez asked if staff was going to meet with the Charter Commission.
- Mr. Grochala replied that they are not.

## **B. Project Update**

Ms. Larsen stated that council approved the previous plans that were approved by Planning and Zoning Board in the previous hearing. She stated that Eagle Liquors is progressing and the United Properties development had its final walkthrough.

## **VII. ADJOURNMENT**

Mr. Evenson made a MOTION to adjourn the meeting at 9:08 p.m. Motion was supported by Mr. Stimpson. Motion carried 6 - 0.

Respectfully submitted,

Joe Widing  
Community Development Intern

**PLANNING & ZONING BOARD  
AGENDA ITEM 5A**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: August 9, 2017

REQUEST: Houle Addition Final Plat

CASE NUMBER: FP2017-008

APPLICANT: GRH Contracting  
Attn: Guy Houle  
1221 Birch Street  
Lino Lakes, MN 55038

OWNER: Same

REVIEW DEADLINE:

Complete Application Date:	July 21, 2017
60-Day Review Deadline:	September 19, 2017
120-Day Review Deadline:	November 10, 2017
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	August 9, 2017
Tentative City Council Work Session:	September 11, 2017
Tentative City Council Meeting:	September 11, 2017

**BACKGROUND**

The applicant, Guy Houle, GRH Contracting, has submitted a land use application for final plat. The proposed development is a 1 lot and 1 outlot single family residential subdivision located at the north end of Ruffed Grouse Road. The development contains one 30.72 gross acre parcel and is called Houle Addition.

This staff report is based on review of the following information:

The following staff report is based on the following information:

- Revised Civil Plans and Preliminary Plat prepared by Kaskaskia Engineering Group, LLC dated 7/21/17

- Final Plat prepared by Kaskaskia Engineering Group, LLC received July 21, 2017

Previous Council Actions:

- July 10, 2017: Resolution No. 17-63 approving Preliminary Plat

**ANALYSIS**

**Subdivision Ordinance**

*Conformity with the Comprehensive Plan and Zoning Code*

The parcel is guided low density residential and zoned R-1X, Single Family Executive. The final plat is compliant with the comprehensive plan, zoning and subdivision ordinance. The final plat substantially conforms to the approved preliminary plat.

*Blocks and Lots*

The final plat contains Lot 1, Block 1 and Outlot A. The preliminary plat has been revised and the contiguous buildable land area better defined.

	<b>Required per R-1X</b>	<b>Lot 1</b>	<b>Outlot A</b>
<b>Min. Lot Size (contiguous buildable land)</b>	12,825 s.f.	20,381 s.f. (0.47 acres)	1,136,590 s.f. (26.09 acres)
<b>Gross Lot Size</b>	NA	201,870 s.f. (4.63 acres)	1,136,590 s.f. (26.09 acres)
<b>Min. Lot Width</b>	90 feet (interior lot)	915 feet	NA
<b>Min. Lot Depth</b>	135 feet	220 feet	NA

*Streets and Alleys*

Lot 1 (future single family) has frontage along Ruffed Grouse Road that has 60 feet of platted right-of-way. Outlot A has frontage along CSAH 34/Birch Street. No street improvements are required.

*Easements*

Standard drainage and utility easements at least 10 feet wide have been provided along all lot lines. The wetland has been protected by an drainage and utility easement that includes a 10 foot buffer extending outward from the delineated wetland boundary.

Wetland Conservation Act regulations as administered by Rice Creek Watershed District (RCWD) requires a conservation easement and wetland buffer over the wetlands. These documents shall be recorded separately.

*Storm Water Management and Erosion and Sediment Control*

Per the submitted Grading and Utilities Plan Sheet 5, land disturbance is 9,632 square feet which is under the 10,000 square foot threshold for erosion control. A rock construction entrance and silt fences are proposed on site. No stormwater management facilities are proposed and drainage appears to occur on site. RCWD and the City Engineer will review and comment on plan.

*Utilities*

Sanitary Sewer

An 8” PVC sanitary sewer main along Ruffed Grouse Road will serve Lot 1. There is an 8” sanitary plug at the end of the main.

Watermain

A 6” DIP watermain along Ruffed Grouse Road will serve Lots 1. There is a 6” watermain plug at the end of the main.

*Public Land Dedication*

The Park, Natural Open Space, Greenways and Trail System Plan do not indicate a future neighborhood park within the area. The City is requiring cash in lieu of land dedication for the new lot.

<b>Park Dedication Fees</b>	
Total # of Lots =	1
x 2017 Park Dedication Fee	\$2,575
<b>= Total Due</b>	<b>\$2,575</b>

*Tree Preservation*

The goal of tree preservation is to minimize unnecessary loss of habitat, biodiversity and forest resource and to replace removed trees in areas where tree cover is most critical. Several trees have been removed from the entire site prior to submittal of the land use application. The Grading and Utility Plan, Sheet 05 identifies 2 trees on Lot 1 and that these trees are not being impacted. A tree inventory is not required for Outlot A since no development is proposed.



### *Landscaping*

Plan sheet 05 indicates one (1) boulevard tree (maple tree). This satisfies the boulevard tree requirement.

### **Building Requirements**

A building permit is required for the construction of the single family home. City staff will be review the permit and structure for compliance regarding setbacks, floor area, garage and design and construction standards.

### **Comprehensive Plan**

Houle Addition is consistent with the goals and policies of the comprehensive plan in regards to resource management, land use, housing, transportation and utilities.

### *Density and Land Area Calculations*

The following chart implements Met Council's formula for calculating net density.

<b>Gross Area (acres)</b>	<b>30.72</b>
Wetlands & Water Bodies	22.12
Public Parks & Open Space	NA
Arterial ROW	NA
Other (Wetland Buffer)	TBD
<b>Net Area (acres)</b>	<b>TBD</b>
# of Units	1
<b>Gross Density (units/acre)</b>	<b>TBD</b>
<b>Net Density (units/acre)</b>	<b>TBD</b>

The subject site is guided low density residential development and allows for 1.6 to 3.9 units per net acre. Although information regarding the wetland buffer is needed verify consistency, it appears Houle Addition meets the land use goals of low density residential development by creating a 1 lot subdivision on a 4.63 gross acre parcel.

### **Wetlands**

A Wetland Delineation Report was completed by Jacobson Environmental, PLLC on May 23, 2017 and is currently under review by RCWD. Since no future development is

to occur on Outlot A, a delineation is only required on Lot 1. A WCA Notice of Decision shall be required prior to City Council approval of the final plat.

The site is located within in the RCWD Wetland Management Corridor (WMC). RCWD is requiring a conservation easement and wetland buffer a minimum 25' wide on Lot 1 and a minimum 50' wide on Outlot A. These documents shall be recorded separately.

### **Floodplain**

The 2015 DFIRM indicates Zone A floodplain on both Lot 1 and Outlot A. The plan sheets have been revised to indicate a RCWD floodplain base flood elevation (BFE) of 886.87. Grading and house construction do not appear to impact the floodplain.

### **Shoreland Management Overlay**

The site is located in a Shoreland Management Overlay district of Wards Lake. This lake is classified as a Natural Environment Lake and has an 883.7 OHWL elevation. A setback of 150 feet from the OHWL is required for all primary and accessory structures. Section 1102.07(2)(a) does however, allow for the following exception:

*“Placement of structures on lots. When more than one setback applies to a site, structures and facilities must be located to meet all setbacks. Where structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks from the ordinary high water level, provided the proposed building site is not located in a shore impact zone.”*

The plans show the 883.7 OHWL and staff understands this elevation has now been field surveyed. The OHWL setback of 6697 Ruffed Grouse Road is 56.3' and the OHWL setback of 6690 Ruffed Grouse Road is 92.1'. The average setback is 74.2'. The 75' shore impact zone is the more restrictive and shall be the applicable setback.

The Grading Plan indicates 2.31% impervious surface coverage which meets the allowed 30% impervious surface coverage of the shoreland ordinance.

### **Development Agreement**

A Development Agreement has been drafted by the City and shall be executed by the City and the developer and recorded by the developer.

### **Title Commitment**

The title commitment shall be updated within 3 months of recording the final plat.

### **Stormwater Maintenance Agreement**

Since there are no stormwater management facilities being constructed with this

development, a stormwater maintenance agreement is not required.

### **Conditions of Resolution No. 17-63 Approving Preliminary Plat**

The following conditions of have been addressed (~~strickethrough~~) or have not addressed as indicated below.

1. ~~Comments from City Engineer Letter dated June 7, 2017 shall be addressed. See revised letter dated August 3, 2017.~~
2. ~~Comments from the Environmental Coordinator letter dated June 9, 2017 shall be addressed. See revised letter dated August 2, 2017.~~
3. General Comments:
  - a. Any future subdivision and development of Outlot A shall require full preliminary and final plat review and approval.
  - b. No principal or accessory buildings shall be constructed on Outlot A.
  - e. ~~CSAH 10 shall be renamed CSAH 34 on all plan sheets.~~
4. Sheet 03-04, Preliminary Plat:
  - a. ~~The lot area (contiguous buildable land) shall be recalculated and correctly shaded to exclude the delineated wetland boundary plus 10 foot buffer/easement.~~
  - b. ~~Both sheets shall show building setbacks (front, side and rear) measured to the lot line.~~
  - c. Sheet 04 shall include the density chart with correct area calculations for each line item.
  - d. ~~The entire delineated wetland boundary shall be shown on the preliminary plat, especially on Lot 1, Block 1.~~
  - e. ~~Both sheets shall be revised to show the drainage and utility easements including a 10 foot buffer extending outward from the entire delineated wetland boundary.~~
  - f. ~~A separate plan sheet shall be submitted showing any required conservation easements.~~
  - g. ~~The 883.7 OHWL shall be field surveyed and shown on the plans.~~
  - h. ~~The actual house setbacks to the OHWL of 6697 Ruffed Grouse and 6690 Ruffed Grouse shall be shown on the plans.~~
  - i. ~~The average of setback line of theses adjacent houses shall be shown on the plan.~~
  - j. ~~The 75 foot shore impact zone shall be clearly marked on the Preliminary Plat Plan Sheet 04 and Grading and Utilities Plan Sheet 05.~~
  - k. ~~The Upland Boundary label shall be renamed Contiguous Buildable Area.~~
  - l. ~~The Contiguous Buildable Area shall be shown and calculated 10 feet outward from the delineated wetland boundary.~~
  - m. ~~The civil plans and house plans shall be revised to meet the accurately calculated average setback.~~
  - n. ~~On the Preliminary Plat Plan Sheet 04, it shall be included under Notes that all structures (decks, accessory structures etc.) shall meet the required OHWL setback.~~

5. ~~Sheet 05, Grading and Utilities:~~
  - a. ~~The plan sheet indicates 470 s.f. of grading within the shore impact zone.~~
    - i. ~~The applicant shall clarify what this is and where it is located.~~
  - b. ~~The Upland Lot Area (42,603 s.f.) does not match the data provided on Sheet 03 and the plans shall be revised accordingly.~~
  - c. ~~Staff has concerns the tree west of the house may be damaged during site grading.~~
    - i. ~~The applicant shall indicate tree protection measures on the plan.~~
6. ~~Landscape Plan:~~
  - a. ~~A separate Landscape Plan shall be submitted showing the location and tree species for one (1) boulevard tree.~~
7. ~~Wetlands:~~
  - a. ~~A WCA Notice of Decision shall be submitted to the City.~~
  - b. ~~All plans and final plat shall be revised to reflect the WCA approved delineated boundary.~~
  - c. ~~The entire wetland boundary on Lot 1 shall be delineated and shown on the plans.~~
  - d. ~~If required by RCWD, the WMC 50 foot buffer area and the proposed WMC buffer area shall be provided on a separate plan sheet.~~
8. ~~Floodplain:~~
  - a. ~~The applicant shall provide written documentation from RCWD the 887.6 BFE is correct.~~
    - i. ~~If correct, this should be listed under "Notes" on the plan sheets.~~
  - b. ~~The applicant shall verify the floodplain will not be impacted.~~

## FINDINGS OF FACT-FINAL PLAT

The Planning and Zoning Board shall consider the final plat and the Community Development Department shall forward the Planning and Zoning Board recommendations to the City Council. The following requirements shall be met before consideration of the final plat by the Planning and Zoning Board:

1. The final plat shall substantially conform to the approved preliminary plat and phasing plan.

*The final plat substantially conforms with the preliminary plat.*

2. For plats that consist solely of individual single family residential lots, final plat applications for subsequent phases shall not be approved until building permits have been issued for 40% of lots in the preceding phase. This division applies only when the preceding phase consists of 40 or more lots; and

*This is a 1 lot single family residential subdivision and will be platted in one (1) phase.*

3. Conditions attached to approval of the preliminary plat shall be substantially fulfilled or secured by the development agreement, as appropriate.

*The conditions of the preliminary plat have been substantially fulfilled. Outstanding conditions listed below need to be addressed prior to release of the final plat mylars. Securities will be required with a Development Agreement.*

## **RECOMMENDATION**

Staff recommends approval of the final plat for Houle Addition subject to the following conditions:

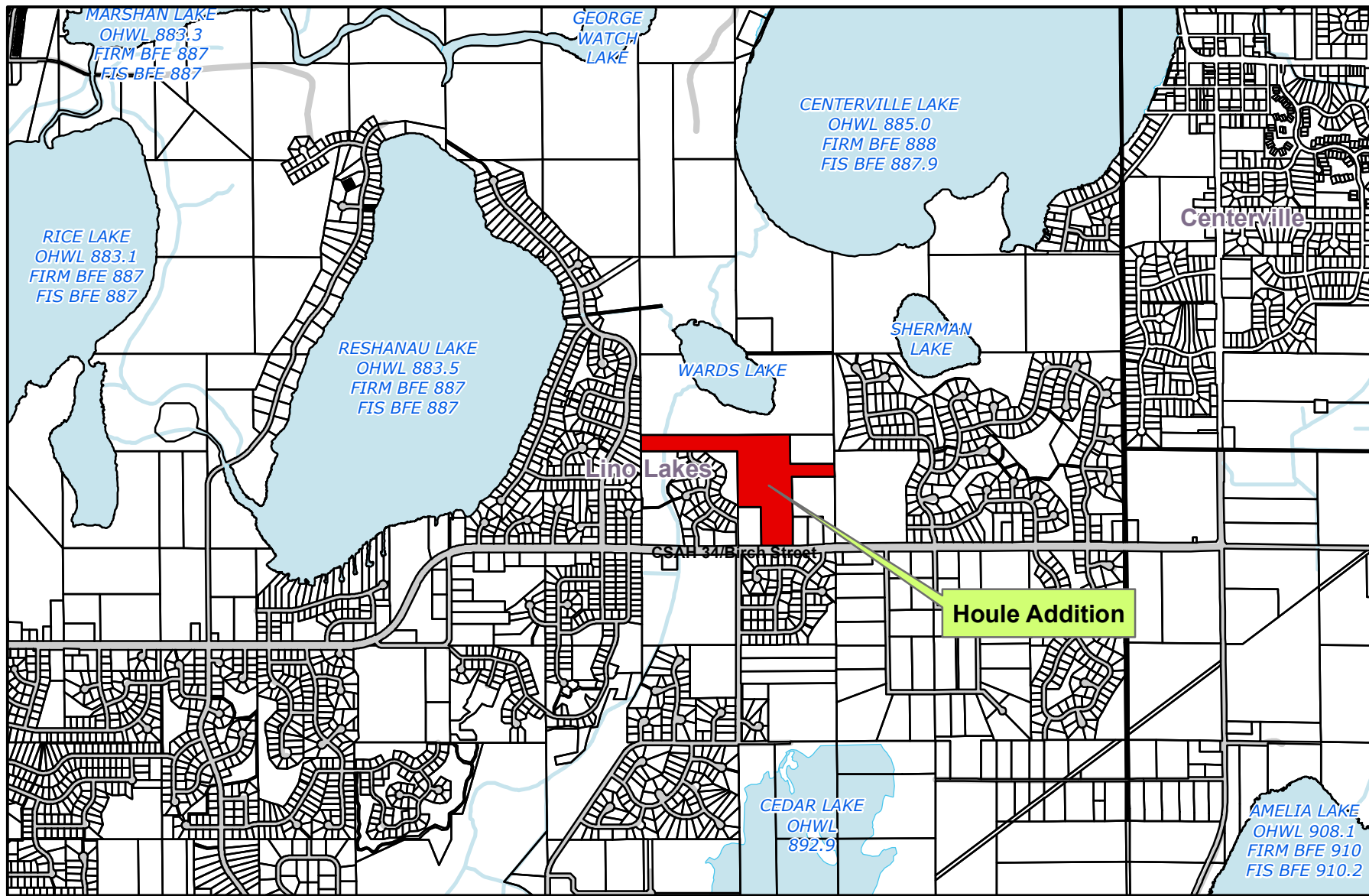
1. All comments from City Engineer letter dated August 3, 2017 shall be addressed.
2. All comments from Environmental Coordinator letter dated August 2, 2017 shall be addressed.
3. A Development Agreement has been drafted by the City and shall be executed by the City and the developer and recorded by the developer.
4. General Comments:
  - a. Any future subdivision and development of Outlot A shall require full preliminary and final plat review and approval.
  - b. No principal or accessory buildings shall be constructed on Outlot A.
  - c. All plan sheets shall note the correct revision date.
5. Wetlands:
  - a. A WCA Notice of Decision shall be submitted to the City.
  - b. All plans and final plat shall be revised to reflect the WCA approved delineated boundary.
  - c. The entire wetland boundary on Lot 1 shall be delineated and shown on the plans.
  - d. The applicant shall provide separate recordable documents for the Conservation Easement and WMC Buffer Declaration as approved by RCWD and the City.
6. Rice Creek Watershed District (RCWD):
  - a. The applicant shall provide a copy to the City of the RCWD permit application prior to Council approval of the final plat.
  - b. A RCWD permit is required prior to any site grading or home construction.
7. Sheet 03, Preliminary Plat:
  - a. Under Notes, #2 shall be revised from 30' to 10'.
8. Sheet 04, Preliminary Plat:
  - a. Density chart shall be revised to include under "Other" the area of the wetland buffer.
  - b. The legend indicates a shaded area for "Contiguous Buildable Area" but the plans do not show the same shading. Please revise.
9. Sheet 08, Conservation Easement:
  - a. The area (s.f.) of the delineated wetland shall be shown.
  - b. The area (s.f.) of the wetland buffer shall be shown.
    - i. The wetland buffer is measured from the delineated wetland boundary to the conservation easement.

