PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS	MONDAY, JULY 15, 2024	6:00 PM

1. Call to Order
2. Approval of the Minutes
3. Public Hearings
   A. Sun Companies Properties Management/RSA Properties LLC Subdivision No 2 - Comprehensive Plan Amendment; Zoning Map Amendment; Easement Vacation; Preliminary Plat; Final Plat
      1. Resolution 2024-XXX Approve a Comprehensive Plan Amendment for a Change of Land Use Map Designation at 1919 2nd Street NW
      2. Ordinance 2024-X Approve Rezoning Properties in 1900 Block of 4th Street NW to I-1
      3. Ordinance 2024-X Vacate a Portion of Drainage and Utility Easement at 1919 2nd St NW
      4. Resolution 2024-XXX Approve the Preliminary and Final Plats for RSA Properties LLC Subdivision No 2
   B. Rice County/Emergency Access Road and Boat Ramp - Conditional Use Permit; Variance
      1. Resolution 2024-XXX Approve a Conditional Use Permit for an Emergency Access Road and Boat Ramp in the Wild and Scenic River Overlay near 50 East View Drive
      2. Resolution 2024-XXX Approve Variance(s) Associated with an Emergency Access Road and Boat Ramp in the Wild and Scenic River Overlay near 50 East View Drive
4. Requests to be Heard
5. Items for Discussion
   A. General Planning & Zoning Updates
6. Routine Business
7. Board & Commissions Updates & Reports
8. Adjournment

Please contact the Departments of Community & Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.

Para pedir este documento en otro idioma, envíe un correo electrónico y adjunte el documento a accessibility@faribault.org.

Si aad u codsato dukumeentigan oo ku qoran luqad kale, fadlan e-mail u soo dir oo ku soo lifaaq dukumiintiga accessibility@faribault.org.

PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS	MONDAY, JULY 1, 2024	6:00 PM

Meeting Items

1. Call to Order/Approve Agenda

   A regular meeting of the Planning Commission was called to order by Chair Chuck Ackman at 6:00 p.m. The commissioners in attendance were Eric Delgado, Samantha Green, Barton Jackson, Edward Miglio, Steve White, and Chair Ackman. Harry Davis, City Planner, Kari Casper, Secretary, and David Wanberg, Director of Community and Economic Development were also in attendance.

2. Approval of the Minutes of June 17, 2023

   Motion by Barton Jackson, seconded by Eric Delgado to approve the meeting minutes as present. The motion passed unanimously.

3. Public Hearings

A. Kleeberger - Riverview Ridge Subdivision, Variances, Conditional Use Permit

Harry Davis gave the presentation on behalf of the Kleebergers who were present at the meeting. Davis explained three matters relating to this project: approval of the Preliminary and Final Plat, a Variance request, and a Conditional Use Permit. Davis noted that both DRC and staff are recommending approval of the preliminary and final plat as well as the Conditional Use Permit. They are; however, recommending denial of the variance requests. The Variance request asked for a 0-foot setback from the bluff when a 30-foot setback is recommended; they are asking for a 0-foot setback for grading from the top of the bluff when it is recommended to have a 20-foot setback and they are asked that they build on a 47% slope where it is recommended to building up to a 15% slope. After the presentation, Chair Ackman requested a discussion and no one spoke so he opened up the public hearing at 6:17 p.m. The applicants, Don and Cheryl Kleeberger both came forward to answer any questions. Jackson asked what type of soil they would be building on and Don Kleeberg came forward and stated that he had not tested the soil. The Vanderbean's came forward and stated that they would like to continue to have their driveway continue through their property and asked that the City Council help them with their home. Bill Anhorn who lives in one of the townhomes and mentioned that Don Kleeberg had approached him last year and said that he was going to clear out all the trees and plant new seedlings. He would like to keep the barrier there. Chair Ackman then asked if anyone would like to come forward and no one did, so he closed the public hearing at 6:51 p.m. Chair Ackman then brought the matter back for further discussion. Commissioner White if they move the house closer to the driveway, will they still need the variance? Davis said yes. Harry Davis stated that they are working where the existing driveway is and stated that even if the variance was denied, the driveway could stay there and there are other options. Commissioner White asked what the options were. Davis then put the three other options up on the screen as depicted in the packet. Chair Ackman wanted to confirm that the easement for the driveway is not in front of us. He then went into the variance request stating that some variances work but with the DNR 30-foot setback is a big one. They are asking for zero. Top of Bluff is a 20-foot setback; they are asking for zero. He likes everything but the

variance request. Is there a way to move this forward without the variance request? Commissioner Green then spoke stating that we are governed by the ordinances and the City Council has more flexibility. She is okay with the plat and CUP and defers to the City Council for the variance. Commissioner Salt asked about the easement. Davis stated that we have no jurisdiction over it, and it's strictly between the Vanderbeans and the applicants. Chair Ackman then asked for a motion on each item.

1 Resolution 2024-XXX Approve the Preliminary and Final Plats for Riverview Ridge Addition

Chair Ackman Motion by Barton Jackson, seconded by Samantha Green to recommend approval of Resolution 2024-XXX Approving the Preliminary and Final Plats for Riverview Ridge Addition. The motion passed on a 7/0 vote.

2 Resolution 2024-XXX Deny Variance for Construction and Grading near Top of Bluff at 1150 Quartz Circle

Motion by Samantha Green, seconded by Barton Jackson to Approve a recommendation of Denial of Resolution 2024-XXX for the Variance request for Construction and Grading near Top of Bluff at 1150 Quartz Circle as presented. The motion passed on a 7/0 vote to deny the applicant's request.

3 Resolution 2024-XXX Approve a CUP for a Single Family Home in Shoreland at 1150 Quartz Circle

Motion by Steven White, seconded by Michael Salt to recommend approval of Resolution 2024-XXX to Approve a CUP for a Single Family Home in Shoreland at 1150 Quartz Circle as presented. The motion passed on a 7/0 vote.

B. Cashin - Stoneridge Fourth Addition, Easement Vacation

Harry Davis began his presentation for the preliminary and final plats and an easement vacation for Stoneridge 4th Addition. There are currently four lots and the applicant is requesting we move them down to three. The easement meets all the required criteria for a subdivision as well as the preliminary and final plats. Parkland dedication was taken on the original subdivision and nothing is expected here. Chair opened it up for questions for the board and no one came forward. He then opened the matter up for public hearing at 6:52. Travis Davidson 1214 Amber Lane came forward and asked about the vacation. Davis stated that the vacation does not impact anything. Chair then ended public hearing at 6:52 and went back to the board and asked for a motion.

1 Ordinance 2024-X Vacate a Portion of Drainage and Utility Easement at 1950 13th St NW

Motion by Michael Salt, seconded by Steven White to recommend approval of the Ordinance 2024-X to Vacate a portion of Drainage and Utility Easement at 1950 13th St NW as presented. The motion passed unanimously.

2 Resolution 2024-XXX Approve the Preliminary and Final Plats for Stoneridge Fourth Addition

A motion was made by Barton Jackson, seconded by Michael Salt to recommend approval of Resolution 2024-XX Approve the Preliminary and Final Plats for Stoneridge Fourth Addition as presented. The motion passed unanimously.

4. Requests to be Heard

David Wanberg, Director stated that there are no requests.

5. Items for Discussion

None.

A. General Planning & Zoning Updates

David stated that department capacity is further reduced to please be patient with us. He mentioned that they are thinking of updating the ordinances to avoid needing a

variance. A few projects are coming up. RSA is coming back. They were able to strike a deal with the property owner. This will be at the next planning commission meeting. There is a county access road that was noticed for the next planning commission meeting. The Sheriff wants to gain access to the river, which will be a conditional use permit. White asked about Eastview Drive. Would it be possible to follow that road to have minimal impact? Davis said it's kind of a combination of things that makes it more difficult, and they need additional information from the County for that. Most likely it would be just a private road for emergencies. Chair Ackman acknowledges that there are a lot of transitions right now.

6. Routine Business

7. Board & Commissions Updates & Reports

   David Wanberg, the Director, stated that Peter Waldock decided to retire. We wish him the very best with his family. We did want to let you know that we will be looking for a replacement and wanted to thank Peter for his service. There will be a celebration soon.

8. Adjournment

   Motion by Barton Jackson, seconded by Eric Delgado to adjourn at 7:05 p.m. The motion passed unanimously.

   By:_____
   Kari Casper, Recording Secretary

REQUEST FOR PLANNING COMMISSION ACTION

TO:	Planning Commission
THROUGH:	David Wanberg, CED Director
FROM:	Harry Davis, City Planner
MEETING DATE:	July 15, 2024
SUBJECT:	Resolution 2024-XXX Approve a Comprehensive Plan Amendment for a Change of Land Use Map Designation at 1919 2nd Street NW

Background:

This memo pertains to a Sun Companies Properties Management LLC request for a comprehensive plan amendment at 1919 2nd St NW, northeast of the intersection between 4th St NW and 20th Ave NW.