10. Final Plat

- a. A WCA Notice of Decision approving the delineated wetland boundary shall be provided to the City prior to recording the final plat.
- b. An updated title commitment (within 3 months) shall be provided.

**ATTACHMENTS**

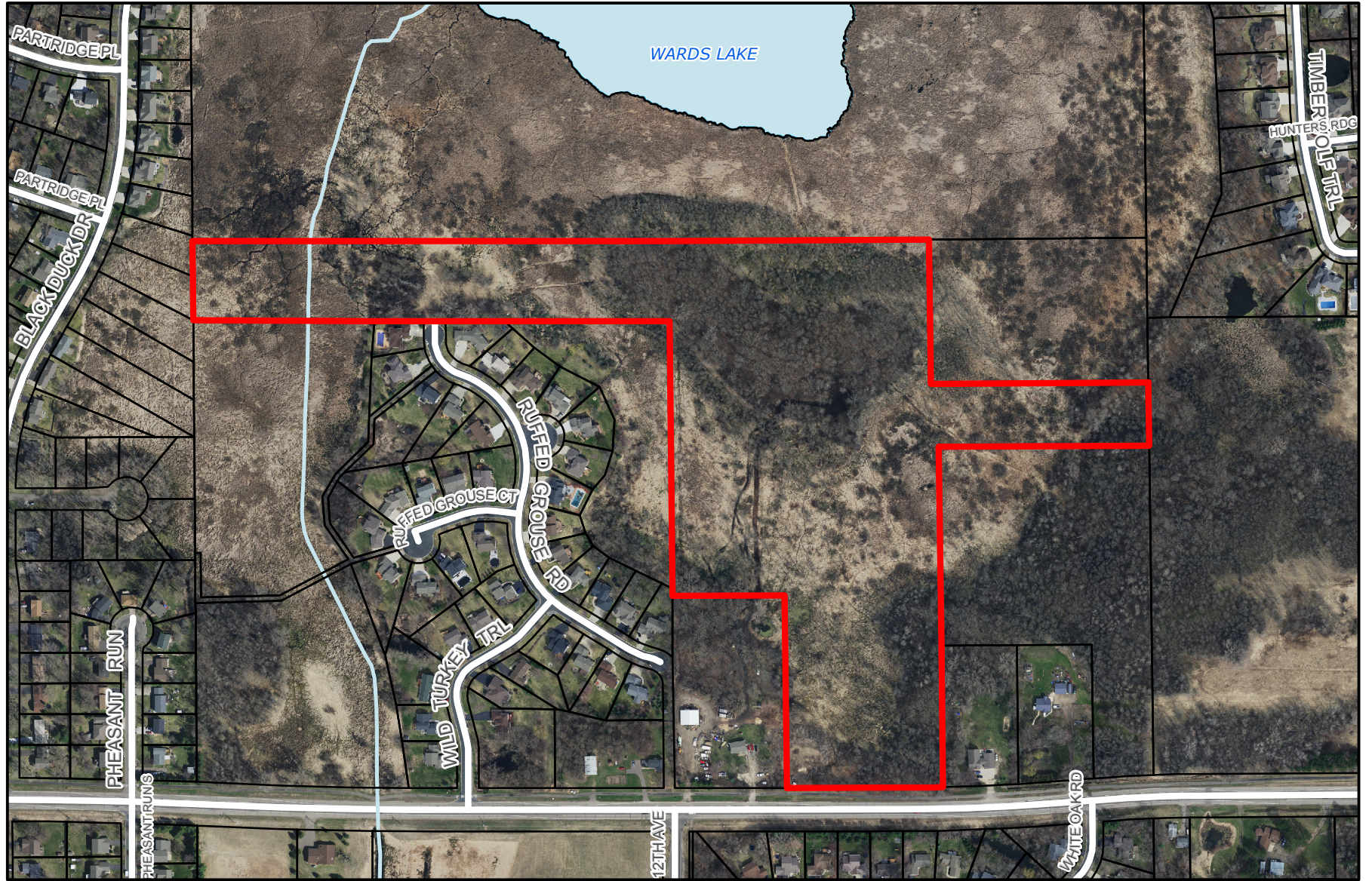
- 1. Site Location Map
- 2. Aerial Map
- 3. City Engineer Letter dated August 3, 2017
- 4. Environmental Coordinator letter dated August 2, 2017
- 5. Revised Preliminary Plans and Preliminary Plat received July 21, 2017
- 6. Final Plat



# Site Location Map







# Aerial Map Houle Addition







*Memorandum*

**To:** *Katie Larsen, City Planner*

**From:** *Ed Youngquist, WSB*  
*Diane Hankee PE, City Engineer*

**Date:** *August 3, 2017*

**Re:** *Houle Addition*  
*Plan Review*  
*WSB Project No. 010154*

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We have reviewed the Preliminary Plat documents dated May 15, 2017 for the Houle Addition development in Lino Lakes, MN prepared by Kaskaskia Engineering Group, LLC. The following are our review comments that should be responded to in writing by the applicant.

All plans, specifications, and construction activities shall reference the latest version of the City General Specifications and Standard Detail Plates for Street and Utility Construction dated November 2016, the 2013 CEAM, and the 2016 MnDOT Standard Specifications.

**Engineering**

- **Grading, Erosion and Sediment Control**

The Houle Addition development proposes replatting Outlot D of Pheasant Hills Preserve into one residential lot and an Outlot (A). No additional public right of way or streets are proposed. Grading of the house pad is specific to the proposed house. Erosion control measures include a rock construction entrance at the end of Ruffed Grouse Road and silt fence around the perimeter of the disturbed area (house pad grading).

Comments:

1. ~~The applicant shall list the total area to be disturbed.~~
2. The applicant shall denote and label required buffer distances from surface waters/wetlands.
3. ~~The applicant shall use the City's current standard plate for silt fence detail.~~
4. Show silt fence location on grading plan.

- **Environmental**

There are existing wetlands and lakes on and adjacent to the proposed plat of Houle Addition. The proposed plat is also within the City's Shoreland district.

Comments:

- ~~1. How was the OHW of 883.7 established on the plans? The OHW should be located/verified in the field.~~
- ~~2. The building setback from Ordinary High Water is 150 feet or the average of the neighboring structures. The average setback based on neighboring structures was previously established as 80.55 feet. The submitted plan shows the proposed house encroaching on this setback. The applicant shall revise the plan to remove the proposed house from the OHW setback of 80.55 feet. Existing structure re-measured.~~
- ~~3. Please edit the comment in the erosion control notes to read "all slopes 3:1 or steeper, to be sodded".~~

- **Stormwater Management**

The Houle Addition development proposes the creation of a single family lot at the end of Ruffed Grouse Road. The proposed development is located within 1000 feet of a public water (Wards Lake) and is in excess of one acre.

Comments:

- ~~1. Per the Rice Creek Watershed District Rule C, a stormwater management plan is required.~~ – not required

- **Water Supply**

The Houle Addition development is proposed to be served by municipal water. A 6 inch diameter watermain extension was constructed as part of the Pheasant Hills Preserve development.

Comments:

- ~~1. Provide a utility plan that details the service connection to the existing 6" watermain extension, including curb stop at the right of way line.~~
- ~~2. The applicant shall use the City's current standard plate for water service detail.~~

- **Sanitary Sewer**

The Houle Addition development is proposed to be served by municipal sanitary sewer. An 8 inch diameter sanitary sewer extension was constructed as part of the Pheasant Hills Preserve development.

Comments:

- ~~1. Provide a utility plan that details the service connection to the existing 8" sanitary sewer extension.~~
- ~~2. The applicant shall use the City's current standard plate for sanitary sewer service detail.~~

- **Transportation**

The Houle Addition development proposes the creation of a single family lot at the end of an existing street (Ruffed Grouse Road). No additional right of way or public streets are proposed.

1. No additional comments offered.

- **Floodplain**

There is floodplain on the parcel. The plan sheets indicate a RCWD floodplain base flood elevation (BFE) of 887.6. The 2015 DFIRM indicates Zone A floodplain on both Lot 1 and Outlot A.

Comments:

- ~~1. The applicant shall verify the low floor and low openings of the proposed house and verify the elevations are in compliance with the 2-foot separation from the 100-year high water elevation and the 4-foot separation from the highest known groundwater elevation.~~
  - Clarify if the line labeled RCWD Floodplain is the 100-yr high water level? This line is similar to the FEMA Zone A (areas subject to the inundation by the 1-percent annual-chance flood event).
  - Based on the soil borings, the highest groundwater elevation observed was 882.8.
2. Show the FEMA Zone A. If encroached by development, a LOMR may be required.

- **Wetlands and Mitigation Plan**

A wetland delineation was provided for the boundary surrounding the proposed house. The site is within the City's wetland preservation corridor.

Comments:

- ~~1. A wetland delineation and report is needed over the entirety of Lot 1, Block 1.~~
2. The applicant shall submit the wetland delineation approval from the LGU (RCWD).
3. Please show, on the grading plan, wetland buffers and drainage easements over the buffers and wetlands. Please reference easement section below.

- **Drainage and Utility Easements**

A 10 foot drainage and utility easement is shown along the front line (right of way) of Lot 1, Block 1 Houle Addition. The plat also shows a drainage and utility easement following the wetland delineation around the sides and rear yard.

Comments:

1. A conservation easement and signage may be required over delineated wetlands. RCWD may require additional easement.
2. ~~Provide a drainage and utility easement to cover 10 feet beyond the approved delineated wetlands contained within the proposed Lot 1.~~

- **Development Agreement**

The Houle Addition development will require a development agreement.

- **Grading Agreement**

A grading agreement is not applicable.

- **Stormwater Maintenance Agreement**

~~A stormwater maintenance agreement may be required.~~ – not required

- **Permits Required**

The following permits may at minimum be required as part of the development construction.

1. ~~NPDES Construction General Permit~~ - not required
2. ~~Rice Creek Watershed Permit~~
  - a. ~~Stormwater and Erosion Control.~~ – not required
3. City of Lino Lakes Zoning Permit for Grading if grading is not done in conjunction with Building Permit for home construction.

If you or the applicant has any questions regarding these comments, please contact Diane Hankee at (651) 982-2430 or [diane.hankee@ci.lino-lakes.mn.us](mailto:diane.hankee@ci.lino-lakes.mn.us).

# Memo



To: Katie Larsen  
From: Marty Asleson  
Date: August 2, 2017  
Re: Houle Addition Final Plat Comments for Environmental

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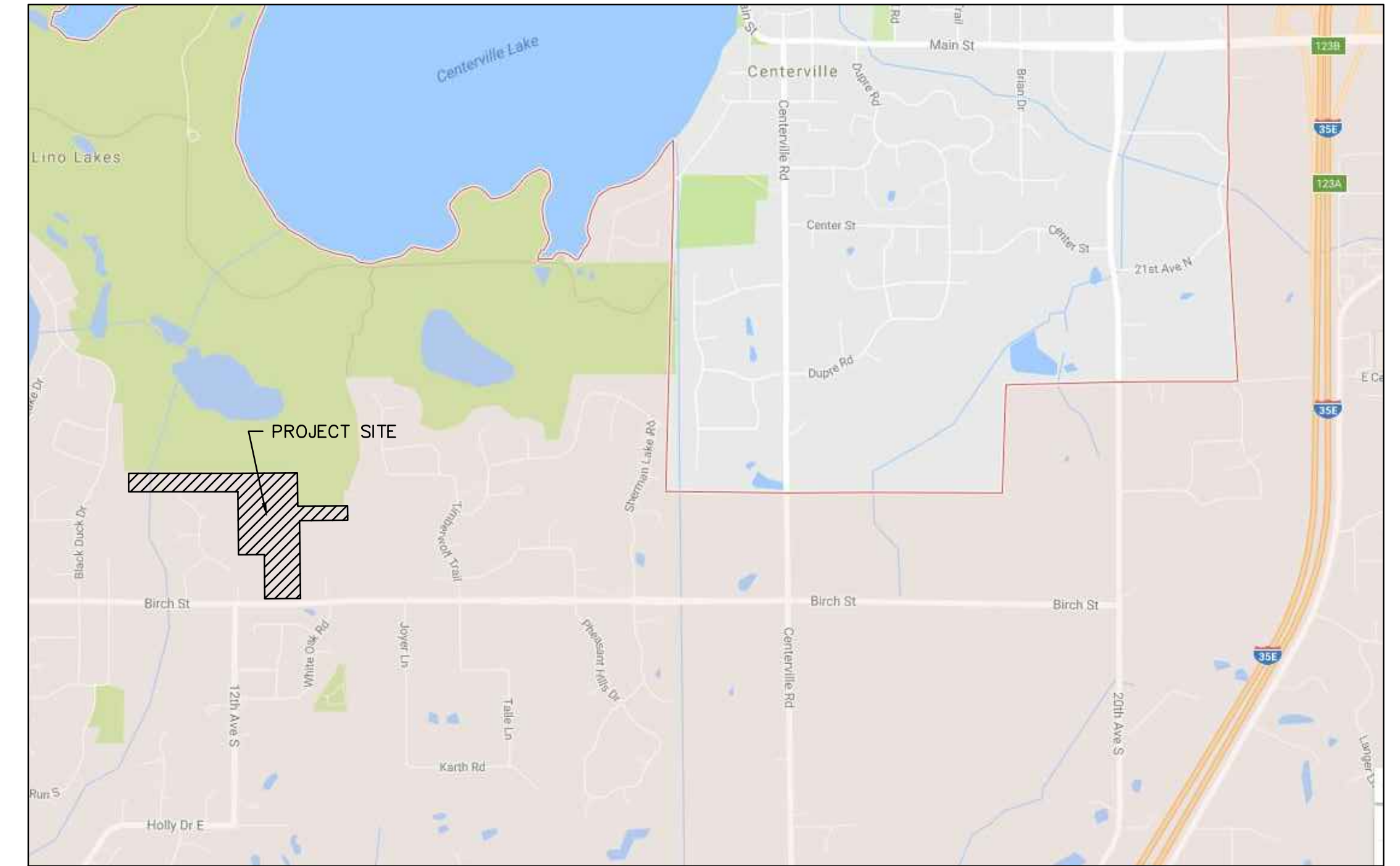
Environmental has the following comments about The Houle Addition, Final Plat:

1. With RCWD requiring a Conservation Easement and Signs along the Easement, the City should have coordinate points for the signs that are placed. The Coordinates should be for each point in NAD 83, Anoka coordinates in feet.
2. The Final plat is still reporting Miami fine sands in their Hydrology and soil summary. Lino Lakes does not have that soil profile anywhere. It's either Dundus or Hayden fine sandy loam.

# PRELIMINARY PLANS

for  
**PLAT, GRADING, STREETS, UTILITIES**  
for  
**HOULE ADDITION**  
**LINO LAKES, MN**

VICINITY MAP



(NOT TO SCALE)

PREPARED FOR:

GRH Contracting  
4417 Channel Lane NE  
East Bethel, MN 55092  
Contact: Guy Houle  
Phone: 612-210-3854

PREPARED BY:



2550 University Avenue West, Suite 1618  
St. Paul, Minnesota 55114  
615.337.5652 phone  
618.233.5977 fax  
www.kaskaskiaeng.com

PROFESSIONAL REGISTRATIONS  
Minnesota Professional Design Firm

LICENSE NO.  
688435000021

INDEX:

Sheet Number	Sheet Title
1	COVER
2	CERTIFICATE OF SURVEY
3 - 4	PRELIMINARY PLAT
5	GRADING
6	NEIGHBORHOOD CONTEXT AND DETAILS
7	RESOURCE INVENTORY
8	CONSERVATION EASEMENT

**NOT FOR CONSTRUCTION**

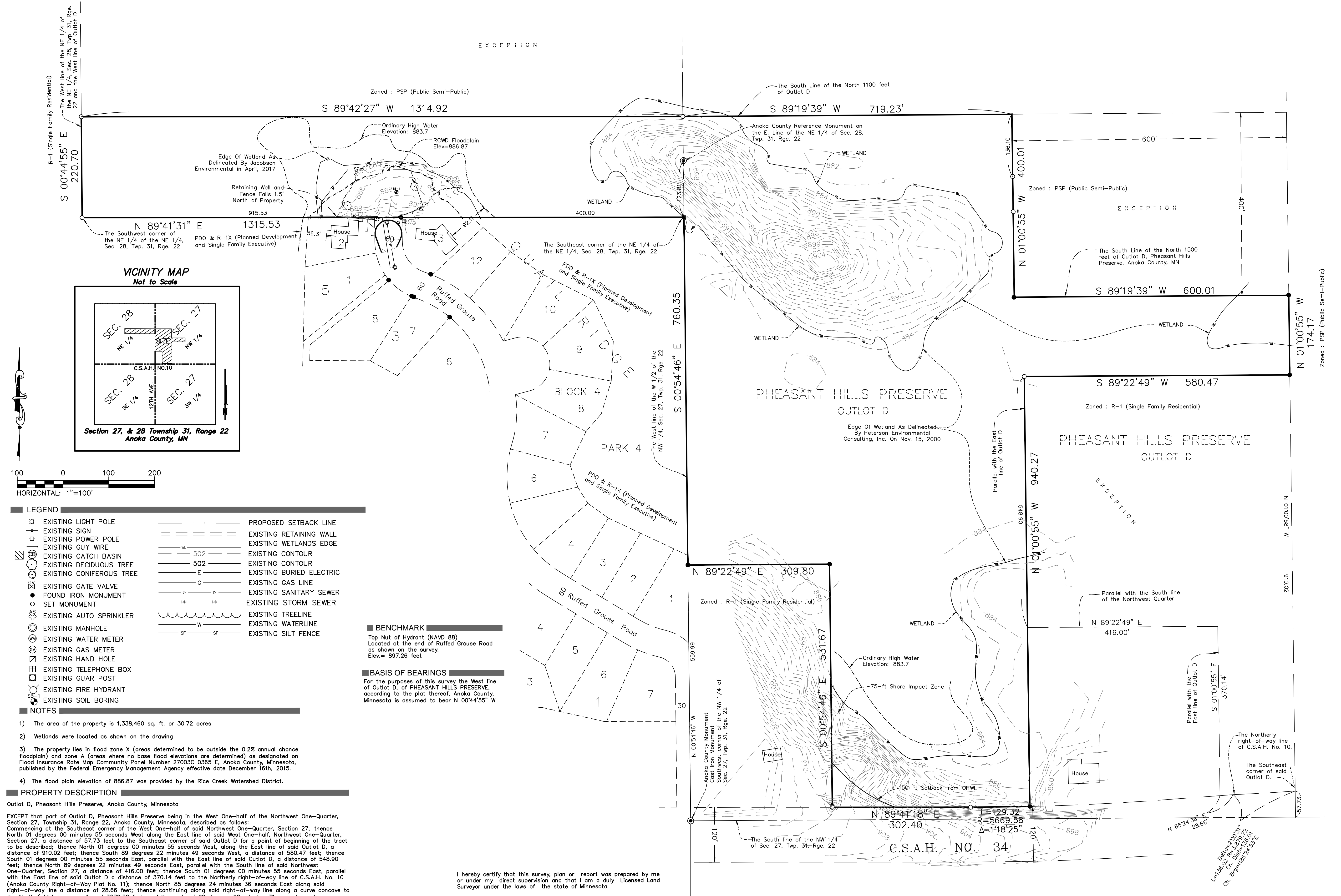
## Preliminary Plans

for  
**PLAT, GRADING, STREETS,  
AND UTILITIES**  
for  
**HOULE ADDITION**  
**LINO LAKES, MN**

Date: 5/15/2017 Sheet: 1 of 7



FILE: P:\17-1042 - Houles - Lino Lakes Project\Drawings\Survey - Lino Lakes Project 6-8-17.dwg