The comprehensive plan amendment proposes shifting the land use map designation for the subject property from commercial/residential mixed use to commercial/industrial mixed use for part of the future development area. The DRC and City Planner recommend in favor of the comprehensive plan amendment. Please see the attached draft resolution for further information and discussion.

Recommendation:

Recommend approval of the draft resolution to City Council for the comprehensive plan amendment to shift the guided land use from commercial/residential mixed use to commercial/industrial mixed use.

Attachments:

1. Resolution 2024-063 Approve a Comprehensive Plan Amendment for a Change of Land Use Map Designation at 1919 2nd Street NW

State of Minnesota
County of Rice

CITY OF FARIBAULT

RESOLUTION #2024-XXX

APPROVE A COMPREHENSIVE PLAN AMENDMENT TO GUIDE CERTAIN PROPERTIES ALONG THE NORTH SIDE OF THE 1900 BLOCK OF 4TH STREET NW FOR COMMERCIAL / INDUSTRIAL MIXED-USE

WHEREAS, Rick Amundson (the Applicant), on behalf of Sun Companies Property Management LLC and Scott and Therese Amundson (together the "Owners"), has requested a comprehensive plan amendment to change the guided land use in the south portion of 1919 2nd Street NW and a portion of the north side of the 1900 Block of 4th Street NW from residential/commercial mixed-use to commercial/industrial mixed-use; and

WHEREAS, the properties described in the above recitals and graphically depicted in Exhibit A are hereinafter referred to as the subject property; and

WHEREAS, the Applicant, in separate applications, also requested rezoning preliminary and final plat approvals that, collectively with the Applicant's comprehensive plan amendment request, would facilitate the Applicant's plan for the expansion of the C & S Vending building at 1919 2nd Street NW; and

WHEREAS, the requested commercial/industrial mixed-use designation in this application revises a portion of a previous comprehensive plan amendment approved by Resolution 2022-044, on February 22, 2022, at the subject site; and

WHEREAS, City Staff has made a report to the Planning Commission and recommended approval of the Applicant's requested comprehensive plan amendment to guide the subject property for commercial/residential mixed-use; and

WHEREAS, the Planning Commission, on July 15, 2024, following proper notice, held a public hearing to review the request, listen to public comments, and make a recommendation to the City Council regarding the Applicant's request; and

WHEREAS, following the public hearing, the Planning Commission recommended that the City Council approve the requested comprehensive plan amendment to guide the subject property for commercial/industrial mixed-use use based on the following written findings:

1. The comprehensive plan amendment review process provided adequate opportunity for public review and comment of the requested amendment. The City sent public hearing notices to all property owners within 350 feet of the subject property; and

2. Approval of the requested amendment is in the best interest of the community's general health, safety, and welfare. The amendment is associated with the expansion of an established industry adjoining the subject site which will preserve jobs in the City; and

3. The existing and proposed infrastructure, including sanitary sewer, water, stormwater, and transportation, associated with the subject property are suitable for commercial/industrial mixed-use; and

WHEREAS, the City Council held a public meeting on _____, 2024, to consider the Applicant's comprehensive plan amendment request; and

WHEREAS, based on the City Staff report, the results of the public hearing, and the written findings of the Planning Commission, the City Council concurs with the written findings of the Planning Commission and makes identical findings.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1: Incorporation of Recitals and Exhibits. Where applicable, the recitals and exhibits incorporated in this resolution constitute the written findings of the City Council.

Section 2: Approval of the Requested Comprehensive Plan Amendment. The City Council hereby amends the comprehensive plan to guide the subject property described in the above recitals and depicted in Exhibit A for commercial/industrial mixed-use.

Section 3: Change to the Official Land Use Plan. The official land use plan, which is part of the City of Faribault comprehensive plan, shall not be republished to show the approved comprehensive plan amendment. Still, the City Planner shall appropriately mark the official land use plan on file with the City Planning and Zoning Division to indicate the amendment.

Section 4: Authorization to Take Additional Steps. The City Council authorizes and directs the Mayor, City Staff, and City Consultants to take any additional steps and actions necessary and convenient to accomplish the intent of this resolution. Such additional steps may include an adjustment to the commercial/industrial mixed-use boundary on the 1919 2nd Street NW

property based on the related final plat of RSA Properties LLC Subdivision No. 2 associated with this application.

Section 5: Effective Date. This resolution is effective immediately upon its passage and without publication.

Date Adopted: _____, 2024

Faribault City Council

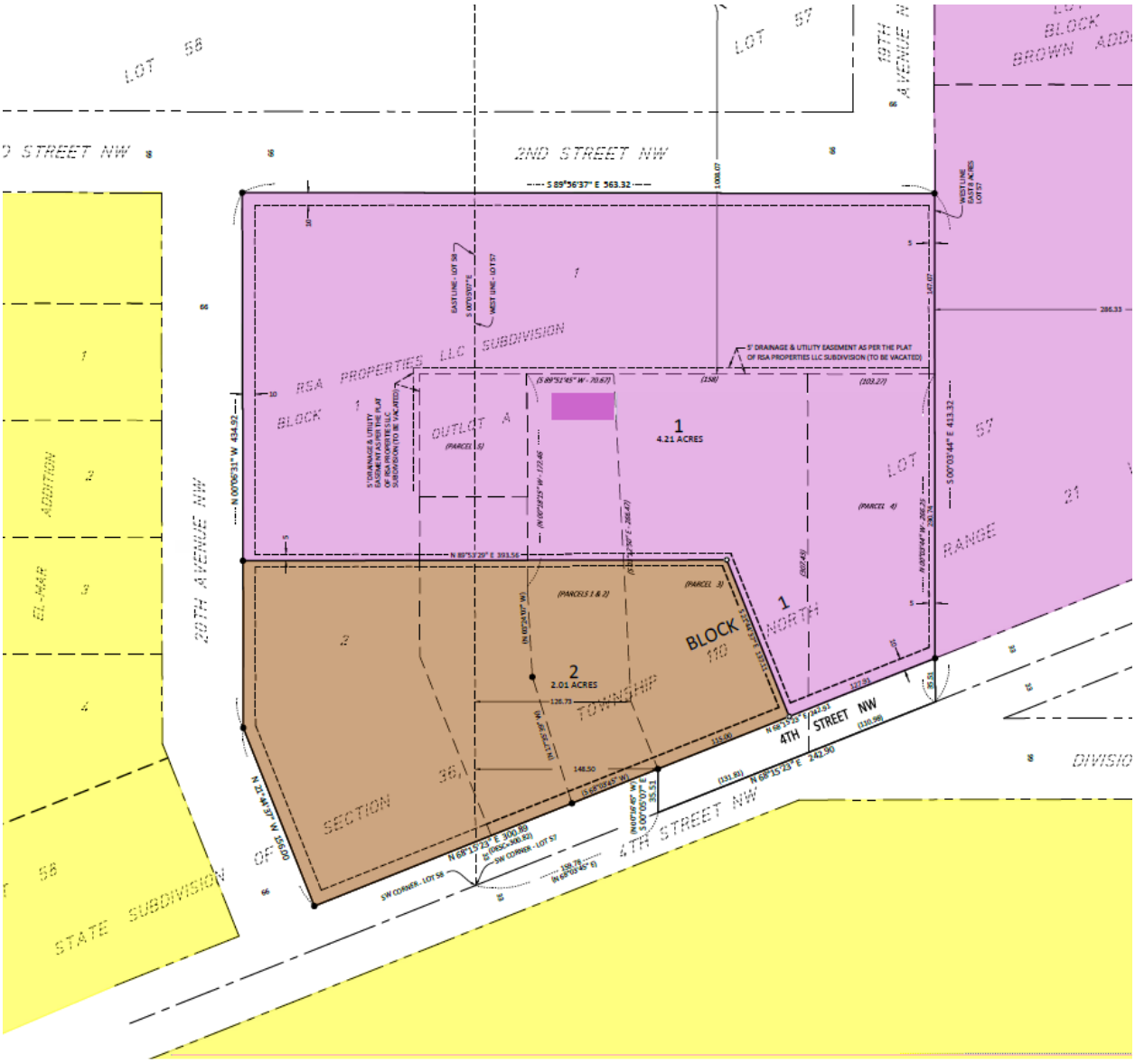
_____
Kevin F. Voracek, Mayor

ATTEST:

_____
Jessica L. Kinser, City Administrator

EXHIBIT A

Graphic Depiction of Subject Property to be Guided for Commercial/Industrial Mixed-Use



Purple = Commercial/Industrial Mixed Use; Brown = Commercial/Residential Mixed Use

Properties to be Reguided:

- 1914 4th St NW - PID # 1836275023
- 1916 4th St NW - PID # 1836275024
- 1918 4th St NW – PID # 1836275025 and PID # 1836275027
- 1920 4th St NW – PID # 1836275029
- Outlot A, Block 1 of RSA Properties LLC Subdivision – PID # 1836253003

REQUEST FOR PLANNING COMMISSION ACTION

TO:	Planning Commission
THROUGH:	David Wanberg, CED Director
FROM:	Harry Davis, City Planner
MEETING DATE:	July 15, 2024
SUBJECT:	Ordinance 2024-X Approve Rezoning Properties in 1900 Block of 4th Street NW to I-1

Background:

This memo pertains to a Sun Companies Properties Management LLC request for a zoning map amendment at 1919 2nd St NW, northeast of the intersection between 4th St NW and 20th Ave NW.

The zoning map amendment proposes rezoning areas from R-4, High Density Residential to I-1, Light Industrial use to facilitate future development. The DRC and City Planner recommend in favor of the zoning map amendment. Please see the attached draft ordinance for findings, further information, and discussion.

Recommendation:

Recommend approval of the draft ordinance to City Council for the zoning map amendment to rezone areas from R-4, High Density Residential to I-1, Light Industrial.

Attachments:

1. Ordinance 2024-X Approve Rezoning Properties in 1900 Block of 4th Street NW to I-1

State of Minnesota
County of Rice

CITY OF FARIBAULT
ORDINANCE No. 2024-XX

APPROVE REZONING CERTAIN PROPERTIES ON THE NORTH SIDE OF THE 1900 BLOCK OF 4TH STREET NW TO I-1, LIGHT INDUSTRIAL DISTRICT

WHEREAS, Rick Amundson (the Applicant), on behalf of Sun Companies Property Management LLC and Scott and Therese Amundson (collectively the "Owners"), has requested that the City Council rezone the south portion of 1919 2nd Street NW and a portion of the north side of the 1900 Block of 4th Street NW from R-4, High-Density Residential to I-1, Light Industrial; and

WHEREAS, the properties described in the above recitals and graphically depicted in Exhibit A are hereinafter referred to as the subject property; and

WHEREAS, the Applicant, in separate applications, also requested a comprehensive plan amendment to guide the subject property for commercial/industrial mixed-use and preliminary and final plat approval that, collectively with the Applicant's rezoning request, would facilitate the Applicant's proposed expansion of the C & S Vending Company Building at 1919 2nd Street NW; and

WHEREAS, the requested I-1, Light Industrial revises a portion of a previous zoning map amendment approved by Ordinance 2022-4, on March 8, 2022, at the subject site; and

WHEREAS, the City Council approved Resolution 2024-XXX on July XX, 2024, which amended the City's comprehensive plan to guide the subject property for commercial/industrial mixed-use; and

WHEREAS, City Staff reviewed the Applicant's rezoning request, prepared a report to the Planning Commission, and made a recommendation to approve the Applicant's rezoning request; and

WHEREAS, the Planning Commission, on July 15, 2024, following proper notice, held a public hearing regarding the said request; and

WHEREAS, the Planning Commission finds that it is appropriate to rezone the subject property as requested by the Applicant based on the following written findings of the Planning Commission as required by Section 2-180 of the City's Unified Development Ordinance:

1. **Criteria: Whether the amendment is consistent with the applicable policies of the City's Land Use Plan.**

   Finding: Per Resolution 2024-XXX, the Land Use Plan guides the subject properties for commercial/industrial mixed-use, which is consistent with the proposed I-1, Light Industrial District zoning. In addition, the proposed zoning is consistent with existing light industrial zoning, residential, and existing land uses adjoining the rezoning area.

2. **Criteria: Whether the amendment is in the public interest and is not solely for the benefit of a single property owner.**

   Finding: It is in the public's best interest to ensure reasonable and logical use of the property. The adjoining industrial property is on an undersized parcel which prevents expansion and the proposed rezoning application can facilitate an associated subdivision plat that combines several properties making room for business expansion on this block. It is reasonable to rezone the subject property to I-1, Light Industrial District to match the adjoining industrial property on the block and allow for the needed business expansion in the public interest of job preservation and expansion of the City's tax base.

3. **Criteria: Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.**

   Finding: The surrounding properties include existing industrial, commercial, and residential uses. The proposed I-1 Light Industrial

District zoning would allow for the necessary expansion of an adjoining business on this block.

4. **Criteria: Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of a particular property.**

   Finding: The existing undeveloped parcels included in this rezoning proposal are not the highest and best use of the land. Furthermore, the City has received a request for industrial development on the subject property.

5. **Criteria: Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of a particular property.**

   Finding: There have been several high-density residential developments in the City since the subject property was zoned R-4, High-Density Residential District, and the Applicant and Owners have not been able to acquire all of the property deemed necessary for the development of high-density apartments on site as they had hoped. Since that time, the City has received a request for industrial development on the subject property. The proposal will help preserve jobs and build the City's property tax base. Therefore, rezoning the subject property to I-1, Light Industrial District is appropriate.

WHEREAS, the City Council held a public meeting on _____, 2024, to consider approval of the first reading of Ordinance 2024-XX; and

WHEREAS, the City Council also held a public meeting on _____, 2024 to consider approval of the second reading of Ordinance 2024-XX; and

WHEREAS, based on the City Staff's report, the results of the public hearing, and the written findings of the Planning Commission, the City Council of the City of Faribault concurs with the written findings of the Planning Commission and makes the identical findings.

NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:

Section 1: Findings and Incorporation of Recitals and Exhibits. Where applicable, the recitals and exhibits incorporated in this ordinance constitute the written findings of the City Council.

Section 2: Rezoning Approval. The City Council hereby rezones the subject property graphically depicted in Exhibit A to I-1, Light Industrial District. The effective date of the rezoning shall be as outlined in Section 5 of this resolution.

Section 3: Official Zoning Map. The City does not need to republish the City's official zoning map to show the rezoning. However, the City Planner shall show the rezoning on the official zoning map on file with the City.

Section 4: Authorization to Take Additional Steps. The City Council authorizes and directs the Mayor, City Staff, and City Consultants to take any additional steps and actions necessary and convenient to accomplish the intent of this ordinance. Such additional steps may include an adjustment to the I-1, Light Industrial zoning district boundary on the 1919 2nd Street NW property based on the future final plat of the property.

Section 5: Effective Date. This ordinance is effective immediately upon its passage and publication per the City Charter.

First Reading: _____, 2024

Second Reading: _____, 2024

Publication Date: _____, 2024

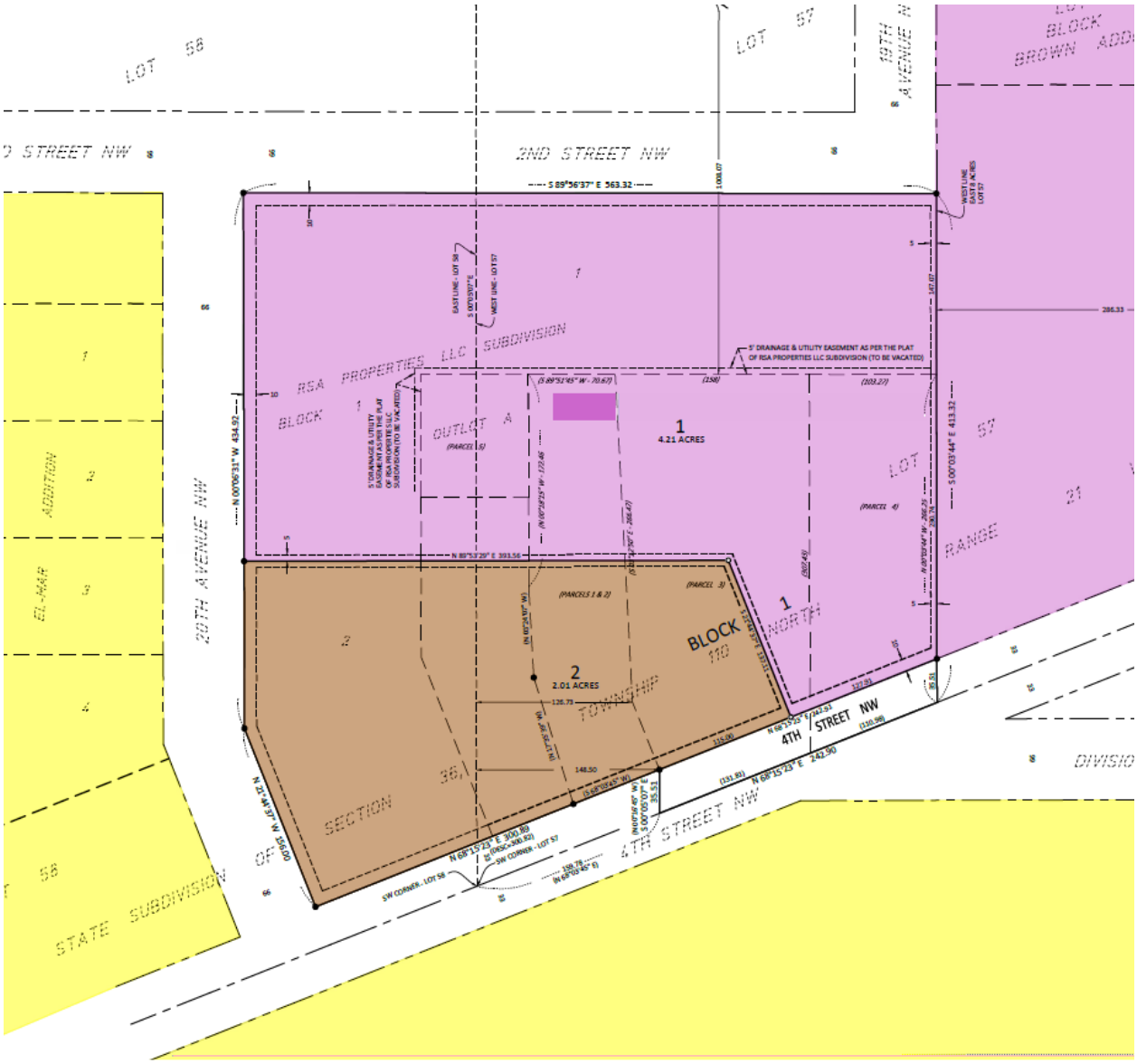
Faribault City Council

_____
Kevin F. Voracek, Mayor

ATTEST:

_____
Jessica L. Kinser, City Administrator

EXHIBIT A:
Graphic Depiction of Subject Property to be Rezoned to I-1 Light Industrial



Purple = I-1; Brown = R-4

Properties to be Rezoned:

- 1914 4th St NW - PID # 1836275023
- 1916 4th St NW - PID # 1836275024
- 1918 4th St NW – PID # 1836275025 and PID # 1836275027
- 1920 4th St NW – PID # 1836275029
- Outlot A, Block 1 of RSA Properties LLC Subdivision – PID # 1836253003

REQUEST FOR PLANNING COMMISSION ACTION

TO:	Planning Commission
THROUGH:	David Wanberg, CED Director
FROM:	Harry Davis, City Planner
MEETING DATE:	July 15, 2024
SUBJECT:	Ordinance 2024-X Vacate a Portion of Drainage and Utility Easement at 1919 2nd St NW

Background:

This memo pertains to a Sun Companies Properties Management LLC request for vacating part of a drainage and utility easement at 1919 2nd St NW, northeast of the intersection between 4th St NW and 20th Ave NW.

The vacation proposes removing a portion of a platted drainage and utility easement to facilitate future development. The proposed easement vacation will not infringe or deter use or enjoyment on other properties and is needed to facilitate development of the park. The DRC and City Planner recommend in favor of the vacation. Please see the attached draft ordinance for findings, further information, and discussion.

Recommendation:

Recommend approval of the draft ordinance to City Council for the zoning map amendment to rezone areas from R-4, High Density Residential to I-1, Light Industrial.

Attachments:

1. Ordinance 2024-X Vacate an Portion of Drainage and Utility Easement at 1919 2nd St NW

_____

(Space Reserved for Recording)

CITY OF FARIBAULT
ORDINANCE No. 2024-XX

APPROVE VACATING A PORTION OF DRAINAGE AND UTILITY EASEMENT AT 1919 2ND ST NW

WHEREAS, the City of Faribault, (the "Applicant") requests vacating a portion of public drainage and utility easements near 1919 2nd St NW, depicted and legally described in Exhibit A; and

WHEREAS, City Staff reviewed the application and made a report to the Planning Commission; and

WHEREAS, the Planning Commission, on _____, 2024, following proper notice, held a public hearing regarding the Applicant's request; and

WHEREAS, based on a review of the City Staff report and the results of the public hearing, the Planning Commission recommended approval of the Applicant's request per the following findings as required by Section 2-540 of the City's Unified Development Ordinance:

1. **Criteria: No private rights will be injured or endangered as a result of the vacation.**

   Finding: The easement is completely within the applicant's property and will not impact private rights of other properties or property owners.

2. **Criteria: The public will not suffer loss or inconvenience resulting from the granting of the requested vacation.**

   Finding: The easement is completely within the applicant's property and the public will not suffer any loss or inconvenience with the requested vacation.

3. **Criteria: No written objection has been received, prior to the public hearing, from an adjacent property owner who did not join in the application.**

   Finding: No objections to the easement vacation were received.

WHEREAS, the City Council conducted the first reading of this ordinance on _____, 2024, and the second reading of this ordinance on _____, 2024; and

WHEREAS, based on the City Staff's report, the results of the public hearing, and the written findings and recommendation of the Planning Commission, the City Council concurred with the findings of the Planning Commission as stated in the above recitals and made identical findings.

NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:

Section 1. Findings. The recitals and exhibits in this ordinance are incorporated into this ordinance, and, where applicable, constitute the City Council's findings.

Section 2. Vacation of a Portion of Right-of-Way. Pursuant to City of Faribault Unified Development Ordinance, Chapter 2, Article 10 and Minn. Stat. § 412.851, the City of Faribault hereby vacates the public drainage and utility easements situated in the City of Faribault, County of Rice, State of Minnesota, legally described and depicted in Exhibit A.

Section 3. Authorization to take Additional Steps. City Staff, City Consultants, and the City Attorney are authorized and directed to take any additional steps and actions necessary or convenient to accomplish the intent of this ordinance.

Section 4. Effective Date. This ordinance shall be effective immediately upon its passage and publication according to the Faribault City Charter.

First Reading: XXXX XX, 2024
Second Reading: XXXX XX, 2024
Publication Date: XXXX XX, 2024

Faribault City Council

_____
Kevin F. Voracek, Mayor

ATTEST:

_____
Jessica L. Kinser, City Administrator

Exhibit A
Easement Vacation Legal Description

That part of the 5 foot wide utility easement as dedicated on the plat of RSA PROPERTIES LLC SUBDIVISION, on file and of record with the Rice County Recorder, which lies coincident with and westerly and northerly of the following described line:

Commencing at the northwest corner of Lot 2, Block 1, RSA PROPERTIES LLC SUBDIVISION; thence North 00 degrees 05 minutes 07 seconds West, along the west line of said Outlot A, a distance of 5.00 feet to the point of beginning; thence continuing North 00 degrees 05 minutes 07 seconds West, along said west line, 146.65 feet to the northwest corner of said Outlot A; thence South 89 degrees 56 minutes 37 seconds East, along the north line of said Outlot A and along the southerly line of Lot 1, Block 1, RSA PROPERTIES LLC SUBDIVISION; a distance of 414.16 feet to a point distant 5.00 feet west of the southeasterly corner of said Lot 1 and there terminating.