- LEGEND**
- EXISTING LIGHT POLE
  - EXISTING SIGN
  - EXISTING POWER POLE
  - EXISTING GUY WIRE
  - EXISTING CATCH BASIN
  - EXISTING DECIDUOUS TREE
  - EXISTING CONIFEROUS TREE
  - EXISTING GATE VALVE
  - FOUND IRON MONUMENT
  - SET MONUMENT
  - EXISTING AUTO SPRINKLER
  - EXISTING MANHOLE
  - EXISTING WATER METER
  - EXISTING GAS METER
  - EXISTING HAND HOLE
  - EXISTING TELEPHONE BOX
  - EXISTING GUAR POST
  - EXISTING FIRE HYDRANT
  - EXISTING SOIL BORING
  - PROPOSED SETBACK LINE
  - EXISTING RETAINING WALL
  - EXISTING WETLANDS EDGE
  - EXISTING CONTOUR
  - EXISTING BURIED ELECTRIC
  - EXISTING GAS LINE
  - EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING TREELINE
  - EXISTING WATERLINE
  - EXISTING SILT FENCE

**BENCHMARK**  
Top Nut of Hydrant (NAVD 88)  
Located at the end of Ruffed Grouse Road  
as shown on the survey.  
Elev. = 897.26 feet

**BASIS OF BEARINGS**  
For the purposes of this survey the West line  
of Outlot D, of PHEASANT HILLS PRESERVE,  
according to the plat thereof, Anoka County,  
Minnesota is assumed to bear N 00°44'55" W

- NOTES**
- The area of the property is 1,338,460 sq. ft. or 30.72 acres
  - Wetlands were located as shown on the drawing
  - The property lies in flood zone X (areas determined to be outside the 0.2% annual chance floodplain) and zone A (areas where no base flood elevations are determined) as designated on Flood Insurance Rate Map Community Panel Number 27003C 0365 E, Anoka County, Minnesota, published by the Federal Emergency Management Agency effective date December 16th, 2015.
  - The flood plain elevation of 886.87 was provided by the Rice Creek Watershed District.
- PROPERTY DESCRIPTION**
- Outlot D, Pheasant Hills Preserve, Anoka County, Minnesota

EXCEPT that part of Outlot D, Pheasant Hills Preserve being in the West One-half of the Northwest One-Quarter, Section 27, Township 31, Range 22, Anoka County, Minnesota, described as follows:  
Commencing at the Southeast corner of the West One-half of said Northwest One-Quarter, Section 27; thence North 01 degrees 00 minutes 55 seconds West along the East line of said West One-half, Northwest One-Quarter, Section 27, a distance of 57.73 feet to the Southeast corner of said Outlot D for a point of beginning of the tract to be described; thence North 01 degrees 00 minutes 55 seconds West, along the East line of said Outlot D, a distance of 910.02 feet; thence South 89 degrees 22 minutes 49 seconds West, a distance of 580.47 feet; thence South 01 degrees 00 minutes 55 seconds East, parallel with the East line of said Outlot D, a distance of 548.90 feet; thence North 89 degrees 22 minutes 49 seconds East, parallel with the South line of said Northwest One-Quarter, Section 27, a distance of 416.00 feet; thence South 01 degrees 00 minutes 55 seconds East, parallel with the East line of said Outlot D a distance of 370.14 feet to the Northerly right-of-way line of C.S.A.H. No. 10 (Anoka County Right-of-Way Plot No. 11); thence North 85 degrees 24 minutes 36 seconds East along said right-of-way line a distance of 28.66 feet; thence continuing along said right-of-way line along a curve concave to the North (which has a radius of 3879.72 feet, a delta angle of 02 degrees 00 minutes 31 seconds, and an arc length of 136.02 feet) a chord bearing and distance of North 86 degrees 24 minutes 53 seconds East, 136.01 feet to the point of beginning.  
And EXCEPT the North 1100 feet of Outlot D, Pheasant Hills Preserve, Anoka County Minnesota  
And EXCEPT the South 400 feet of the North 1500 feet of the East 600 feet of Outlot D, Pheasant Hills Preserve, Anoka County, Minnesota

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

*Ronald P. Alwin*  
Ronald P. Alwin DATE 7-21-17 LIC. NO. 17765

2550 University Avenue West, Suite 1615  
St. Paul, Minnesota 55114  
618.237.5652 phone  
618.235.5977 fax  
www.kaskasiaeng.com

**Kaskasia Engineering Group, LLC**

PROFESSIONAL REGISTRATIONS  
Minnesota Professional Design Firm

LICENSE NO. 688435000021

PREPARED BY:  
**GRH Contracting**  
4417 Channel Lane NE  
East Bethel, MN 55092

REV.	DATE	DESCRIP
1		
2		

SHEET TITLE:  
**CERTIFICATE OF SURVEY**

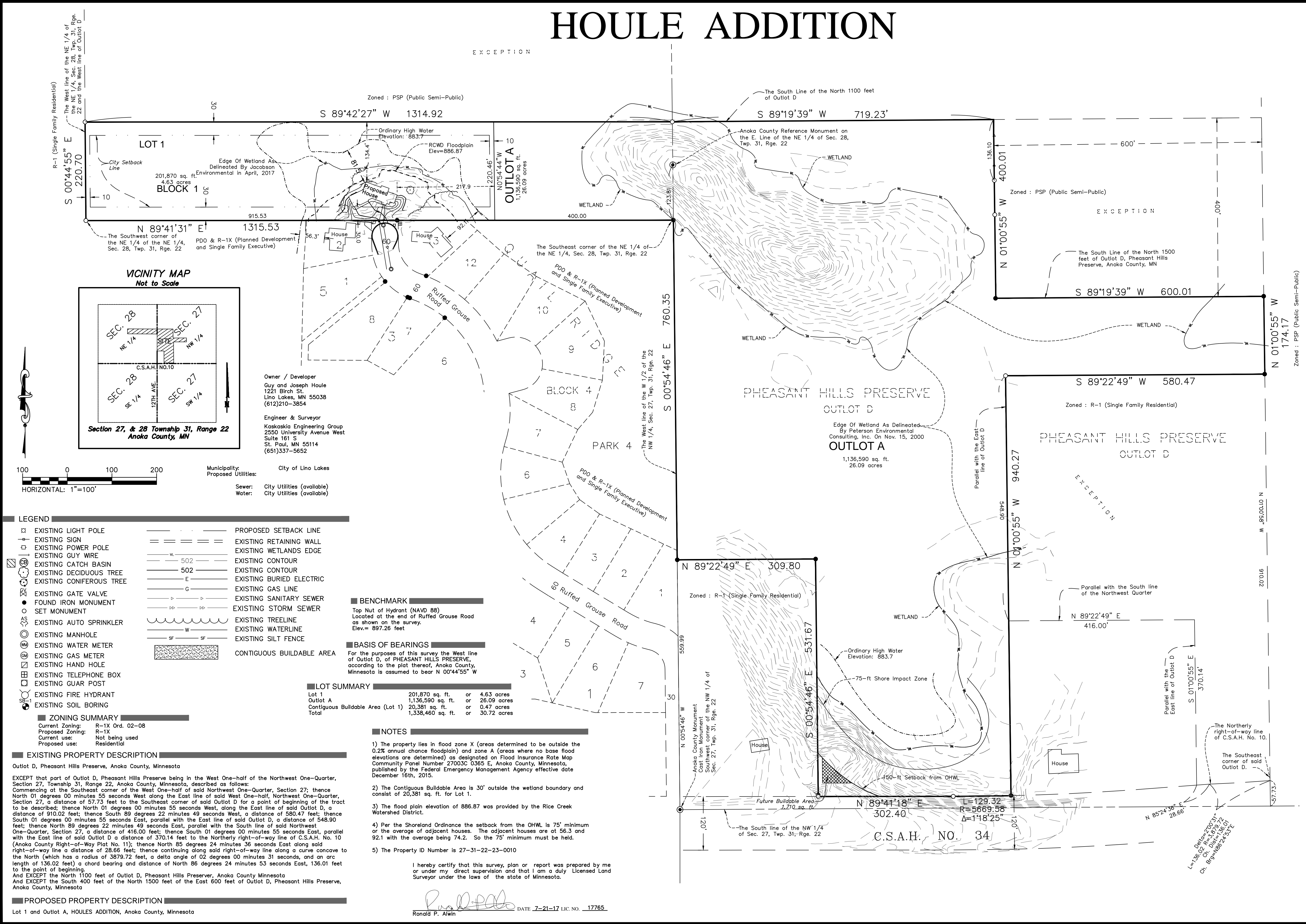
PROJECT TITLE:  
**HOULE PROPERTY  
LINO LAKES, MN**

DRAWN BY: SCA	SHEET 02
CHECKED BY: RPA	
SHEET NO. 02 OF 07 SHEETS	
PROJECT NUMBER 17-1042	

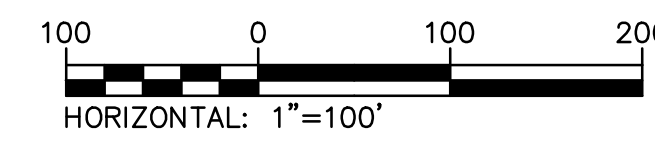
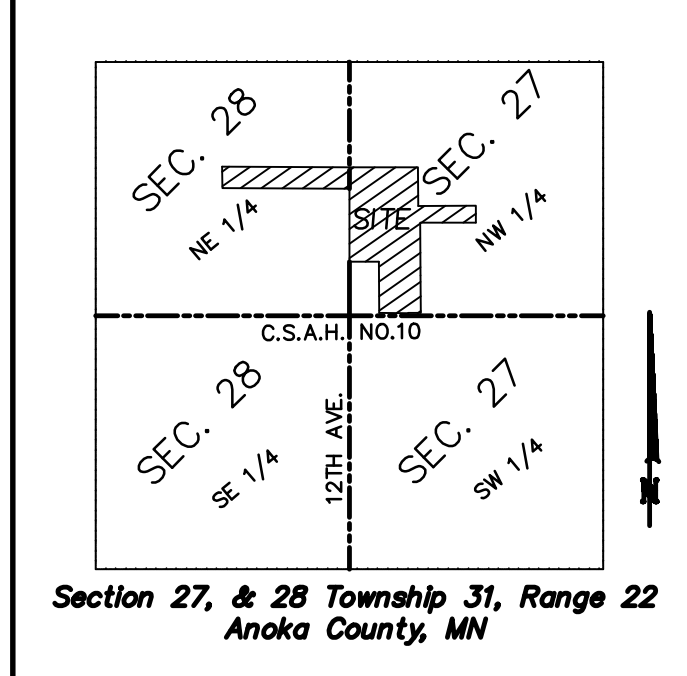


# HOULE ADDITION

EXCEPTION



VICINITY MAP  
Not to Scale



Municipality: City of Lino Lakes  
Proposed Utilities:  
Sewer: City Utilities (available)  
Water: City Utilities (available)

- LEGEND**
- ⊠ EXISTING LIGHT POLE
  - ⊕ EXISTING SIGN
  - ⊠ EXISTING POWER POLE
  - ⊠ EXISTING GUY WIRE
  - ⊠ EXISTING CATCH BASIN
  - ⊠ EXISTING DECIDUOUS TREE
  - ⊠ EXISTING CONIFEROUS TREE
  - ⊠ EXISTING GATE VALVE
  - FOUND IRON MONUMENT
  - ⊠ SET MONUMENT
  - ⊠ EXISTING AUTO SPRINKLER
  - ⊠ EXISTING MANHOLE
  - ⊠ EXISTING WATER METER
  - ⊠ EXISTING GAS METER
  - ⊠ EXISTING HAND HOLE
  - ⊠ EXISTING TELEPHONE BOX
  - ⊠ EXISTING GUAR POST
  - ⊠ EXISTING FIRE HYDRANT
  - ⊠ EXISTING SOIL BORING
  - ⊠ PROPOSED SETBACK LINE
  - ⊠ EXISTING RETAINING WALL
  - ⊠ EXISTING WETLANDS EDGE
  - ⊠ EXISTING CONTOUR
  - ⊠ EXISTING BURIED ELECTRIC
  - ⊠ EXISTING GAS LINE
  - ⊠ EXISTING SANITARY SEWER
  - ⊠ EXISTING STORM SEWER
  - ⊠ EXISTING TREELINE
  - ⊠ EXISTING WATERLINE
  - ⊠ EXISTING SILT FENCE
  - ⊠ CONTIGUOUS BUILDABLE AREA
  - ⊠ BENCHMARK
  - ⊠ BASIS OF BEARINGS

- LOT SUMMARY**
- |                                   |                   |    |             |
|-----------------------------------|-------------------|----|-------------|
| Lot 1                             | 201,870 sq. ft.   | or | 4.63 acres  |
| Outlot A                          | 1,136,590 sq. ft. | or | 26.09 acres |
| Contiguous Buildable Area (Lot 1) | 20,381 sq. ft.    | or | 0.47 acres  |
| Total                             | 1,338,460 sq. ft. | or | 30.72 acres |
- NOTES**
- The property lies in flood zone X (areas determined to be outside the 0.2% annual chance floodplain) and zone A (areas where no base flood elevations are determined) as designated on Flood Insurance Rate Map Community Panel Number 27003C 0365 E, Anoka County, Minnesota, published by the Federal Emergency Management Agency effective date December 16th, 2015.
  - The Contiguous Buildable Area is 30' outside the wetland boundary and consist of 20,381 sq. ft. for Lot 1.
  - The flood plain elevation of 886.87 was provided by the Rice Creek Watershed District.
  - Per the Shoreland Ordinance the setback from the OHWL is 75' minimum or the average of adjacent houses. The adjacent houses are at 56.3 and 92.1 with the average being 74.2. So the 75' minimum must be held.
  - The Property ID Number is 27-31-22-23-0010

**EXISTING PROPERTY DESCRIPTION**

Outlot D, Pheasant Hills Preserve, Anoka County, Minnesota

EXCEPT that part of Outlot D, Pheasant Hills Preserve being in the West One-half of the Northwest One-Quarter, Section 27, Township 31, Range 22, Anoka County, Minnesota, described as follows: Commencing at the Southeast corner of the West One-half of said Northwest One-Quarter, Section 27, thence North 01 degrees 00 minutes 55 seconds West along the East line of said West One-half, Northwest One-Quarter, Section 27, a distance of 57.73 feet to the Southeast corner of said Outlot D for a point of beginning of the tract to be described; thence North 01 degrees 00 minutes 55 seconds West, along the East line of said Outlot D, a distance of 910.02 feet; thence South 89 degrees 22 minutes 49 seconds West, a distance of 580.47 feet; thence South 01 degrees 00 minutes 55 seconds East, parallel with the East line of said Outlot D, a distance of 548.90 feet; thence North 89 degrees 22 minutes 49 seconds East, parallel with the South line of said Northwest One-Quarter, Section 27, a distance of 416.00 feet; thence South 01 degrees 00 minutes 55 seconds East, parallel with the East line of said Outlot D a distance of 370.14 feet to the Northerly right-of-way line of C.S.A.H. No. 10 (Anoka County Right-of-Way Plot No. 11); thence North 85 degrees 24 minutes 36 seconds East along said right-of-way line a distance of 28.66 feet; thence continuing along said right-of-way line along a curve concave to the North (which has a radius of 3879.72 feet, a delta angle of 02 degrees 00 minutes 53 seconds East, 136.01 feet to the point of beginning.