Exhibit A
Easement Vacation Area

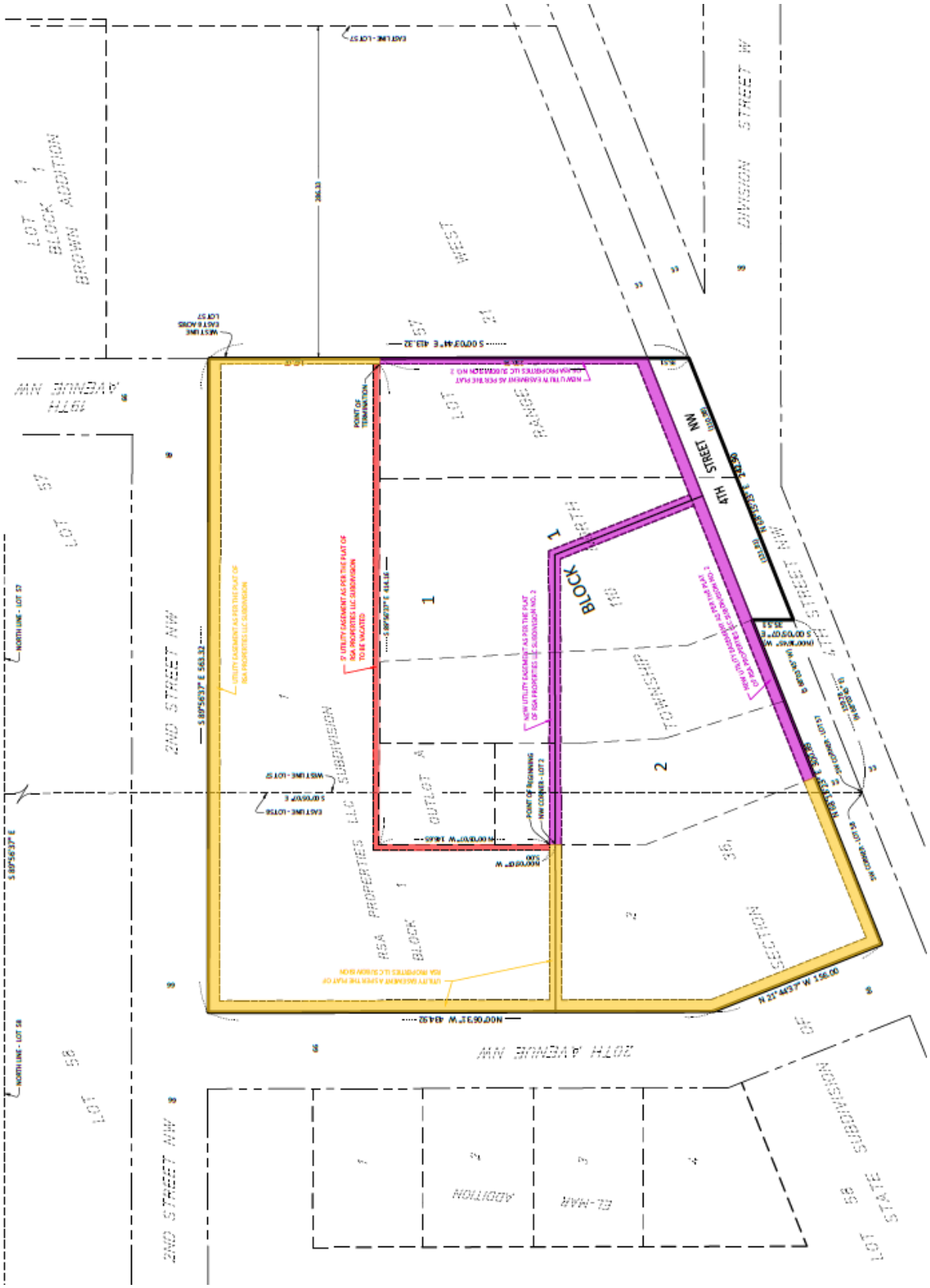
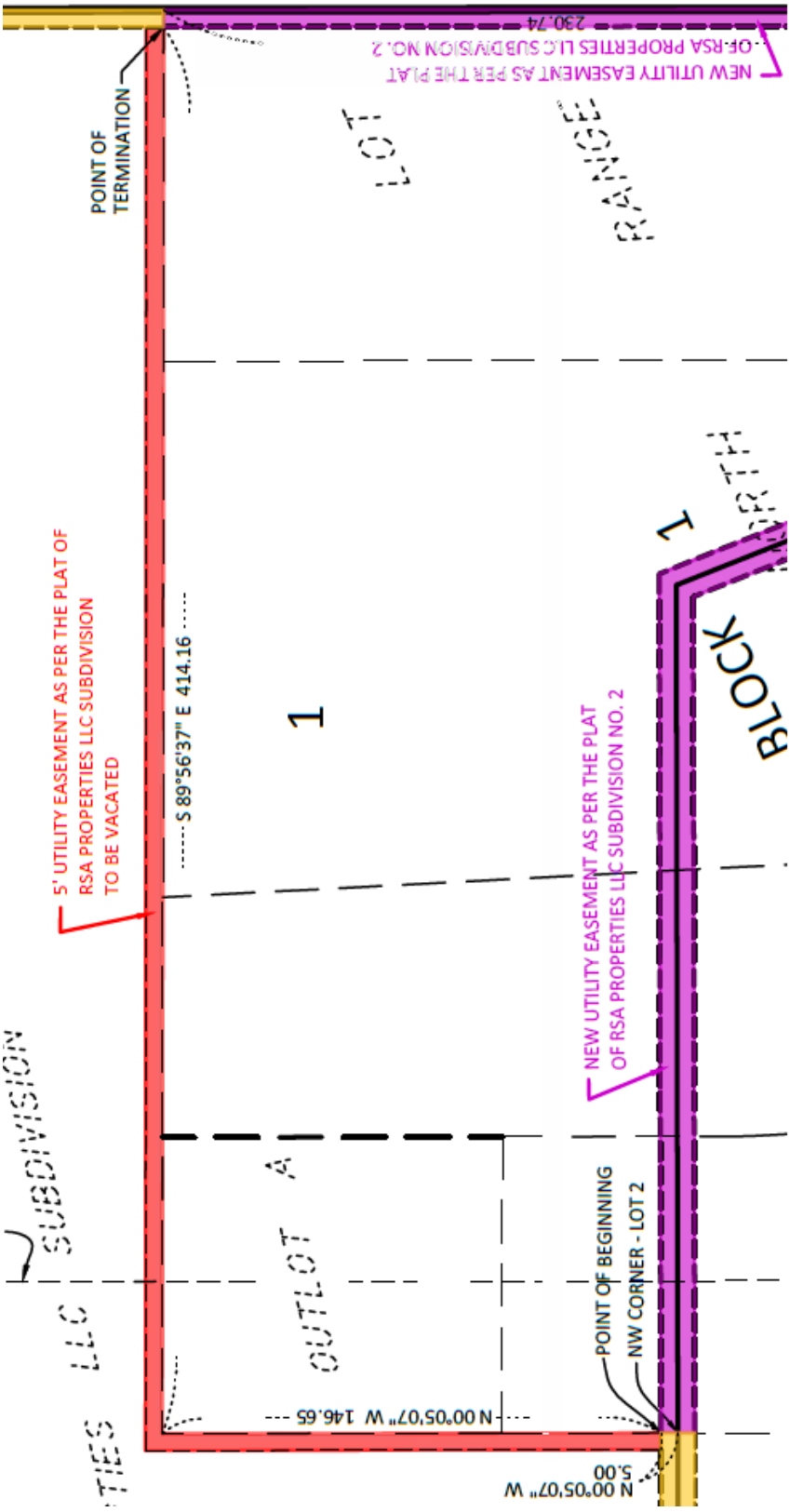


Exhibit A
Easement Vacation Area

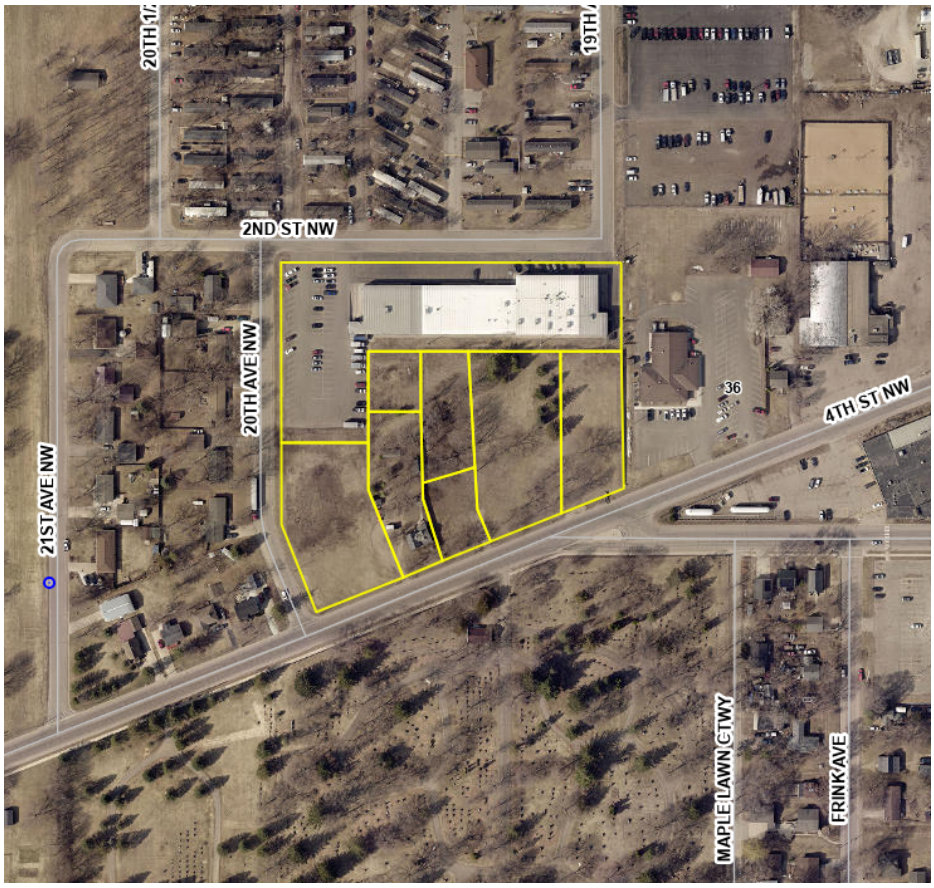


Staff Report to the Planning Commission

TO:	Planning Commission
THROUGH:	David Wanberg, Community and Economic Development Director
FROM:	Harry Davis, City Planner Mark DuChene, Director of Engineering/City Engineer
MEETING DATE:	July 15, 2024
SUBJECT:	Approve the Preliminary and Final Plats of RSA Properties LLC Subdivision No 2 - RSA/C&S Vending/Sun Companies Property Management

Request:	Applicant requests preliminary and final plat approval for RSA Properties LLC Subdivision No 2.
Recommendation:	The DRC, City Engineer, and City Planner recommend approval of RSA Properties LLC Subdivision No 2 to City Council based on the findings and conditions in the attached draft resolution.
Recommended Motion:	Motion to forward and recommend approval of the preliminary and final plat requests for RSA Properties LLC Subdivision No 2 to City Council, with findings and conditions suggested by city staff.