And EXCEPT the North 1100 feet of Outlot D, Pheasant Hills Preserve, Anoka County Minnesota

And EXCEPT the South 400 feet of the North 1500 feet of the East 600 feet of Outlot D, Pheasant Hills Preserve, Anoka County, Minnesota

**PROPOSED PROPERTY DESCRIPTION**

Lot 1 and Outlot A, HOULES ADDITION, Anoka County, Minnesota

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

Ronald P. Alwin  
DATE: 7-21-17 LIC. NO. 17765

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618.235.5977 fax  
www.kaskasiaeng.com

**Kaskasia Engineering Group, LLC**  
PROFESSIONAL REGISTRATIONS  
Minnesota Professional Design Firm  
LICENSE NO. 68435000021

PREPARED BY:  
**GRH Contracting**  
4417 Channel Lane NE  
East Bethel, MN 55092

REV.	DATE	DESCRIP.
1		
2		

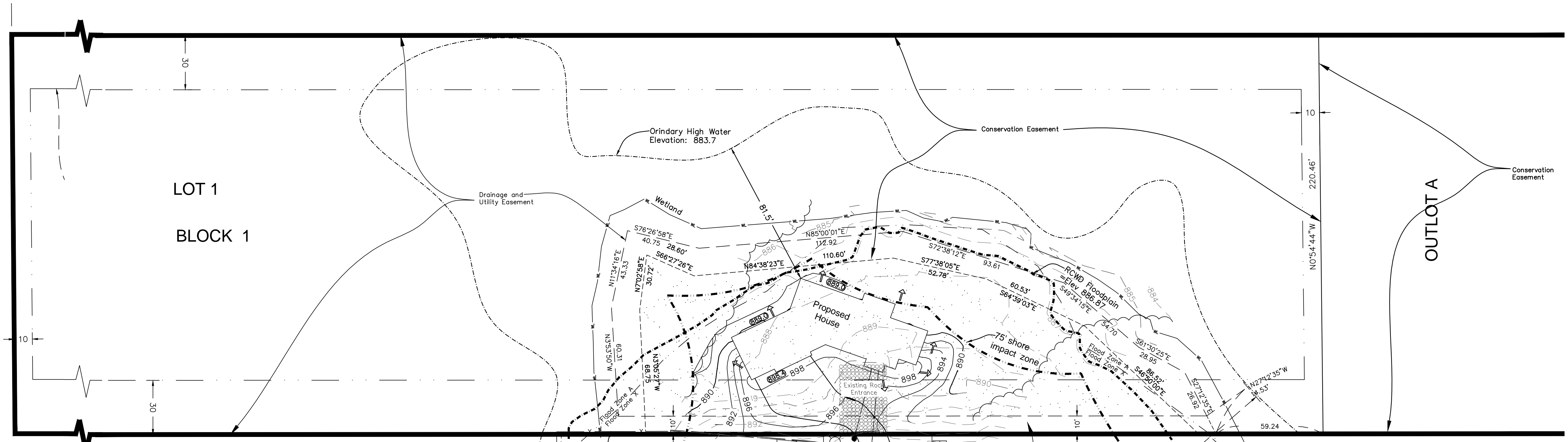
SHEET TITLE: PRELIMINARY PLAT  
PROJECT TITLE: HOULE PROPERTY LINO LAKES, MN

DRAWN BY: SCA	SHEET 03
CHECKED BY: RPA	
SHEET NO. 03 OF 06 SHEETS	
PROJECT NUMBER 17-1042	

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# HOULE ADDITION



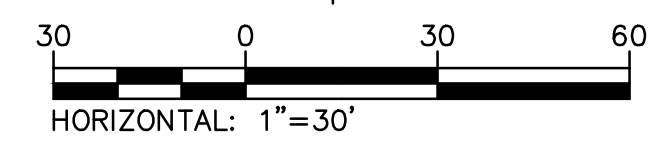
**Density Table**

Gross Area	30.72 Acres
Wetlands & Water Bodies	22.12 Acres
Public Parks & Open Space	NA
Arterial ROW	NA
Other	NA
Net Area	8.60 Acres
Number of Units	1 Unit
Gross Density	1 Unit per 30.72 Acres
Net Density	1 Unit per 8.60 Acres

- NOTES**
- 1) The property lies in flood zone X (areas determined to be outside the 0.2% annual chance floodplain) and zone A (areas where no base flood elevations are determined) as designated on Flood Insurance Rate Map Community Panel Number 27003C 0365 E, Anoka County, Minnesota, published by the Federal Emergency Management Agency effective date December 16th, 2015.
  - 2) The Contiguous Buildable Area is 10' outside the wetland boundary and consist of 20,381 sq. ft for Lot 1.
  - 3) This project falls in the Wards lake shore land overlay district and is categorized as a natural environment lake.
  - 4) The flood plain elevation of 886.87 was provided by the Rice Creek Watershed District.
  - 5) Per the Shoreland Ordinance the setback from the OHWL is 75' minimum or the average of adjacent houses. The adjacent houses are at 56.3' and 92.1' with the average being 74.2. So the 75' minimum must be held.
  - 6) All structures (decks, accessory structures etc.) shall meet the required OHWL setback.
  - 7) Ordinary High Water Elevation was field located
  - 8) Wetland delineated on Lot 1, Block 1, was performed by Jacobson Environmental

**LEGEND**

⊠	EXISTING LIGHT POLE	---	PROPOSED SETBACK LINE
⊡	EXISTING SIGN	---	EXISTING RETAINING WALL
⊢	EXISTING POWER POLE	---	EXISTING WETLANDS EDGE
⊣	EXISTING GUY WIRE	---	EXISTING CONTOUR
⊤	EXISTING CATCH BASIN	502	EXISTING CONTOUR
⊥	EXISTING DECIDUOUS TREE	E	EXISTING BURIED ELECTRIC
⊦	EXISTING CONIFEROUS TREE	G	EXISTING GAS LINE
⊧	EXISTING GATE VALVE	—▷—▷—▷	EXISTING SANITARY SEWER
⊨	FOUND IRON MONUMENT	—▷▷—▷▷—▷▷	EXISTING STORM SEWER
⊩	SET MONUMENT	~~~~~	EXISTING TREELINE
⊪	EXISTING AUTO SPRINKLER	—W—W—W—	EXISTING WATERLINE
⊫	EXISTING MANHOLE	—SF—SF—	EXISTING SILT FENCE
⊬	EXISTING WATER METER	[Hatched Box]	CONTIGUOUS BUILDABLE AREA
⊭	EXISTING GAS METER		
⊮	EXISTING HAND HOLE		
⊯	EXISTING TELEPHONE BOX		
⊰	EXISTING GUAR POST		
⊱	EXISTING FIRE HYDRANT		
⊲	EXISTING SOIL BORING		



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LAST PLOTTED: 7/21/2017 9:03 AM

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**Kaskaskia**  
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PROFESSIONAL REGISTRATIONS  
Minnesota Professional Design Firm

LICENSE NO. 688435000021

**GRH Contracting**  
4417 Channel Lane NE  
East Bethel, MN 55092

REV.	DATE	DESCRIP
△		
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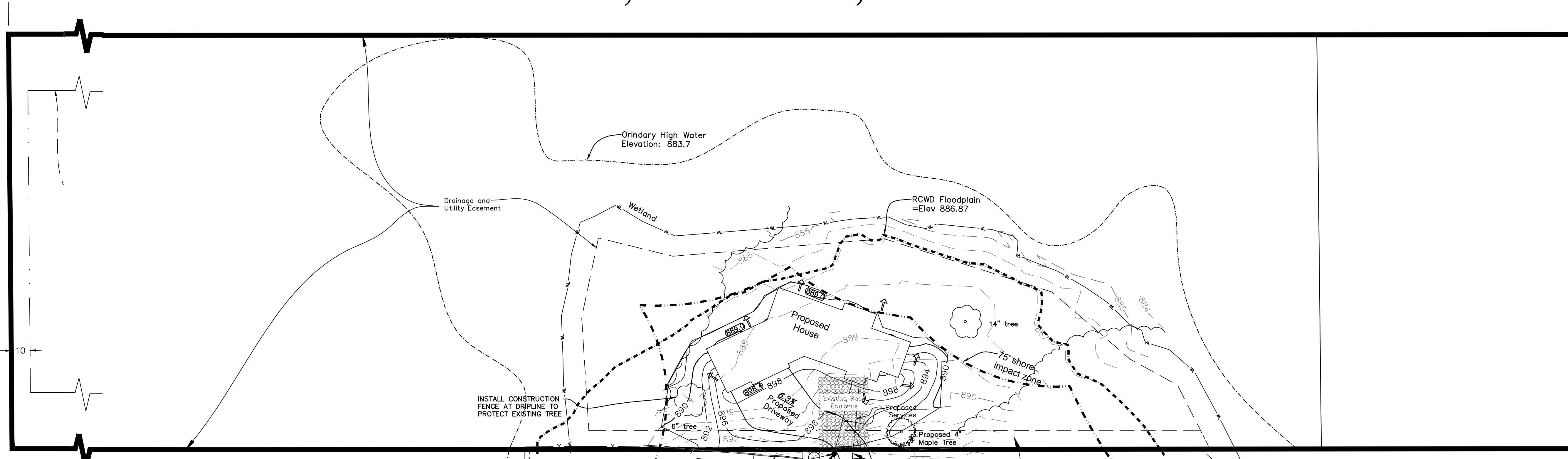
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PROJECT TITLE: **HOULE PROPERTY  
LINO LAKES, MN**

DRAWN BY: SCA	SHEET
CHECKED BY: RPA	<b>04</b>
SHEET NO. 04 OF 07 SHEETS	
PROJECT NUMBER 17-1042	



# PROPOSED LOT 1, BLOCK 1, HOULE ADDITION



## EROSION CONTROL NOTES

THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. ALL EROSION CONTROL AND SILTATION CONTROL MEASURES SHALL COMPLY WITH MINNESOTA'S BEST MANAGEMENT PRACTICES MANUAL. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES, ROCK ENTRANCES AND/OR SILT FENCES. CONTROL SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES: DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY, AT HIS/HER OPTION, DIRECT THE CONTRACTOR IN HIS/HER METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR.

ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING OPERATIONS AND BE MAINTAINED UNTIL ALL DISTURBED AREAS ON THE SITE HAVE BEEN RESTORED.

TEMPORARY EROSION CONTROL TO BE PLACED AROUND STORM DRAIN STRUCTURES DURING CONSTRUCTION.

SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT CONTROL DEVICES AS NECESSARY AND MUST BE REMOVED IF DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT.

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR DURATION OF PROJECT.

ALL SLOPES 3:1 OR STEEPER, TO BE SODDED AND GREATER THAN EIGHT FEET IN HEIGHT, SHALL HAVE EROSION CONTROL FABRIC INSTALLED.

WHEN THE SITE GRADING CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL SEED AND MULCH THOSE AREAS AS DIRECTED BY THE OWNER WITHIN 48 HOURS OF GRADING COMPLETION. THE SEEDING SHALL COMPLY WITH MN/DOT SPECIFICATION NO. 3876, AT A RATE OF 50 LBS/ACRE. THE SEEDING AREA SHALL BE MULCHED. THE MULCH SHALL APPLY WITH MN/DOT SPECIFICATION 3882, TYPE 1. THE MULCH SHALL BE APPLIED AND ANCHORED IN ACCORDANCE WITH MN/DOT SPECIFICATION NO. 2575.3, F1. MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. THE MULCH SHALL BE ANCHORED WITH A DISC, CLODBUSTER OR OTHER APPROVED EQUIPMENT.

ALL ADJACENT STREETS SHALL BE INSPECTED DAILY AND SWEEPED CLEAN OF SEDIMENT TRACKED FROM THE SITE.

SILT FENCE CURRENTLY IN PLACE. NEEDS TO BE REFRESHED.

## LEGEND

⊠	EXISTING LIGHT POLE	— — — — —	PROPOSED SETBACK LINE	
⊠	EXISTING SIGN	=====	EXISTING RETAINING WALL	
⊠	EXISTING POWER POLE	-----	EXISTING WETLANDS EDGE	
⊠	EXISTING GUY WIRE	-----	502	EXISTING CONTOUR
⊠	EXISTING CATCH BASIN	-----	502	EXISTING CONTOUR
⊠	EXISTING DECIDUOUS TREE	-----	E	EXISTING BURIED ELECTRIC
⊠	EXISTING CONIFEROUS TREE	-----	G	EXISTING GAS LINE
⊠	EXISTING GATE VALVE	-----	— — — — —	EXISTING SANITARY SEWER
⊠	FOUND IRON MONUMENT	-----	— — — — —	EXISTING STORM SEWER
⊠	SET MONUMENT	-----	— — — — —	EXISTING TREELINE
⊠	EXISTING AUTO SPRINKLER	-----	W	EXISTING WATERLINE
⊠	EXISTING MANHOLE	-----	SF	EXISTING SILT FENCE
⊠	EXISTING WATER METER			
⊠	EXISTING GAS METER			
⊠	EXISTING HAND HOLE			
⊠	EXISTING TELEPHONE BOX			
⊠	EXISTING GUAR POST			
⊠	EXISTING FIRE HYDRANT			
⊠	EXISTING SOIL BORING			

## UTILITY NOTES

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO EXCAVATION.

UTILITY CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA AND ALL STANDARD DETAILS FOR THE CITY OF LINO LAKES.

SEWER SERVICE MUST CONNECT TO NORTHERLY STUB FROM EXISTING MANHOLE

SEE CITY DETAILS FOR WATER & SERVICE CONSTRUCTION (SHEET 6 ON PLANS)

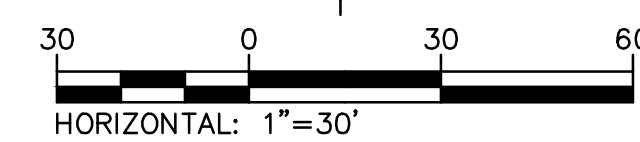
CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK. AS-BUILT INFORMATION SHALL INCLUDE ELEVATIONS OF ALL SANITARY SERVICE ENDS.

Total Lot Area: 201,870 sq. ft.  
Total Impervious Area: 4,669 sq. ft.  
Impervious Surface Coverage: 2.31%

Contiguous Buildable Area: 20,381 sq. ft.  
Upland Impervious Area: 0 sq. ft.  
Upland Impervious Coverage: 0.00%  
Shore Impact Zone Area: 50,823 sq. ft.  
No grading within this zone

## NOTES

- For additional proposed home information see house plans as submitted
- All structures (decks, accessory structures, etc.) shall meet the required OHL setback.
- The flood plain elevation of 886.87 was provided by the Rice Creek Watershed District and will not be impacted.
- Per the Shoreland Ordinance the setback from the OHL is 75' minimum or the average of adjacent houses. The adjacent houses are at 56.3 and 92.1 with the average being 74.2. So the 75' minimum must be held.
- Total area to be disturbed is 9,632 sq. ft.



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PREPARED BY:  
**GRH Contracting**  
4417 Channel Lane NE  
East Bethel, MN 55092