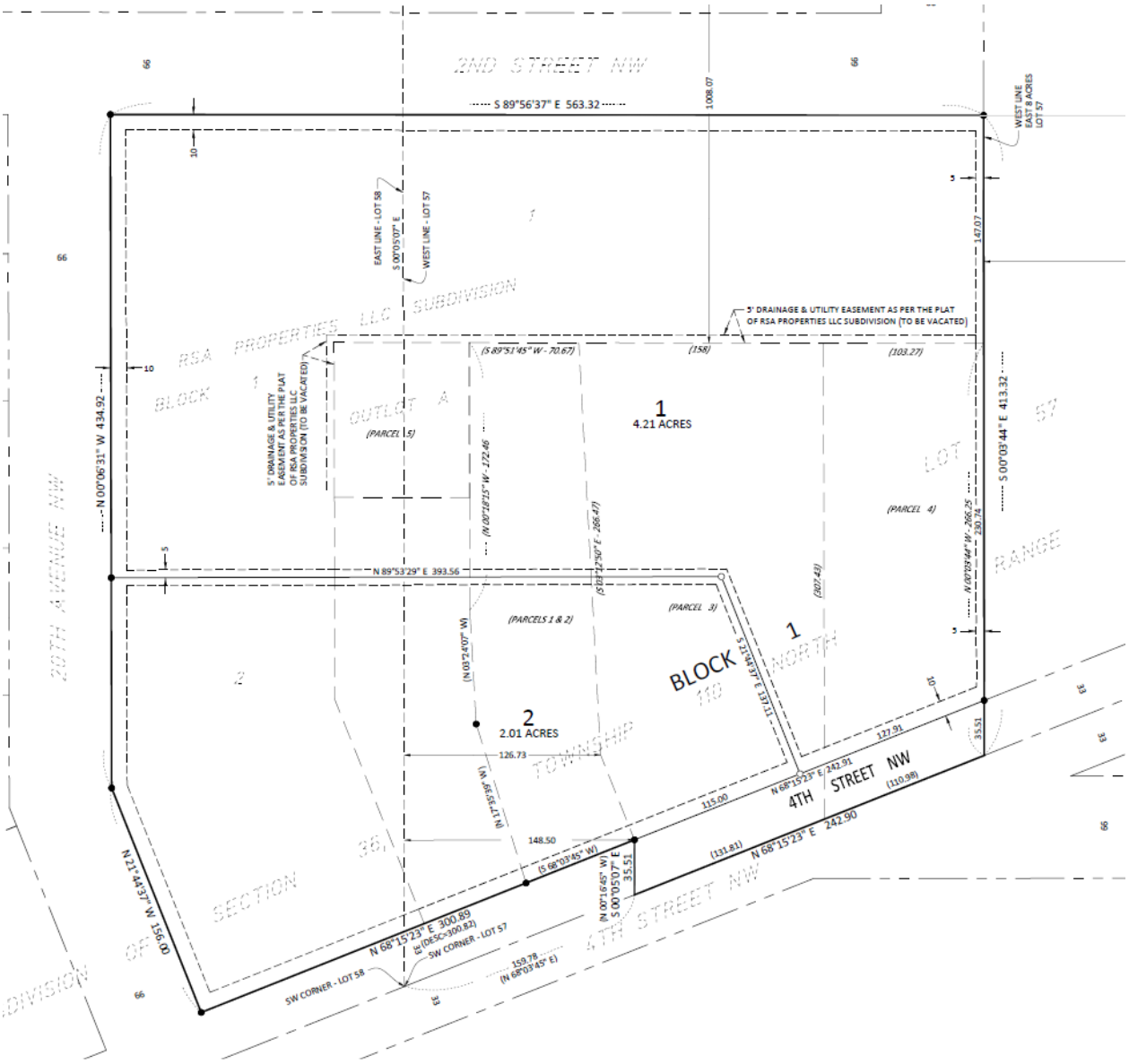
Request:
Sun Companies Properties Management, Rick Amundson, and RSA Properties LLC (the complete Applicant/Owner/Developer team) requests concurrent approval of preliminary and final plats for RSA Properties LLC Subdivision No 2 at 1919 2nd St NW, northeast of the intersection between 4th St NW and 20th Ave NW, as depicted in attached plans.



Location along 4th St NW

Background:

In 2022, Rick Amundson, on behalf of Sun Companies Property Management, rezoned properties (PIDs included in the present proposal: 1836275023, 1836275024, 1836275027, 1836275025, 1836253003, 1836275029, and 1836253002) from I-1, Light Industrial to R-4, High Density Residential along 4th St NW (Ordinance 2022-4; comprehensive plan amendment Resolution 2022-044) and re-platted PIDs 1836253001, 1836253003, and 1836253002 under RSA Properties LLC Subdivision (Resolution 2022-112). These actions were in anticipation of workforce housing along 4th St NW, but market forces make housing not currently viable for the property. The requests from the Applicant team will revert most of the plat and zoning changes done in 2022 back to pre-2022 conditions, with the exception of including recently acquired PID # 1836253002. The proposal to vacate an easement will remove an easement platted in the 2022 plat.



Final Plat

The site is located in the NW ¼ of Section 36 Township 110, Range 21W and contains LOT 1 and LOT 2, BLOCK 1 and OUTLOT A of RSA PROPERTIES LLC SUBDIVISION and four metes and bounds parcels.

The proposed development will be completed by:

Owner/Developer:	Sun Companies Property Management
Surveyor/Engineer:	Bolton and Menk

Project Description:

The preliminary and final plat for RSA Properties LLC Subdivision No 2 combines seven (7) lots and one outlot into one buildable lot with frontage on 4th St NW, 20th Ave NW, and 2nd St NW.

The areas within the plat include:

Lot 1, Block 1	4.21 acres
Lot 2, Block 1	2.01 acres
ROW	0.18 acres
Total	6.40 acres

At the time of final plat, the Developer agrees to provide sufficient permanent property monumentation per the development agreement and shall submit to the City written verification by a registered land surveyor licensed in the State of Minnesota. . Developer shall submit a digital copy of the final plat in an AutoCAD format to the City Engineer.

Discussion:

The proposed preliminary/final plats are consistent with the planning and zoning aspects of the City's Unified Development Ordinance. The following provides an overview of the key planning and zoning-related items associated with:

Preliminary Plat

1. Existing and Surrounding Conditions. The subject property is 1919 2nd St NW, approximately 5 acres northeast of the intersection between 4th St NW and 20th Ave NW. To the north is a manufactured home subdivision zoned RM, south is Maple Lawn Cemetery zoned R-2, west are single-family homes zoned R-2, and east are mostly commercial properties zoned I-1.

2. Relationship to the Journey to 2040 Comprehensive Plan. The Journey to 2040 Comprehensive Plan, pending a successful comprehensive plan amendment associated with this request, guides the subject property for commercial/industrial mix. The proposed preliminary and final plat is consistent with the City's land use plan for this property.

3. Relationship to the Official Zoning Map. Faribault's Official Zoning Map, pending a successful zoning map amendment associated with this request, identifies the subject property as I-1, Light Industrial and R-4, High Density Residential zoning districts. The proposed preliminary plat is consistent with the uses and bulk regulations of the I-1 and R-4 zoning districts. Refer to the lot layout section of this report for additional information.

4. Existing Trees. The subject property has a number of trees that may be removed with future phases of construction associated with the existing C&S Vending building.

5. Wetlands and Shoreland. There are no known wetlands or shoreland encumbrances on the site.

6. Street and Site Layout. The proposed site layout meets the City code regarding lot dimensions and street frontage. Although Section 15-270(H) prohibits properties with double-frontage on two parallel streets, there are exceptions based on "other conditions render[ing] subdividing otherwise unreasonable". In this particular case, the applicant would have to create either an outlot for a future stormwater pond (which city policy discourages as the city frequently assumes ownership and maintenance through tax forfeiture) or create a full lot compliant with zoning. A compliant property would need to be at least an acre, removing around a fourth of the proposed combined lot from reasonable and logical expansion of C&S Vending where industrial properties typically need ample room for growth.

No public street improvements are planned as part of the subdivision.

2nd Street NW

The site is south of and adjacent to 2nd Street NW a local roadway. 2nd Street NW is constructed as a 37-foot wide, urban roadway and is within a 66-foot right-of-way. The entire boulevard is paved to allow almost unlimited access to the adjacent building. The parking lot driveway access nearest the northwest corner of the site shall be closed and accesses combined for the employee parking lot area. Turf boulevard and landscaping shall be restored within the public right of way from the northwest corner of the parking lot to the west side of the combined driveway access.

20th Avenue NW

The site is east of and adjacent to 20th Avenue NW a local roadway. 20th Avenue NW is constructed as a 37-foot wide, urban roadway and is within a 66-foot right-of-way. Any future driveway connections to 20th Avenue must meet City design standards in effect at the time of construction. No proposed improvements to 20th Avenue are shown at this time.

4th Street NW (Old 4th Street NW)

The site is north of and adjacent to 4th Street NW a major collector roadway. 4th Street NW is constructed as a 44-foot wide, urban roadway and is within a 66-foot right-of-way. Any future driveway connections to 4th Street must meet City design standards in effect at the time of construction. Given the major collector functional classification driveway access should be limited. No proposed improvements to 4th Street NW are shown at this time. The preliminary plat does show dedicating the necessary 33-foot half right-of-way for 4th Street NW.

The City's 2021 Comprehensive Sidewalk and Trails Plan identifies a public sidewalk connection on the northwest side of 4th Street NW. Future development of Lot 2, Block 1 of the proposed plat shall accommodate a public sidewalk and be constructed and paid for per City policies in effect at the time of development.

7. Grading, Drainage and Erosion Control. The development is located within the Cannon River Reservoir (M-048) district as identified in the City's 2022 Surface Water Management Plan. Stormwater runoff generated within the site is proposed to be routed to a new stormwater basin and then ultimately discharged to the Cannon River.

Proposed storm sewer improvements must be designed to accommodate the runoff from a 10-year storm, 24-hour SCS Type II precipitation event as defined by the National Oceanic and Atmospheric Administration Atlas 14 precipitation frequency estimate for the Faribault Station. Drainage calculations for the proposed storm sewer system shall be submitted to the City Engineer for review and approval with the final construction plans. Storm sewer systems have been designed to limit the post construction rate of runoff from the 2, 10 & 100 yr. 24-hour storm events to less than or equal to existing conditions. Final storm sewer locations and construction are subject to City of Faribault standards and must be approved by the City Engineer with final construction plans.

If the proposed site improvements or current and future site improvements propose to disturb 1.0 acres or more of new and/or reconstructed impervious surface, a stormwater treatment system meeting the current requirements of the Minnesota Pollution Control Agency (MPCA) Construction Storm Water permit, the City's current Municipal Separate Storm Sewers permit and 2022 Surface Water

Management Plan including the Developers Guide for Stormwater Management have been incorporated into the final design of the Riverchase Regional Stormwater Basin.

A City grading permit and a National Pollution Discharge Elimination System Construction Stormwater General Permit for construction activity is required by the Minnesota Pollution Control Agency (MPCA) for areas exceeding one acre being disturbed by grading. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA. A stormwater pollution prevention plan (SWPPP) must be submitted meeting the requirements of the City's municipal separate storm sewer system permit and associated ordinances and the erosion and sediment control requirement as set forth in the MPCA construction stormwater general permit. A full copy of the SWPPP must be submitted to the City Engineer with the final construction plans for review and approval.

A final post construction as-built grading plan must be submitted meeting the requirements of Article VII, Section 28-230 of the City of Faribault Code of Ordinances.

8. Utilities and Easements. The existing site is currently served by City water and sewer from mains located in the adjacent public streets. No utility improvements are proposed at this time. All future utility connections will be subject to the review of the City and must conform to the City requirements in effect at the time of connection.

All future buildings shall be charged the standard Sewer Access Charge (SAC) and Water Access Charge (WAC) in effect at the time of building permit issuance.

9. Phasing and Development Schedule. Presuming City Council approves the preliminary and final plats concurrently, the Applicant and City will enter into a Development Agreement that will address the details, responsibilities, and costs associated with the proposed subdivision. The Applicant intends to construct a building addition to the C&S Vending building in late 2024 or 2025.

Final Plat

1. Final Plat Requirements. The proposed final plat is consistent with the preliminary plat.

Development Review Committee Recommendation. The City's Development Review Committee (DRC) reviewed the proposed applications on July 2, 2024, and recommended approval of the plats with conditions.

Public Comment. The City Planner received no public comment prior to publishing this report. Notification for this item was published in the paper on July 3, 2024 and letters sent to property owners within 350-feet on July 2, 2024.

Recommendation:

The DRC, City Engineer, and City Planner recommend approval of RSA Properties LLC Subdivision No 2 to City Council based on the findings and conditions in the attached draft ordinance and resolution.

Attachments:

- Preliminary Plat
- Final Plat

State of Minnesota
County of Rice

CITY OF FARIBAULT

RESOLUTION #2024-XXX

APPROVE THE PRELIMINARY AND FINAL PLATS FOR RSA PROPERTIES SUBDIVISION NO 2 AT 1919 2ND ST NW

WHEREAS, Rick Amundson (the "Applicant"), on behalf of Sun Companies Property Management (the "Owner") requests preliminary and final plat approval plat for two lots near 1919 2nd St NW, legally described in Exhibit A; and

WHEREAS, City Staff completed a review of said applications and made a report to the Planning Commission, a copy of which City Staff presented to the City Council; and

WHEREAS, the Planning Commission, on July 15, 2024, following proper notice, held a public hearing regarding the applications, and following said public hearing, made findings and recommended approval of the applications; and

WHEREAS, the City Council, on XXXX XX, 2024, at a public meeting considered the application; and

WHEREAS, based upon said report, hearing, and recommendation, the City Council hereby finds that approval of the preliminary plat for RSA Properties Subdivision No 2 as depicted on Exhibit B, subject to the attached conditions of approval, is appropriate with the following findings as required by Section 15-130 of the City's Unified Development Ordinance:

1. **Criteria: The proposed preliminary plat conforms with the requirements of the Unified Development Ordinance, the applicable zoning district regulations, and any other applicable provisions of this Ordinance, subject only to acceptable rule exceptions.**

Finding: The proposed preliminary plat is consistent with UDO requirements within the I-1, Light Industrial and R-4, High Density Residential zoning districts and subdivision platting requirements.

2. Criteria: The proposed subdivision is consistent with the City's Land Use Plan and any other adopted land use studies.

Finding: The City's Land Use Plan guides the subject property for a commercial/industrial and commercial/residential mix. The proposed industrial use is consistent with this plan and leaves adequate room to the south for a residential or commercial development.

3. Criteria: The plat contains a sound, well-conceived parcel and land subdivision layout that is consistent with good land planning and site engineering design principles.

Finding: The preliminary plat provides for reasonable expansion of the existing industrial use, based on sound planning and engineering principles. While a double-frontage lot would normally not be allowed, creating an additional property along 4th St NW would need to be at least an acre, removing around a fourth of the proposed industrial lot from reasonable and logical expansion of C&S Vending where industrial properties typically need ample room for growth. This finding satisfies the exception allowed in Section 15-270(H) under "other conditions render[ing] subdividing otherwise unreasonable".

4. Criteria: The spacing and design of proposed curb cuts and intersection locations is consistent with good traffic engineering design and public safety considerations.

Finding: The preliminary plat lot is consistent with the provisions of the City's Unified Development Ordinance.

5. Criteria: All submission requirements have been satisfied.

Finding: The proposed preliminary plat adequately addresses the submission requirements as outlined in the City's Unified Development Ordinance; and

WHEREAS, the City Council further finds that approval of the final plat of RSA Properties Subdivision No 2 as depicted on Exhibit C, subject to

certain conditions of approval, is appropriate with the following findings as required by Section 15-210 of the City's Unified Development Ordinance:

1. **Criteria: The final plat substantially conforms to the approved preliminary plat.**

   Finding: The Applicant concurrently applied for the final plat approval with the preliminary plat. The final plat conforms to the preliminary plat as required.

2. **Criteria: The plat conforms to all applicable requirements of the Unified Development Ordinance, subject only to approved rule exceptions.**

   Finding: The final plat conforms to all applicable requirements or exceptions of the City's Unified Development Ordinance.

3. **All submission requirements have been satisfied.**

   Finding: The proposed final plat adequately addresses the submission requirements outlined in the City's Unified Development Ordinance.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Faribault as follows:

Section 1. Preliminary and final plat approval. The City Council approves the preliminary and final plat for RSA Properties LLC Subdivision No 2 included in Exhibit B and Exhibit C, respectively, subject to the following conditions:

1. Approval of the preliminary and final plats is contingent on the associated zoning map amendment (Ordinance 2024-XX). Failure to receive approval on the associated zoning map amendment will void approval of the plats.
2. The Applicant must make the following changes to the preliminary plat:
   a. Remove future or proposed buildings from the plat.
   b. Update the total subject property area.
   c. Clarify that R-4 zoning on the subject property is existing and not proposed.
   d. Show adjacent property information, such as property owner and zoning.
   e. Submit covenants (if any) to the City Planner.

f. Clarify the following in a table or by other acceptable method:
   i. Linework and line types for easements differentiated from setbacks.
   ii. Proposed and existing easements.
   iii. Topographic contours as proposed or existing.

3. The Applicant must make the following changes to the final plat:
   a. Clarification of and space made available to identify the easement to be vacated on the final plat.
   b. Include the date of plat creation.
   c. A notarized certification by the surveyor on the plat.
   d. Certification of all taxes paid in full.
   e. Submittal of a title policy after recording.
4. The Applicant and City must enter into a Development Agreement the specifies the provisions of the development related to the plat.
5. Before recording the plat with the Rice County Recorder, the Owner must pay all applicable fees and taxes.
6. The plat must be recorded with the Rice County Recorder within 12 months following City Council approval or it shall be automatically deemed null and void, unless the City Council extends the deadline to record the plat.

Section 2. Findings. The recitals in this Resolution are integral to this Resolution and, where applicable, constitute the findings of the City Council.

Section 3. Authorization to take additional steps. The City Council authorizes and directs City Staff and City Consultants to take all additional steps and actions necessary or convenient to accomplish the intent of this Resolution.