REV.	DATE	DESCRIP
△		
△		

SHEET TITLE:  
**GRADING, UTILITIES AND LANDSCAPE PLAN**

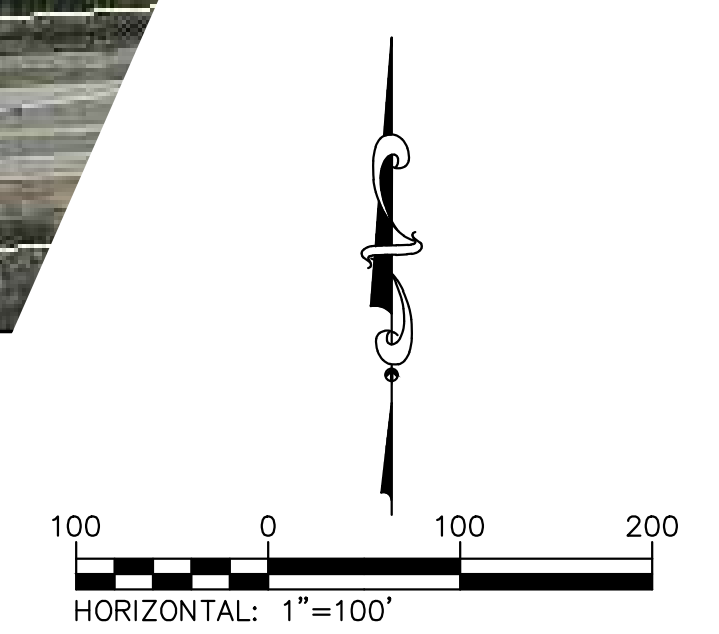
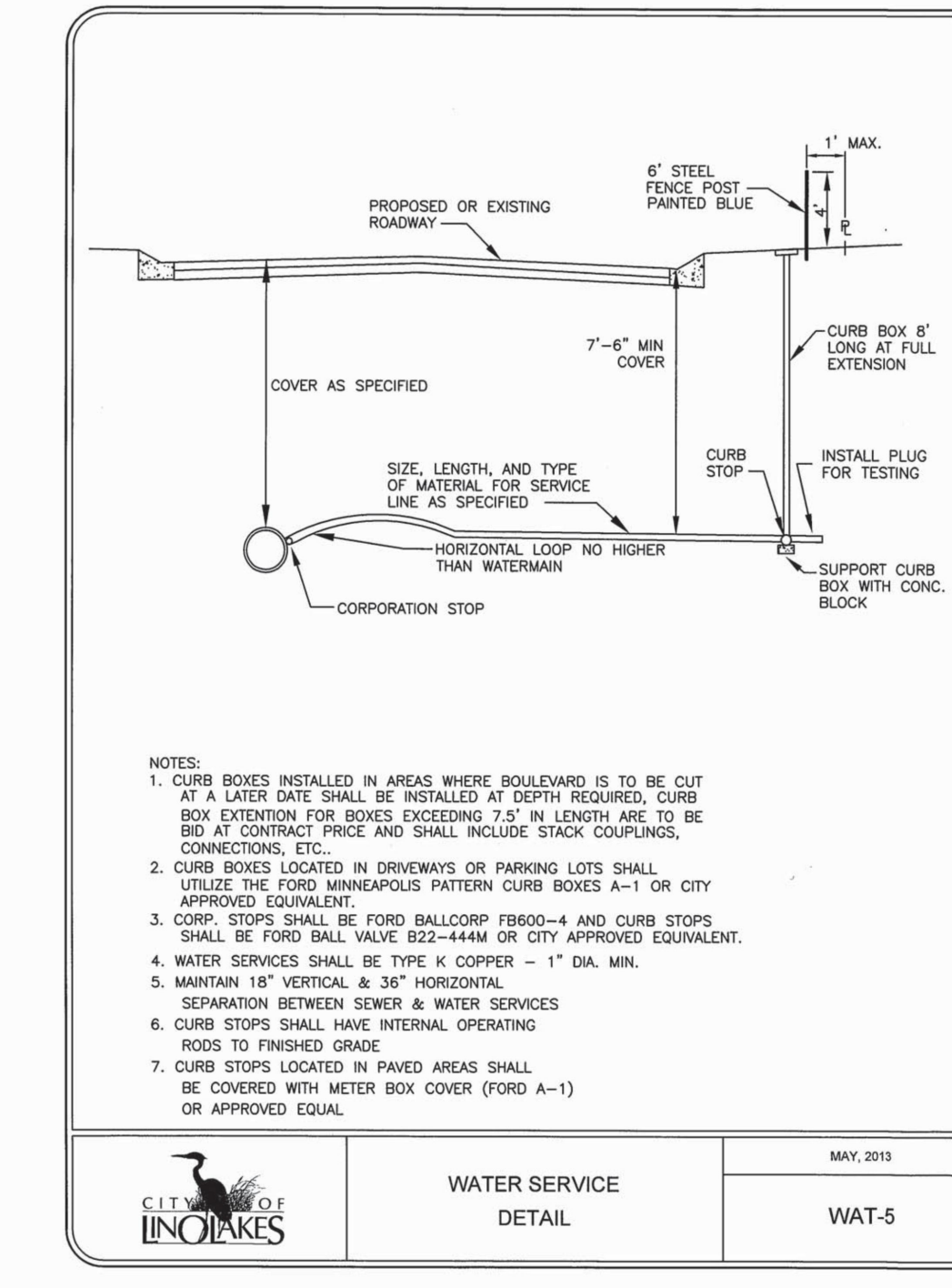
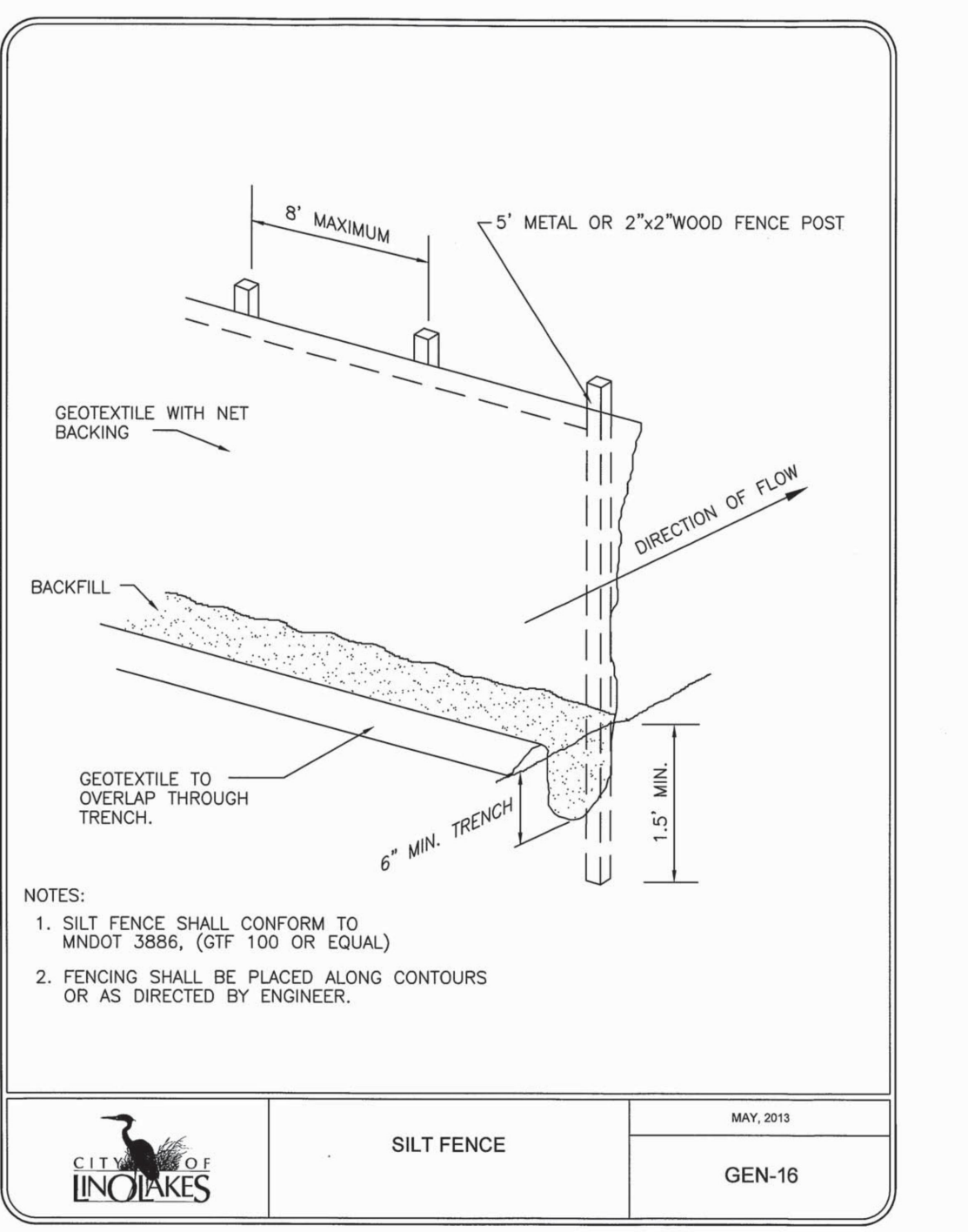
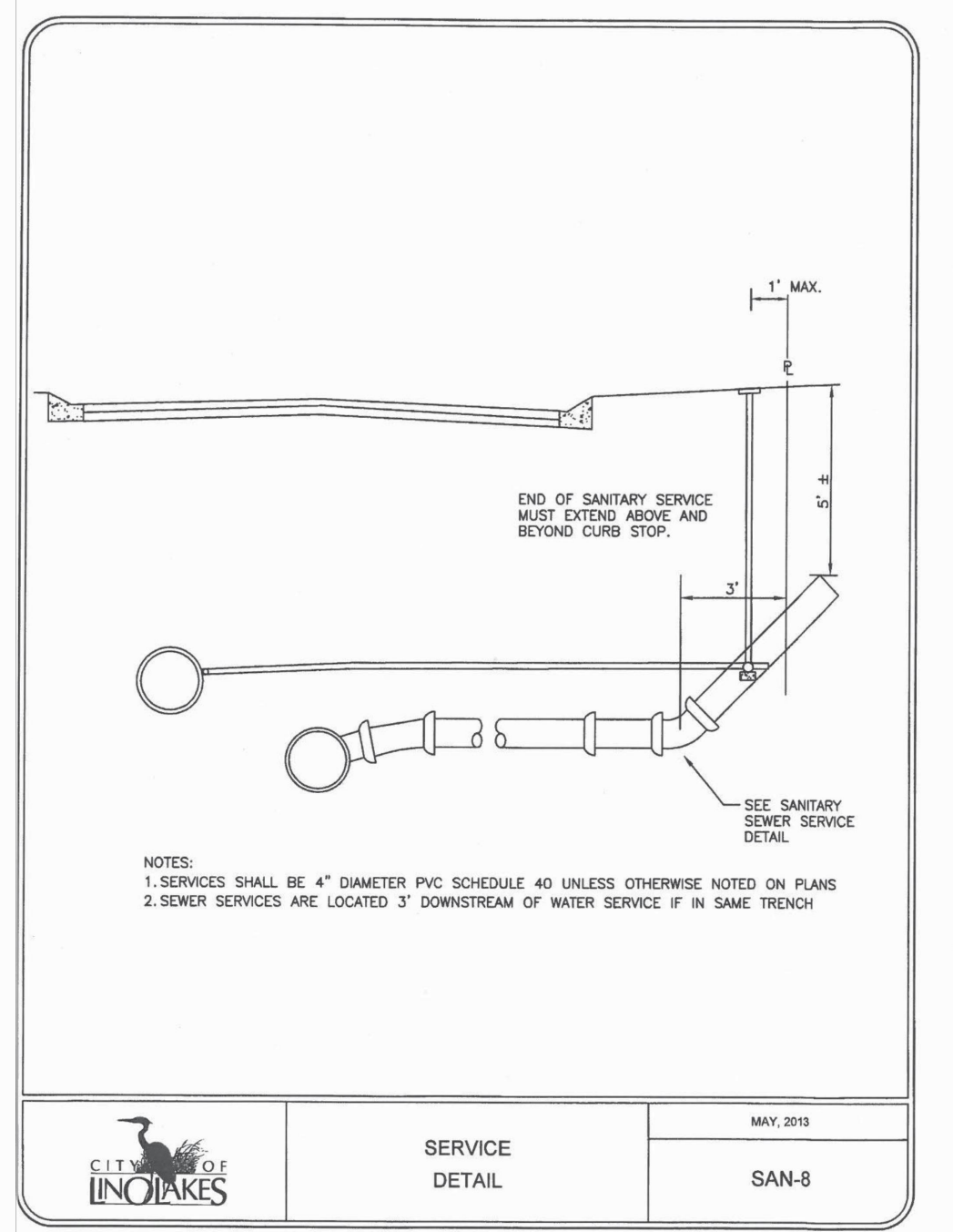
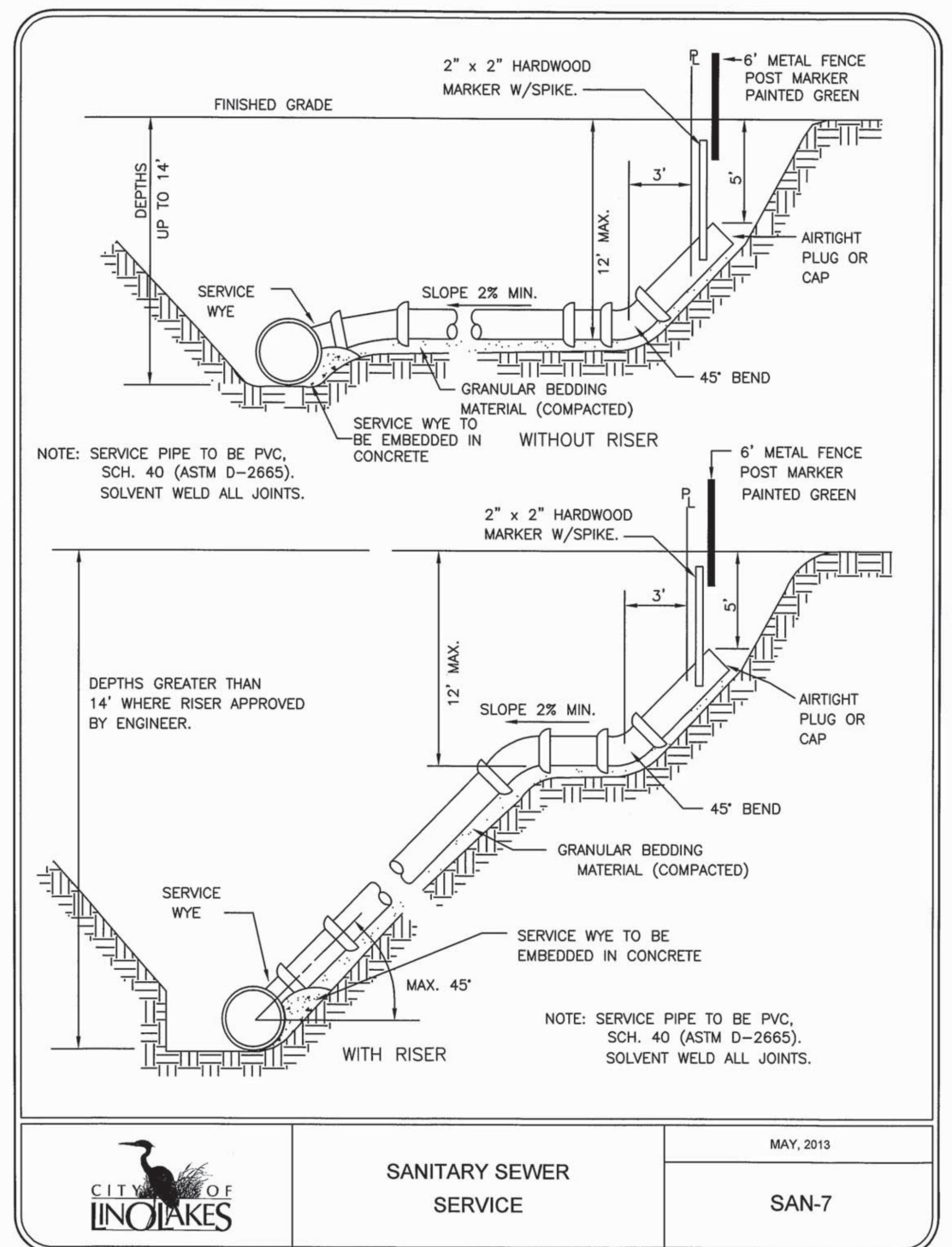
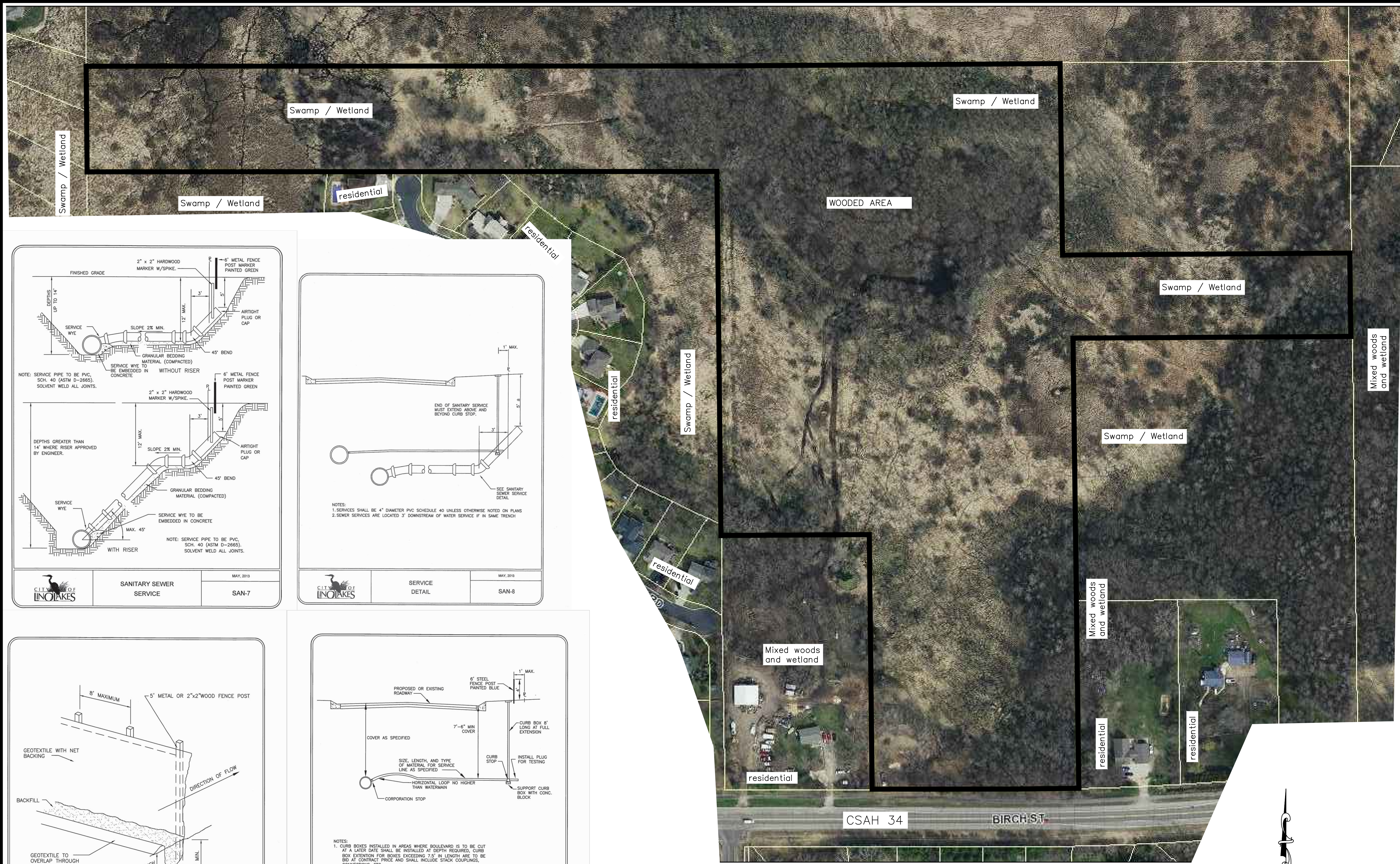
PROJECT TITLE:  
**HOULE PROPERTY  
LINO LAKES, MN**

DRAWN BY: SCA	SHEET 05
CHECKED BY: RPA	
SHEET NO. 05 OF 07 SHEETS	
PROJECT NUMBER 17-1042	

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Minnesota Professional Design Firm  
LICENSE NO. 688435000021



FILE: P:\17-1042 - Houles - Lino Lakes\10\_CAD\CADD Drawings\City - Lino Lakes Project 6-8-17.dwg  
 LAST PLOTTED: 7/21/2017 9:03 AM OPERATOR: SCA



Notes  
 1) The purpose of this drawing is to show neighboring land uses.

PREPARED BY: **Kaskaskia Engineering Group, LLC**  
 PROFESSIONAL REGISTRATIONS: Minnesota Professional Design Firm  
 LICENSE NO. 688435000021

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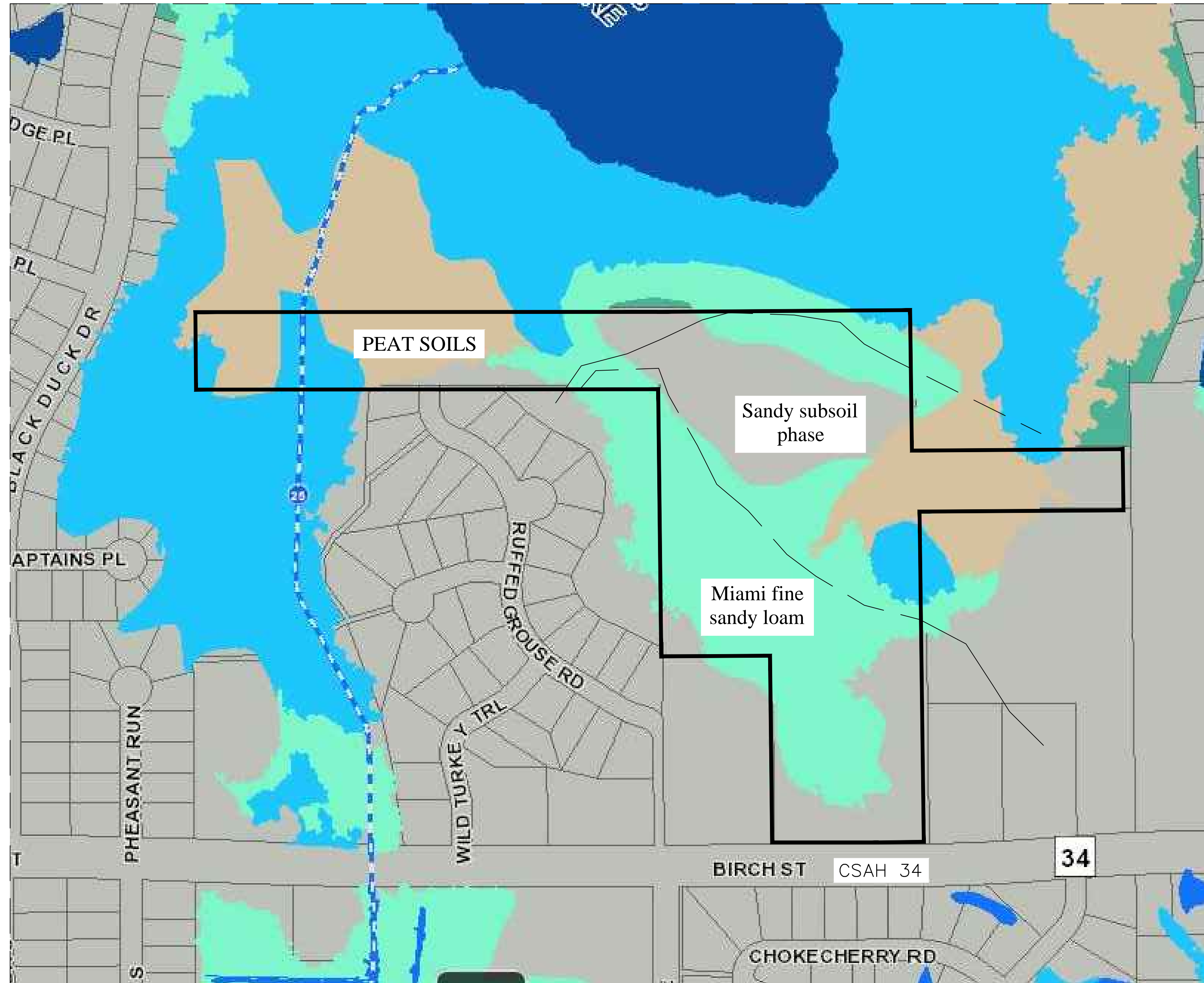
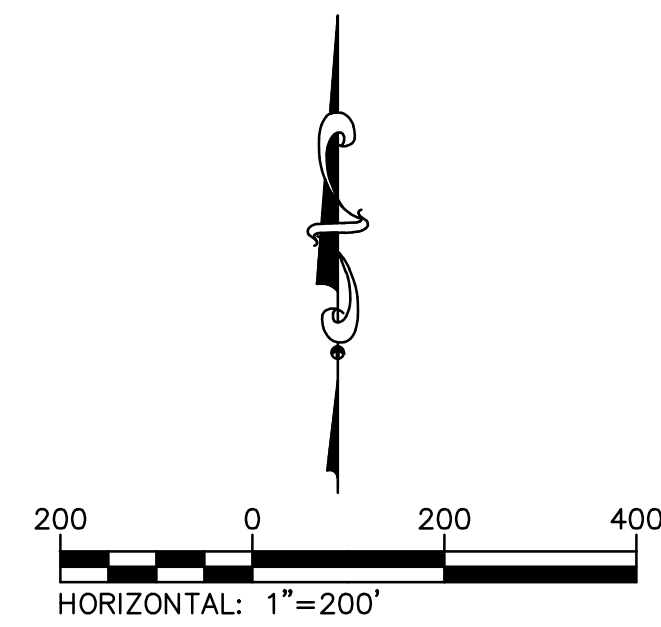
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SHEET TITLE: **NEIGHBORHOOD CONTEXT AND DETAILS**  
 PROJECT TITLE: **HOULE PROPERTY LINO LAKES, MN**

DRAWN BY: SCA	SHEET 06
CHECKED BY: RPA	OF 07 SHEETS
PROJECT NUMBER 17-1042	



# HYDROLOGY AND SOIL SUMMARY



## NOTES

- 1) All trees to remain across site with the exception of where the proposed house is to be constructed on Lot 1, Block1, proposed Houle Addition.
- 2) No mitigation necessary.
- 3) Soils shown are from US Department of Agriculture Bureau of Soils.
- 4) Hydrology features are shown from Anoka County Water Resources.

LEGEND	
<span style="color: green;">■</span>	Type 1 - Seasonally Flooded
<span style="color: orange;">■</span>	Type 2 - Wet Meadows
<span style="color: lightblue;">■</span>	Type 3 - Shallow Marshes
<span style="color: blue;">■</span>	Type 4 - Deep Marshes
<span style="color: darkblue;">■</span>	Type 5 - Open Water Wetlands
<span style="color: brown;">■</span>	Type 6 - Shrub Swamps
<span style="color: yellow;">■</span>	Type 7 - Wooded Swamps
<span style="color: purple;">■</span>	Type 8 - Bogs

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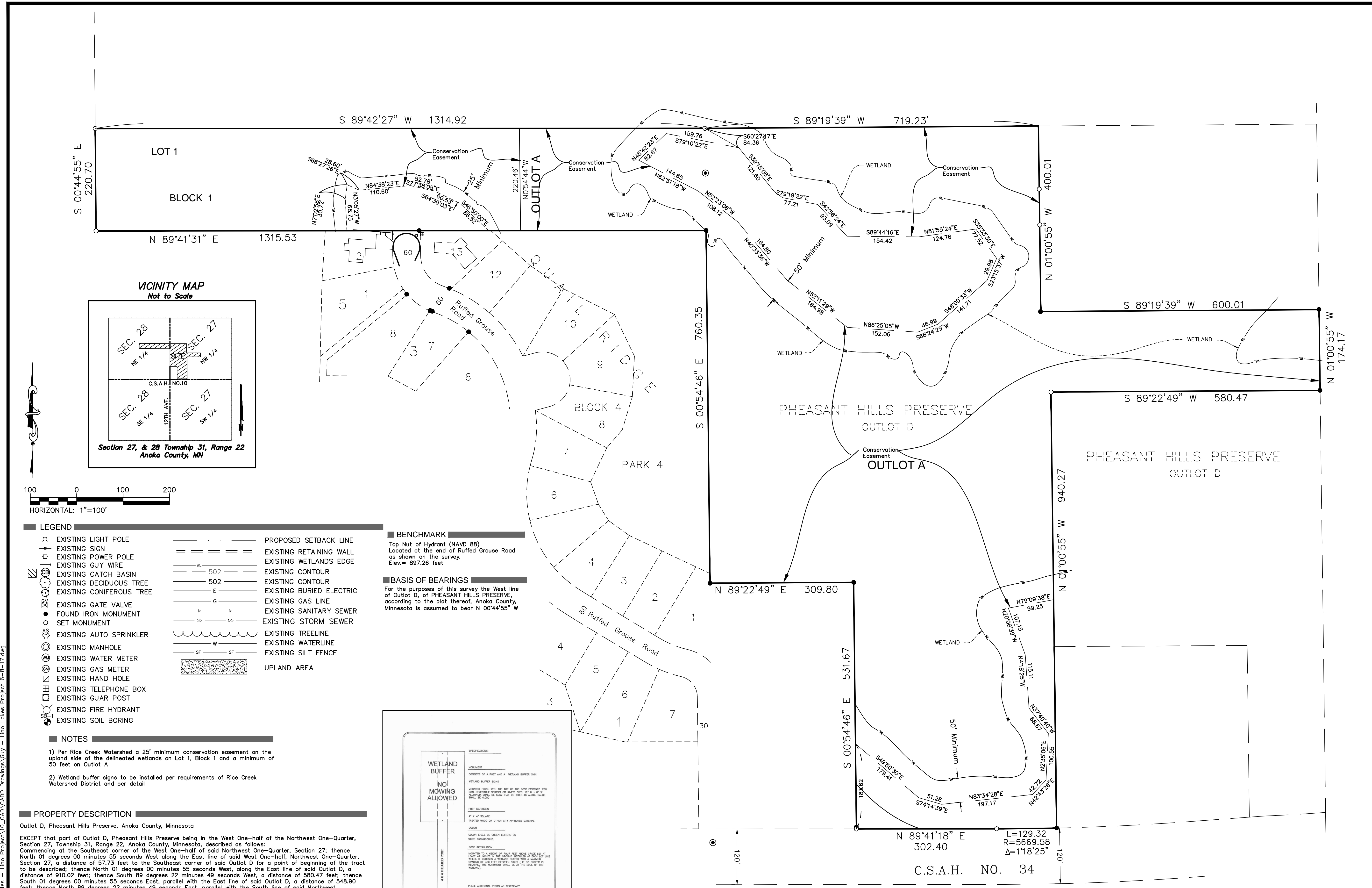
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SHEET TITLE: **RESOURCE INVENTORY**  
 PROJECT TITLE: **HOULE PROPERTY  
 LINO LAKES, MN**

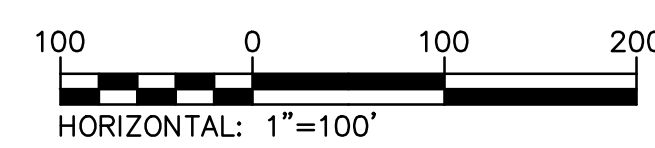
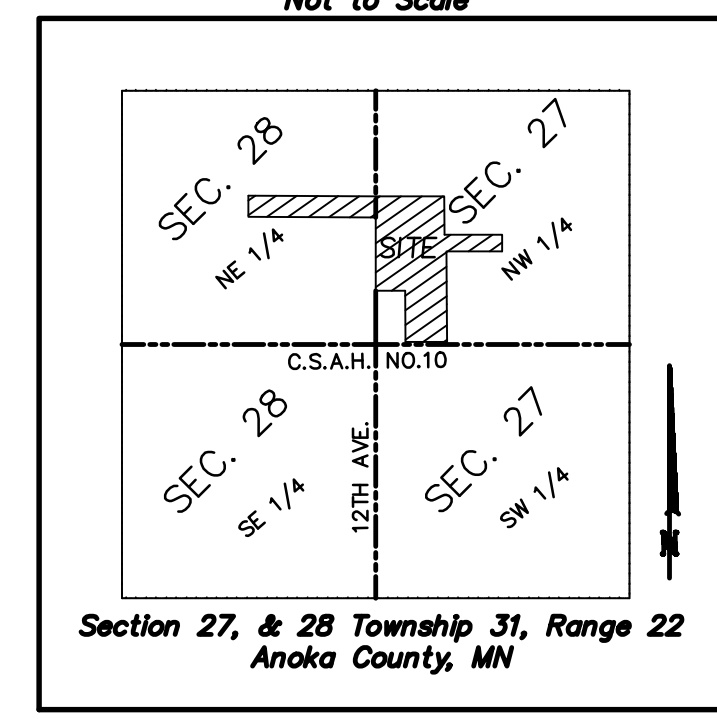
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CHECKED BY: RPA	
SHEET NO. 07 OF 07 SHEETS	
PROJECT NUMBER 17-1042	



FILE: P:\17-1042 - Houles - Lino Lakes Project\17-1042 CAD Drawings\Job - Lino Lakes Project 6-8-17.dwg



VICINITY MAP  
Not to Scale



- LEGEND**
- EXISTING LIGHT POLE
  - ⊕ EXISTING SIGN
  - ⊕ EXISTING POWER POLE
  - ⊕ EXISTING GUY WIRE
  - ⊕ EXISTING CATCH BASIN
  - ⊕ EXISTING DECIDUOUS TREE
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  - ⊕ EXISTING GAS METER
  - ⊕ EXISTING HAND HOLE
  - ⊕ EXISTING TELEPHONE BOX
  - ⊕ EXISTING GUAR POST
  - ⊕ EXISTING FIRE HYDRANT
  - ⊕ EXISTING SOIL BORING
- BENCHMARK**
- ⊕ Top Nut of Hydrant (NAVD 88)  
Located at the end of Ruffed Grouse Road as shown on the survey.  
Elev. = 897.26 feet
- BASIS OF BEARINGS**
- For the purposes of this survey the West line of Outlot D, of PHEASANT HILLS PRESERVE, according to the plat thereof, Anoka County, Minnesota is assumed to bear N 00°44'55" W
- PROPOSED SETBACK LINE
  - EXISTING RETAINING WALL
  - EXISTING WETLANDS EDGE
  - 502 EXISTING CONTOUR
  - 502 EXISTING CONTOUR
  - E EXISTING BURIED ELECTRIC
  - G EXISTING GAS LINE
  - EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING TREELINE
  - EXISTING WATERLINE
  - EXISTING SILT FENCE
  - UPLAND AREA

- NOTES**
- Per Rice Creek Watershed a 25' minimum conservation easement on the upland side of the delineated wetlands on Lot 1, Block 1 and a minimum of 50 feet on Outlot A
  - Wetland buffer signs to be installed per requirements of Rice Creek Watershed District and per detail

**PROPERTY DESCRIPTION**

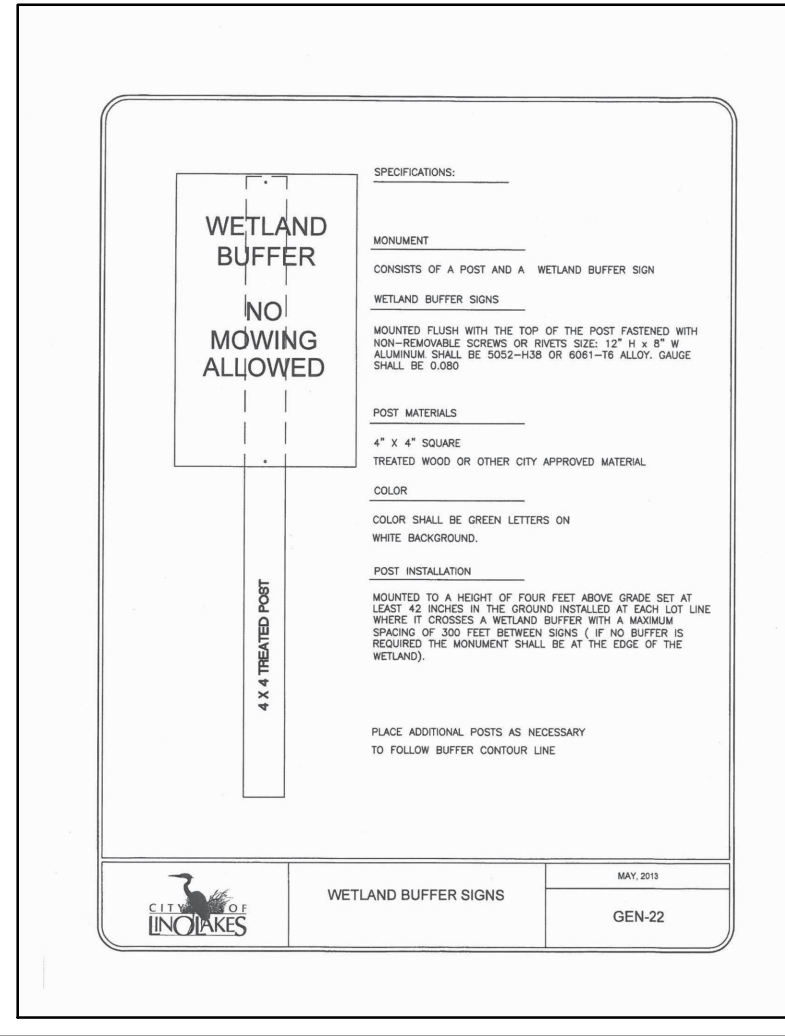
Outlot D, Pheasant Hills Preserve, Anoka County, Minnesota

EXCEPT that part of Outlot D, Pheasant Hills Preserve being in the West One-half of the Northwest One-Quarter, Section 27, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of the West One-half of said Northwest One-Quarter, Section 27; thence North 01 degrees 00 minutes 55 seconds West along the East line of said West One-half, Northwest One-Quarter, Section 27, a distance of 57.73 feet to the Southeast corner of said Outlot D for a point of beginning of the tract to be described; thence North 01 degrees 00 minutes 55 seconds West, along the East line of said Outlot D, a distance of 910.02 feet; thence South 89 degrees 22 minutes 49 seconds West, a distance of 580.47 feet; thence South 01 degrees 00 minutes 55 seconds East, parallel with the East line of said Outlot D, a distance of 548.90 feet; thence North 89 degrees 22 minutes 49 seconds East, parallel with the South line of said Northwest One-Quarter, Section 27, a distance of 416.00 feet; thence South 01 degrees 00 minutes 55 seconds East; parallel with the East line of said Outlot D a distance of 370.14 feet to the Northerly right-of-way line of C.S.A.H. No. 10 (Anoka County Right-of-Way Plat No. 11); thence North 85 degrees 24 minutes 36 seconds East along said right-of-way line a distance of 28.66 feet; thence continuing along said right-of-way line along a curve concave to the North (which has a radius of 3879.72 feet, a delta angle of 02 degrees 00 minutes 31 seconds, and an arc length of 136.02 feet) a chord bearing and distance of North 86 degrees 24 minutes 53 seconds East, 136.01 feet to the point of beginning.

And EXCEPT the North 1100 feet of Outlot D, Pheasant Hills Preserve, Anoka County Minnesota

And EXCEPT the South 400 feet of the North 1500 feet of the East 600 feet of Outlot D, Pheasant Hills Preserve, Anoka County, Minnesota



PREPARED BY:

**Kaskaskia Engineering Group, LLC**

2550 University Avenue West, Suite 1615  
St. Paul, Minnesota 55114  
616.937.6522 phone  
616.235.5977 fax  
www.kaskaskiaeng.com

PROFESSIONAL REGISTRATIONS  
Minnesota Professional Design Firm

LICENSE NO. 688435000021

**GRH Contracting**

4417 Channel Lane NE  
East Bethel, MN 55092

REV.	DATE	DESCRIP
△		
△		

SHEET TITLE:  
**CONSERVATION EASEMENT**

PROJECT TITLE:  
**HOULE PROPERTY LINO LAKES, MN**

DRAWN BY: SCA	SHEET 08
CHECKED BY: RPA	
SHEET NO. 02 OF 07 SHEETS	
PROJECT NUMBER 17-1042	

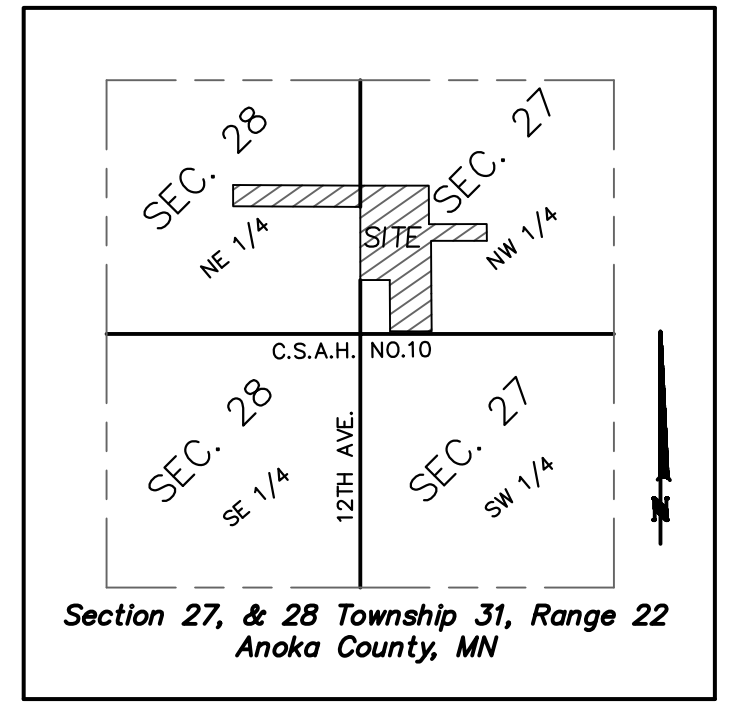
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

*Ronald P. Alwin*  
Ronald P. Alwin DATE 7-21-17 LIC. NO. 17765



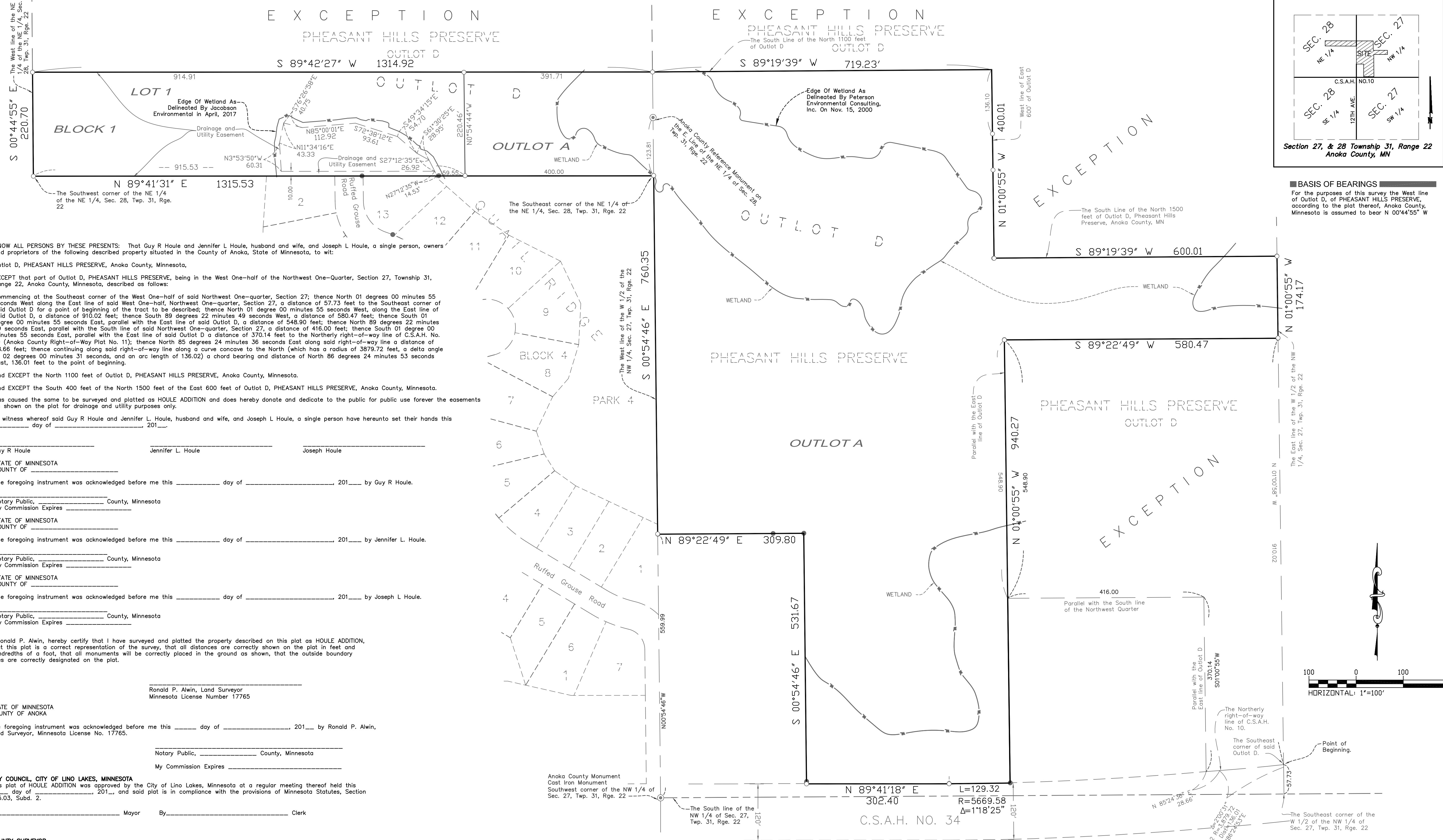
# HOULE ADDITION

VICINITY MAP  
Not to Scale



Section 27, & 28 Township 31, Range 22  
Anoka County, MN

**BASIS OF BEARINGS**  
For the purposes of this survey the West line of Outlot D, of PHEASANT HILLS PRESERVE, according to the plat thereof, Anoka County, Minnesota is assumed to bear N 00°44'55" W



KNOW ALL PERSONS BY THESE PRESENTS: That Guy R Houle and Jennifer L Houle, husband and wife, and Joseph L Houle, a single person, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Outlot D, PHEASANT HILLS PRESERVE, Anoka County, Minnesota,  
EXCEPT that part of Outlot D, PHEASANT HILLS PRESERVE, being in the West One-half of the Northwest One-Quarter, Section 27, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of the West One-half of said Northwest One-quarter, Section 27; thence North 01 degrees 00 minutes 55 seconds West along the East line of said West One-half, Northwest One-quarter, Section 27, a distance of 57.73 feet to the Southeast corner of said Outlot D for a point of beginning of the tract to be described; thence North 01 degree 00 minutes 55 seconds West, along the East line of said Outlot D, a distance of 910.02 feet; thence South 89 degrees 22 minutes 49 seconds West, a distance of 580.47 feet; thence South 01 degree 00 minutes 55 seconds East, parallel with the East line of said Outlot D, a distance of 548.90 feet; thence North 89 degrees 22 minutes 49 seconds East, parallel with the South line of said Northwest One-quarter, Section 27, a distance of 416.00 feet; thence South 01 degree 00 minutes 55 seconds East, parallel with the East line of said Outlot D a distance of 370.14 feet to the Northerly right-of-way line of C.S.A.H. No. 10 (Anoka County Right-of-Way Plat No. 11); thence North 85 degrees 24 minutes 36 seconds East along said right-of-way line a distance of 28.66 feet; thence continuing along said right-of-way line along a curve concave to the North (which has a radius of 3879.72 feet, a delta angle of 02 degrees 00 minutes 31 seconds, and an arc length of 136.02) a chord bearing and distance of North 86 degrees 24 minutes 53 seconds East, 136.01 feet to the point of beginning.

And EXCEPT the North 1100 feet of Outlot D, PHEASANT HILLS PRESERVE, Anoka County, Minnesota.  
And EXCEPT the South 400 feet of the North 1500 feet of the East 600 feet of Outlot D, PHEASANT HILLS PRESERVE, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as HOULE ADDITION and does hereby donate and dedicate to the public for public use forever the easements as shown on the plat for drainage and utility purposes only.

In witness whereof said Guy R Houle and Jennifer L. Houle, husband and wife, and Joseph L Houle, a single person have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Guy R Houle \_\_\_\_\_ Jennifer L. Houle \_\_\_\_\_ Joseph Houle \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_ by Guy R Houle.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_ by Jennifer L. Houle.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_ by Joseph L Houle.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I Ronald P. Alwin, hereby certify that I have surveyed and platted the property described on this plat as HOULE ADDITION, that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments will be correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat.

Ronald P. Alwin, Land Surveyor  
Minnesota License Number 17765

STATE OF MINNESOTA  
COUNTY OF ANOKA  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_ by Ronald P. Alwin,  
Land Surveyor, Minnesota License No. 17765.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

**CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA**  
This plat of HOULE ADDITION was approved by the City of Lino Lakes, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By \_\_\_\_\_ Mayor By \_\_\_\_\_ Clerk

**COUNTY SURVEYOR**  
This plat has been checked and approved this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

By \_\_\_\_\_  
Larry Holium  
Anoka County Surveyor

**COUNTY AUDITOR/TREASURER**  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year of 201\_\_ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

By \_\_\_\_\_ Deputy  
Property Tax Administrator

**COUNTY RECORDER/REGISTRAR OF TITLES**  
County of Anoka, State of Minnesota  
I hereby certify that this plat of HOULE ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_M. and was duly recorded in Book \_\_\_\_\_ Page 46, as Document Number \_\_\_\_\_  
By \_\_\_\_\_ Deputy  
County Recorder/Registrar of Titles

**LEGEND**  
○ DENOTES 1/2 INCH BY 1/4 INCH IRON PIPE MONUMENT MARKED BY LICENSE NO. 17765, THAT WILL BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.  
● DENOTES FOUND MONUMENT  
■ DENOTES WETLAND BOUNDARY

PREPARED BY:  
**Kaskaskia Engineering Group, LLC**  
PROFESSIONAL REGISTRATIONS  
Minnesota Professional Design Firm  
2500 University Avenue West, Suite 1618  
St. Paul, Minnesota 55114  
615.337.5652 phone  
618.233.5977 fax  
www.kaskaskiaeng.com  
LICENSE NO.  
68843500021

**PLANNING & ZONING BOARD  
AGENDA ITEM 5B**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: August 9, 2017

REQUEST: 6602 Pheasant Run-Variance Amendment

CASE NUMBER: VR2015 – 001

APPLICANTS: Dylan Lindman  
6602 Pheasant Run  
Lino Lakes, MN 55014

OWNER: Dylan Lindman

REVIEW SCHEDULE:

Complete Application Date:	N/A
Environmental Board Meeting:	N/A
EDAC Meeting:	N/A
Park Board Meeting:	N/A
P & Z Board Meeting:	August 9, 2017
City Council Meeting:	August 28, 2017
60-Day Review Date:	N/A

**BACKGROUND**

On October 14, 2015, the Planning & Zoning Board recommended approval of a 10 foot variance to allow the property owner, Dylan Lindman, to construct an attached garage 30 feet from the lot line along CSAH 34/Birch Street. The required setback is 40 feet.

On October 26, 2015, the City Council passed Resolution No. 15-119 approving a 12 foot variance to allow for the construction of an attached garage 28 feet from the lot line. The property owner requested the additional 2 feet.

Per Resolution No. 15-119:

**NOW, THEREFORE BE IT RESOLVED** by The City Council of The City of Lino Lakes hereby approves of a 12 foot variance to reduce the required setback from 40 feet to 28 feet

along Birch Street to allow for the construction of an attached double garage at 6602 Pheasant Run, subject to the following conditions:

1. The detached shed in the northeast corner of the lot, found in violation of city ordinances, shall be relocated onto the applicant's property.
2. The accessory structure shall meet the requirements of §1007.043 General Building and Use Provisions.
3. The accessory structure shall meet all other city code and state building code requirements.
4. A building permit shall be submitted for by the applicant and approved by the City of Lino Lakes prior to construction.

The property owner thought the variance applied to both the attached double garage and detached shed. He relocated the detached shed onto the property 28 feet from the south lot line to line up with attached garage. Technically, the resolution only allowed for a setback variance for the attached double garage, not the detached shed. The detached shed should be 40 feet from the south lot line and 5 feet from the rear lot line.

The property owner does not want to relocate the detached shed again and is requesting the variance to include the detached shed.

### **ANALYSIS**

Staff has reviewed the location of the detached shed and does not see any issues with its current location. It appears to be located 5 feet from the rear property line and 28 feet from the lot line along CSAH 34/Birch Street. The structure does encroach into the rear 10 foot drainage & utility easement and an Easement Encroachment Agreement is required.

The detached shed is approximately 18' x 18' (324 s.f.) and the attached garage is approximately 22' x 36' (792 s.f.). The combined total of accessory structures is 1,116 s.f. which is under the allowed 1,200 s.f. threshold.

### **CRITERIA AND FINDINGS OF FACT**

The findings of fact are amended as follows with new text underlined.

No variance shall be granted unless it meets all the criteria in paragraphs 1. through 7. below. The City shall make findings regarding compliance with these criteria.

1. The variance shall be in harmony with the general purposes and intent of the ordinance.

*The general purpose and intent of the ordinance is to establish performance standards intended to assure compatibility of uses, prevent blight and to enhance the health, safety and general welfare of the residents of the community.*



*Approving this variance request for an attached accessory structure and detached shed doesn't pose a threat to the health, safety or general welfare of the neighborhood. In fact, since no attached accessory structure is present on the applicant's property (6602 Pheasant Run) approving this variance request will enhance the atmosphere in the neighborhood as Lino Lakes requires all dwellings to have, at minimum, a double garage.*

2. The variance shall be consistent with the comprehensive plan.

*The variance request is consistent with the comprehensive plan. The applicant's property is intended for a Single Family dwelling as such, current zoning ordinances require dwellings to have, at minimum, a double garage. Detached accessory structures are also consistent with single family dwellings.*

3. There shall be practical difficulties in complying with the ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the ordinance. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

*The property owner proposes to use the property in a reasonable manner, as the construction of a double garage and relocation of a detached shed are considered a reasonable use of the property. The practical difficulty in complying with the 40' setback from Birch Street's right-of-way creates a situation where the applicant cannot construct a double garage unless the variance is approved.*

4. The plight of the landowner shall be due to circumstances unique to the property not created by the landowner.

*The plight of the landowner is due to circumstances unique to the property and was not created by the landowner. The current landowner recently purchased the property and did not construct the house without a garage.*

5. The variance shall not alter the essential character of the locality.

*The variance shall not alter the essential character of the locality by maintaining a 28 foot setback similar to the 30 foot setbacks found along other Birch Street corner properties. Accessory structures such as garages and detached sheds are common features found throughout Lino Lakes residential districts.*

6. A variance shall not be granted for any use that is not allowed under the ordinance for property in the zoning district where the subject site is located.

*Accessory structures (attached and detached) are permitted as Accessory Uses in the R-1, Single Family Residential District.*

7. In accordance with MN Stat. 462.357, Subp. 6, variances shall be granted for earth sheltered construction as defined in MN Stat. 216C.06, Subd. 14, when in harmony with the zoning ordinance.

*Not applicable.*

### **RECOMMENDATION**

Staff recommends amending Resolution No. 15-119 to approve of a 12 foot variance to reduce the required setback from 40 feet to 28 feet along the south lot line (CSAH 34/Birch Street) to allow for the construction of an attached double garage and relocation of an existing detached shed at 6602 Pheasant Run with the following conditions:

1. The property owner shall enter into an Easement Encroachment Agreement with the City and pay for the recording of the document.

### **ATTACHMENTS**

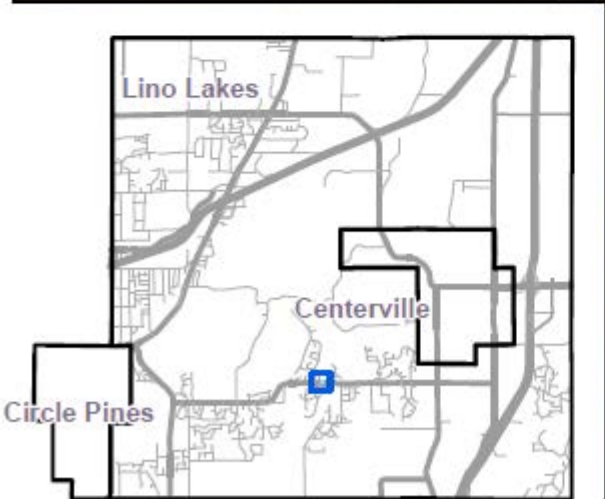
1. 2015 Aerial Map
2. 2017 Aerial Map
3. Certificate of Survey with Dimensions
4. Easement Encroachment Agreement



# Property Location Map

## 6602 Pheasant Run

9/24/2015



### Legend

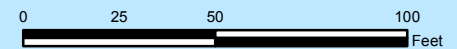
 6602 Pheasant Run







## 2017 Aerial Map 6602 Pheasant Run



GERALD T. COYNE  
300 BRUNSWICK AVE. S.  
GOLDEN VALLEY, MINN.  
MINN. REG. NO. 4741

# LOT SURVEYS COMPANY

LAND SURVEYORS

REGISTERED UNDER LAWS OF STATE OF MINNESOTA

7601 - 73rd Ave. No. Minneapolis, Minnesota 55428 560-3093

RAYMOND A. PRASCH  
6917 IDAHO AVE. N.  
BROOKLYN PARK, MINN.  
MINN. REG. NO. 6743

INDUSTRIAL — JUDICIAL  
COMMERCIAL — TOPOGRAPHICAL  
CITY LOTS — PLATTING

## Surveyors Certificate

INVOICE NO. 10971

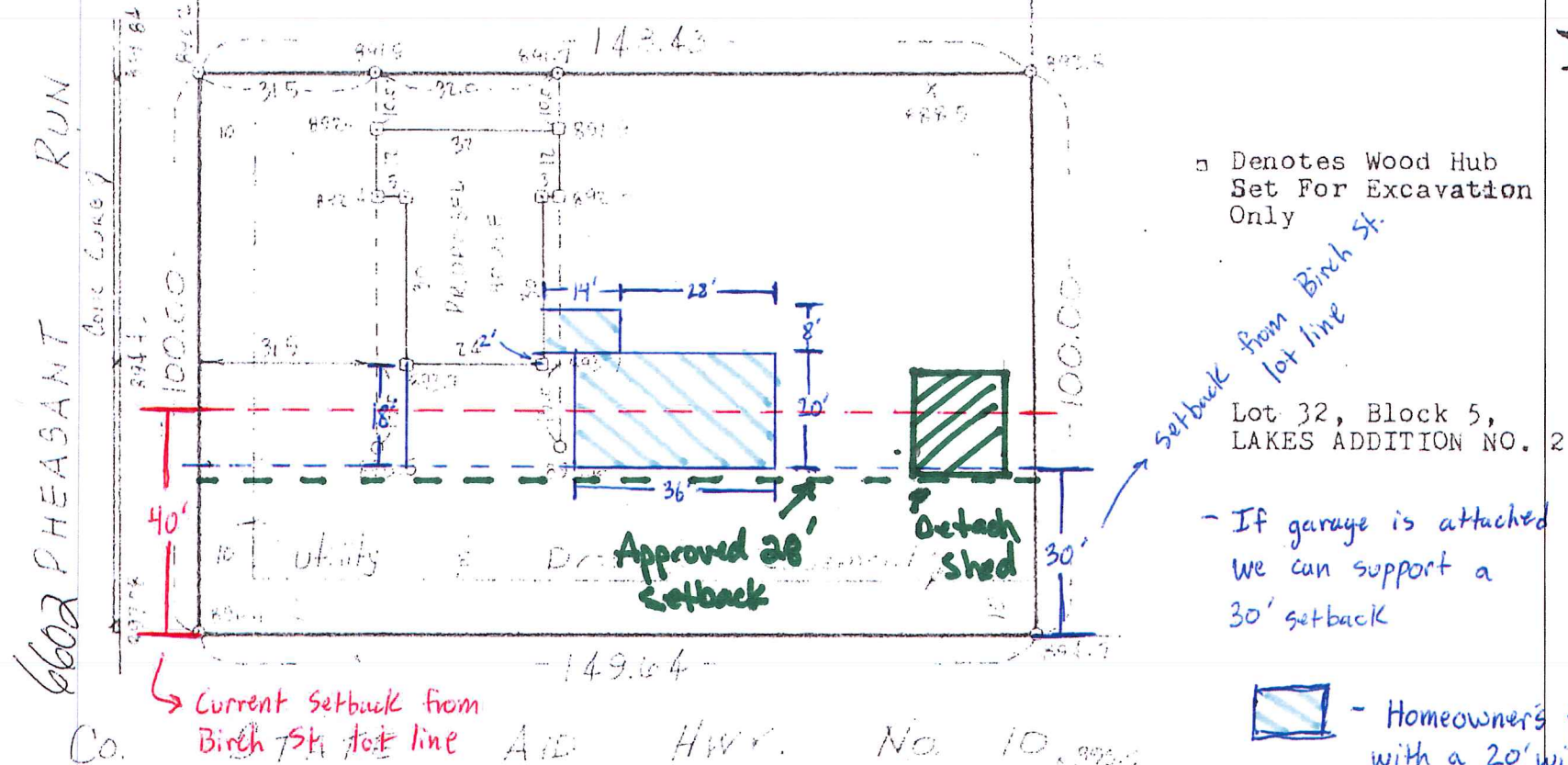
F. B. NO. 214-68

SCALE 1" = 30'

○ — DENOTES IRON

S.J. CONSTRUCTION

VACANT




○ Denotes Wood Hub Set For Excavation Only

Setback from Birch St. lot line

Lot 32, Block 5, LAKES ADDITION NO. 2

- If garage is attached we can support a 30' setback

 - Homeowner's proposal with a 20' wide double garage

Current Setback from Birch St. lot line

Approved 28' Setback

Attach Shed

Signed Raymond A. Prash  
LOT SURVEYS COMPANY

We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land.  
Surveyed by us this 15th day of September 19 82





**CITY OF LINO LAKES  
EASEMENT ENCROACHMENT AGREEMENT**

**PLEASE CHECK WHICH STRUCTURE APPLIES:**  
FENCE  RETAINING WALL  ACCESSORY STRUCTURE

We/I, \_\_\_\_\_ and \_\_\_\_\_,

(single person(s) or husband and wife) property owner(s) of a parcel of property legally

described as: \_\_\_\_\_

and known as (address): \_\_\_\_\_ hereby acknowledge on this

\_\_\_\_\_ day of \_\_\_\_\_, in the year of \_\_\_\_\_ that ( I or we) are aware of the following described requirements of the City of Lino Lakes in regard to structures and other encroachments:

- A. Structural encroachment shall not be allowed on any drainage and utility easement unless the following criteria apply to said property:
  - 1. The encroachment is not located within the 100-year high water elevation of an existing lake, storm water pond, or wetland.
  - 2. The drainage will not be affected by the approved structure or other encroachment on the easement.
- B. The encroachment construction is done at the property owners own risk. If drainage and/or utility improvements on this easement become a problem in the future, the property owner(s) may be required by the City to remove the easement structure and regrade the easement, at the property owner(s) expense.
- C. All other requirements of the Zoning Ordinance are enforced. This agreement shall become a part of the property record and apply to all present and future property owners. The placement of the approved structure or other encroachment shall be located in accordance with the Site Plan, attached here to as Exhibit A

OWNER \_\_\_\_\_  
\_\_\_\_\_



**PLANNING & ZONING BOARD  
AGENDA ITEM 6A**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: August 9, 2017

REQUEST: Outlot C, Century Farm North 6<sup>th</sup> Addition-  
Discussion to Re-Plat 12 Townhome Units to 4  
Single Family Lots

CASE NUMBER: None

APPLICANT: City Initiated

OWNER: Gary M. Uhde  
3157 Berwick Knoll  
Brooklyn Park, MN 55443

REVIEW DEADLINE:

Complete Application Date:	NA
Environmental Board Meeting:	NA
Park Board Meeting:	NA
Planning & Zoning Board Meeting:	August 9, 2017
Council Work Session Meeting:	TBD
Council Meeting:	TBD

**BACKGROUND**

Century Farm North is a residential Planned Unit Development (PUD) in northwest Lino Lakes and was approved in 2003. It includes a mix of housing styles including typical single family lots, single family airpark lots with hangars, single family detached townhomes (individual house lots located within a commonly owned yard lot) and attached townhomes.

The PUD Development Stage Plan/Preliminary Plat for Outlot C, Century Farm North 6<sup>th</sup> was approved for 12 townhomes (2 buildings with 6 units each) in 2003. Due to a weakened townhome market, the owner, Gary Uhde, is proposing to re-plat the outlot from 12 townhome units to 4 single family lots.



## ANALYSIS

### History

On April 28, 2003, the City Council passed Resolution No. 03-60 approving the PUD Development Stage Plan/Preliminary Plat for the entire development of Century Farm North. The subject site, Outlot C, Century Farm North 6<sup>th</sup> Addition, is shown as a townhome development.

On July 28, 2014, the City Council passed Resolution No. 14-43 amending the PUD Development Stage Plan/Preliminary Plat to include a 0.991 acre parcel located at 7880 Sunset Avenue, realign Robinson Drive and add 8 more single family lots. The townhome home development remained the same.

On December 14, 2016, Lino Lakes Townhomes, LLC presented to the Planning & Zoning Board a PUD Final Plan/Final Plat for 12 townhomes on this outlot. The Board recommended approval. Unfortunately, the developer did not take the final plat to City Council for approval.

### Lot Summary

The Lot Summary reflects changes from the approved original 2003 PUD Development Stage Plan/Preliminary Plat and 2014 amendment.

Phase	Single Family Lots		Air Park		Single Family Detached Townhomes		Attached Townhomes		TOTAL	
	Original	<i>Proposed</i>	Original	<i>Proposed</i>	Original	<i>Proposed</i>	Original	<i>Proposed</i>	Original	<i>Proposed</i>
<b>1<sup>st</sup></b>	30	26	9	8	16	16	-	-	55	50
<b>2<sup>nd</sup></b>	1	-	-	-	22	23	42	42	65	65
<b>3<sup>rd</sup></b>	-	-	9	14	9	9	34	34	52	57
<b>4<sup>th</sup></b>	-	-	-	-	1	1	38	38	39	39
<b>5<sup>th</sup></b>	5	-	-	-	-	5	-	-	5	5
<b>6<sup>th</sup></b>	11	29	-	-	10	-	-	-	21	29
<b>7<sup>th</sup></b>	-	-	-	-	-	-	12	12	12	12
<b>TOTAL</b>	<b>47</b>	<b>58</b>	<b>18</b>	<b>22</b>	<b>58</b>	<b>54</b>	<b>126</b>	<b>126</b>	<b>249</b>	<b>257</b>
<b>Difference</b>		<b>+8</b>		<b>+4</b>		<b>-4</b>		<b>0</b>		<b>+8</b>

A total of 126 attached townhome units have been approved for the entire development.

**Density Calculations**

	<b>Current Plan</b>	<b>Proposed Plan</b>
<b>Gross Property Area (acres)</b>	<b>95.63</b>	<b>95.63</b>
Wetland	12.72	12.72
Arterial (CR 53) ROW	1.28	1.28
Park Dedication	13.32	13.32
<b>Net Property Area (acres)</b>	<b>68.31</b>	<b>68.31</b>
# Units	257	249
<b>Density</b>	<b>3.76 units/acre</b>	<b>3.65 units/acre</b>

The density calculations are based on the entire amended preliminary plat for Century Farm North. At the time the original PUD was approved in 2003, the City’s Comprehensive Plan for medium density residential development allowed for 3 to 6 dwelling units per acre. Although the current Comprehensive Plan for medium density requires 4.0 to 5.9 dwelling units per acre, the developer has the right to develop at a density consistent with the original PUD. The density would remain consistent with the comprehensive plan if the 4 single family lot amendment was approved.

Considerations:

1. Morgan Lane would terminate with a 250 foot cul de sac.
  - a. City ordinance allows up to 500 foot cul de sacs.
2. The existing housing units to the east and south are townhomes.
3. The existing housing units to the north are single family homes.
4. Outlot C, Century Farm North 6<sup>th</sup> Addition is the last phase in this development.
  - a. The owner currently has an interested builder for 4 single family lots.
  - b. Wait for townhome market conditions to change.

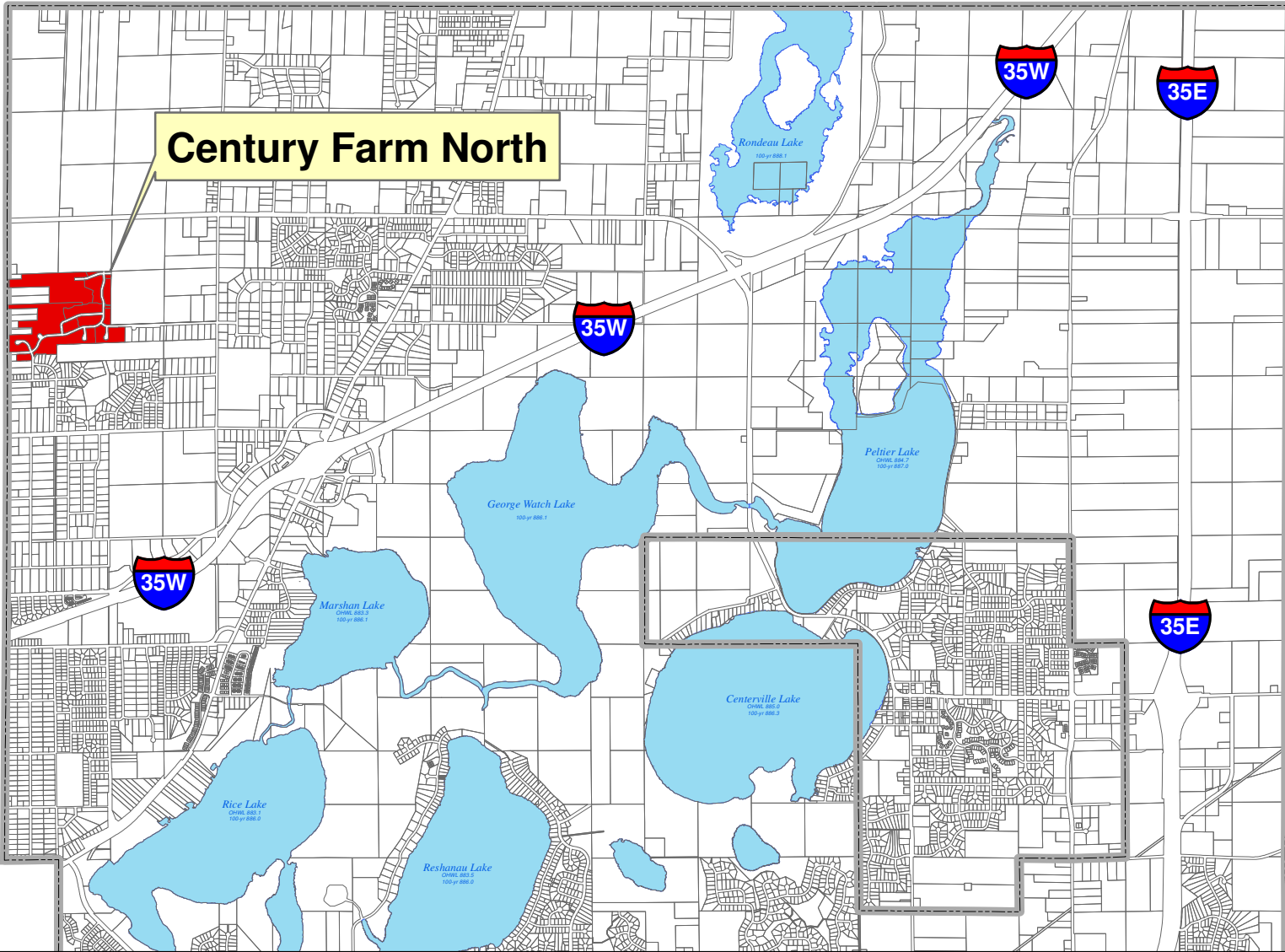
If the Planning & Zoning and City Council support this concept, a PUD Development Stage Plan/Preliminary Plat amendment and PUD Final Plan/Final Plat would be required. Staff would not support any credit for previously paid park dedication fees.

**RECOMMENDATION**

Staff is requesting input from the Planning & Zoning Board.

## **ATTACHMENTS**

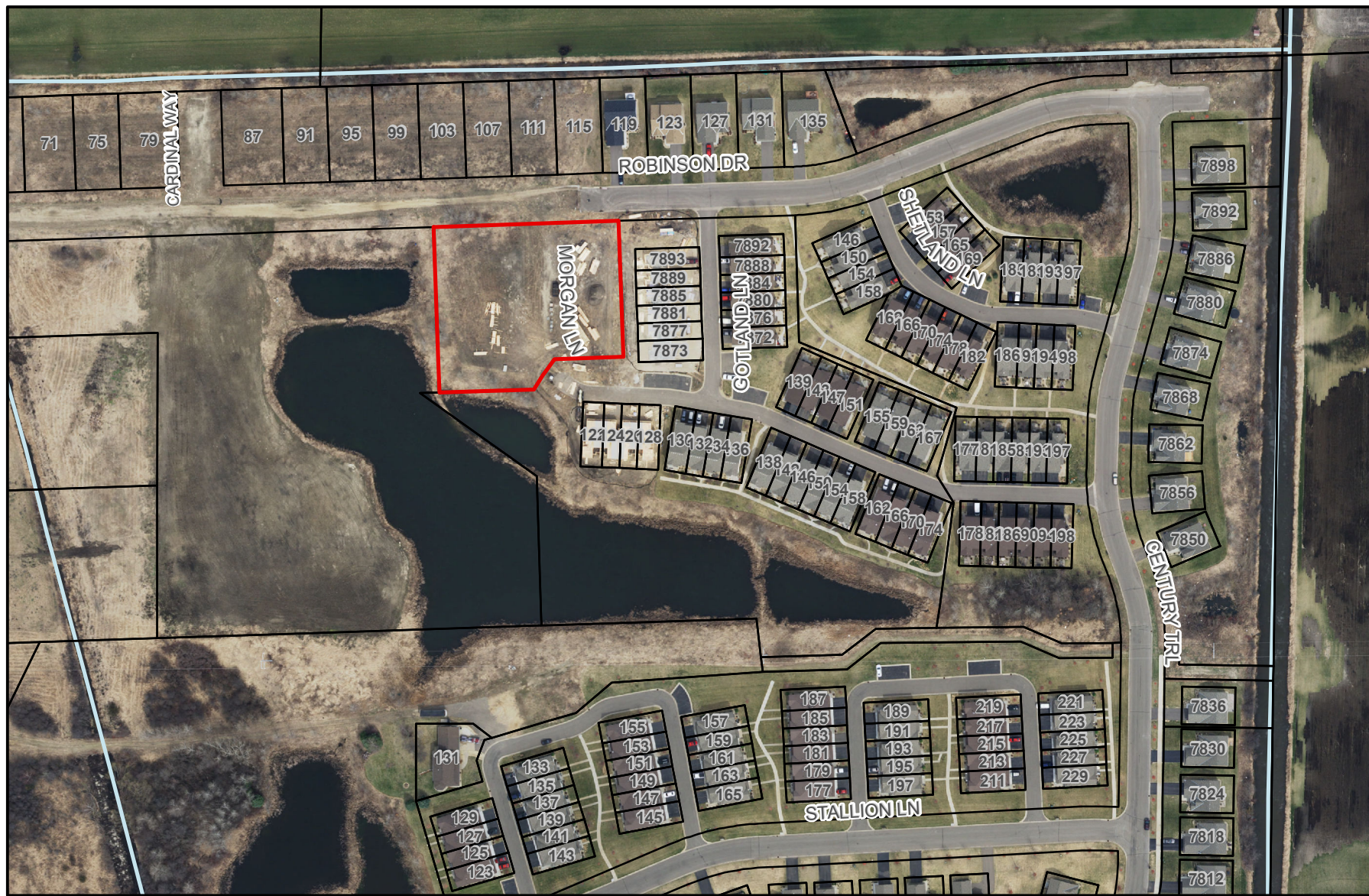
1. Site Location Map
2. Aerial Map
3. Preliminary Sketch, Outlot C, Century Farm North 6<sup>th</sup> Addition



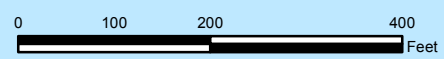
# Site Location Map







# Aerial Map Outlot C, CFN 6th



Date: 8/4/2017



# CENTURY FARM NORTH OUTLOT C

LINO LAKES, MN

PREPARED FOR:  
CENTURY FARM NORTH  
DEVELOPMENT, INC.

# PRELIMINARY ONLY

**PLOWE**  
ENGINEERING, INC.

6776 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210  
FAX: (651) 361-8701

SITE PLANNING  
& ENGINEERING

**NORTH**

0 15 30  
1 INCH = 30 FEET

## OUTLOT C - TOWNHOMES (12)

## OUTLOT C - SINGLE-FAMILY HOMES (4)