Section 4. Authorization to execute documents. The City Council authorizes and directs the Mayor and City Administrator to take all necessary actions and to execute all appropriate documents to effectuate the approvals contemplated by this Resolution.

Section 5. Effective date. This Resolution is effective immediately upon its passage and without publication.

Date Adopted: XXXX XX, 2024

Faribault City Council

Kevin F. Voracek, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A
Legal Description

Lot 1, Block 1, and Outlot A, RSA Properties LLC Subdivision, in the City of Faribault, Rice County, Minnesota.

AND

(Parcel's 1 & 2)
Part of Lot 57 in the State Subdivision of Section 36 Township 110 North Range 21 West, of the fifth principal meridian, in the City of Faribault, Rice county, Minnesota, described as follows: beginning at the southwesterly corner of said Lot 57; thence North 68°03’45” East, assumed bearing, along the southeasterly line of said Lot 57, said line also being the center line of Fourth Street in said City of Faribault, 159.78 feet; thence North 0°16’45” West, parallel with said west line of Lot 57, a distance of 35.51 feet to a point on the northwesterly line of said Fourth Street, which is 148.5 feet east of the west line of said Lot 57, said point being the true point of beginning of the land herein described; thence South 68°03’45” West, along said northwesterly line of Fourth Street, 75.28 feet; thence North 17°35’39” West, 107.58 feet; thence North 3°24’07” West, 73.94 feet; thence North 0°18’15” West, 172.46 feet to a point in a line 1008.07 feet south of the north line of said Lot 57; thence North 89°51’45” East, along a line parallel with and 1008.07 feet southerly from said north line of Lot 57, a distance of 70.67 feet to the west boundary line of lands heretofore conveyed to Maple Lawn Cemetery Association by deed dated November 30, 1954, and recorded in book 186 of deeds page 549 and recorded in the office of the County Recorder of Rice County, Minnesota.

All that part of Lot 57 of the State Sub-division of Section 36, Township 110 North, Range 21 West of the fifth principal meridian, in the City of Faribault, Rice County, Minnesota, described as follows:

Beginning at a point on the southeasterly boundary of said Lot 57, which is also the center line of Fourth Street in said City of Faribault, 159.78 feet northeasterly of the southwest corner of said Lot 57; thence north, parallel with the west line of said Lot 57, 35.51 feet to a point on the northwesterly line of said Fourth Street which is 148.5 feet east of the west line of said Lot 57; thence northwesterly at right angles to the said northwesterly line of Fourth Street, 59 feet to a point 126.73 feet east of the said west line of Lot 57; thence northwesterly 266.47 feet to a point 113 feet east of the said west line of Lot 57, and 1008.07 feet south of the north line of said Lot 57; thence easterly, parallel with, and distant 1008.07 feet south of the said north line of Lot 57, 158 feet to a point 389.6 feet west of the east line of said Lot 57; thence south, parallel with, and distant 271 feet easterly of the said west line of Lot 57, 307.43 feet to the said southeasterly line of Lot 57; thence southwesterly, 131.81 feet to the point of beginning; subject, however, to a street easement over that portion thereof lying southeasterly of a line drawn parallel to, and distant 33 feet northwesterly of, the said southeasterly line of said Lot 57, containing in all about 1.122 acres and containing about 1.022 acres exclusive of said street easement; together with, a driveway easement over, under and across the following described triangular parcel of said Lot 57; beginning at a point on the said northwesterly line of fourth street, 148.5 feet east of the said west line of Lot 57; thence northwesterly at right angles to the said northwesterly line of fourth street, 59 feet; thence southeasterly, 62.29 feet, to a point on said northwesterly line of

Fourth Street which is 19.98 feet southwest of the point of beginning; thence, along said street line, northeasterly, 19.98 feet to the point of beginning.

Thence South 3°12'50" East, along said west boundary line, a distance of 266.47 feet to a point 126.73 feet east of the west line of said Lot 57; thence southeasterly, 59 feet to said true point of beginning; subject to driveway easement in common with Maple Lawn Cemetery Association over and across the following described triangular parcel of said Lot 57: beginning at a point on said northwesterly line of fourth street, 148.5 feet east of said west line of Lot 57; thence northwesterly, at right angles to said northwesterly line of Fourth Street, 59 feet; thence southerly 62.29 feet to a point in said northwesterly line of Fourth Street, 19.98 feet southwest of said point of beginning; thence along said northwesterly line of Fourth Street, 19.98 feet to said point of beginning.

AND

(Parcel 3)
All that part of Lot 57 of the State Subdivision of Section 36, Township 110 North, Range 21 West of the fifth principal meridian, in the City of Faribault, Rice County, Minnesota, described as follows: beginning at a point on the southeasterly boundary of said Lot 57, which is also the center line of Fourth Street in said City of Faribault, 159.78 feet northeasterly of the southwest corner of said Lot 57; thence north, parallel with the west line of said Lot 57, 35.51 feet to a point on the northwesterly line of said Fourth Street which is 148.5 feet east of the west line of said Lot 57; thence northwesterly, at right angels to the said northwesterly line of Fourth Street, 59 feet to a point 126.73 feet east of the said west line of Lot 57; thence northwesterly 266.47 feet to a point 113 feet east of the said west line of Lot 57, and 1008.07 feet south of the north line of said lot 57; thence easterly, parallel with, and distant 1008.07 feet south of the said north line of Lot 57, 158 feet to a point 389.6 feet west of the east line of said Lot 57; thence south, parallel with, and distant 271 feet easterly of the said west line of Lot 57, 307.43 feet to the said southeasterly line of Lot 57; thence southwesterly, 131.81 feet to the point of beginning; subject however, to a street easement over that portion thereof lying southeasterly of a line drawn parallel to and distant 33 feet northwesterly of, the said southeasterly line of said Lot 57; together with a driveway easement over, under and across the following described triangular parcel of said Lot 57; beginning at a point on the said northwesterly line of Fourth Street, 148.5 feet east of the said west line of Lot 57; thence northwesterly, at right angels to the said northwesterly line of Fourth Street, 59 feet; thence southeasterly, 62.29 feet, to a point on said northwesterly line of Fourth Street which is 19.98 feet southwest of the point of beginning; thence, along said street line, northeasterly, 19.98 feet to the point of beginning.

AND

(Parcel 4)
All that part of Lot 57 of the State Sub-division of Section 36, Township 110 North, Range 21 West of the fifth principal meridian, in the City of Faribault, Rice County, Minnesota, described as follows, to-wit: beginning at a point on the west line of the east 8 acres of said Lot 57, 1008.07 feet south and 286.33 feet west of the northeast corner (cor) of said Lot 57; thence south, parallel with, and distant 286.33 feet westerly of the east line of said Lot 57, 266.21 feet to the southeasterly line of said Lot 57, located at the center line of Fourth Street in said City of Faribault; thence southwesterly, along said southeasterly line of Lot 57, 110.98 feet to a point 271

feet east of the west line of said Lot 57; thence north, parallel with the said west line of Lot 57, 307.43 feet to a point 1008.07 feet south of the north line of said Lot 57; thence east, parallelwith the said north line of Lot 57, 103. 27 feet to the point of beginning; subject, however, to a street easement over that portion thereof lying southeasterly of a line drawn parallel to, and distant 33 feet northwesterly of the said southeasterly line of Lot 57.

AND

Part of Lot 57 and 58, State Subdivision of Section 36, Township 110 North, Range 21 West of the 5th Principal Meridian, in the City of Faribault, Rice County, Minnesota, described as follows: Beginning at the southwesterly corner of said Lot 57; thence North 68°03'45" East, assumed bearing, along the southeasterly line of said Lot 57, said line also being the centerline of Fourth Street in said City of Faribault, 159.78 feet; thence North 0°16'45" West, parallel with said West line of Lot 57, a distance of 35.51 feet to a point in the northwesterly line of said Fourth Street, which is 148.5 feet East of the West line of said Lot 57; thence South 68°03'45" West, along said northwesterly line of Fourth Street, 75.28 feet to the true point of beginning of the parcel to be herein described; thence North 17°35'39" West, 107.58 feet; thence North 3°24'07" West, 73.94 feet; thence North 0°18'15" West, 172.46 feet to a point in a line 1008.07 feet South of the North line of said Lot 57; thence South 89°51'45" West, along a line, parallel with and 1008.07 feet southerly from said North line of Lot 57 and Lot 58, a distance of 87.22 feet to a point 44.89 feet West of the East line of said Lot 58; thence South 0°16'45" East, parallel with said East line of Lot 58, a distance of 230.21 feet; thence southeasterly, at right angles to said northwesterly right-of-way line of Fourth Street, 156.11 feet to a point in said northwesterly line of Fourth Street, 70.64 feet southwesterly from said true point of beginning; thence North 68°03'45" East, along said northwesterly line of Fourth Street, 70.64 feet to said true point of beginning, EXCEPTING THEREFROM The North 100 feet thereof.

Exhibit B
Depiction of the Preliminary Plat

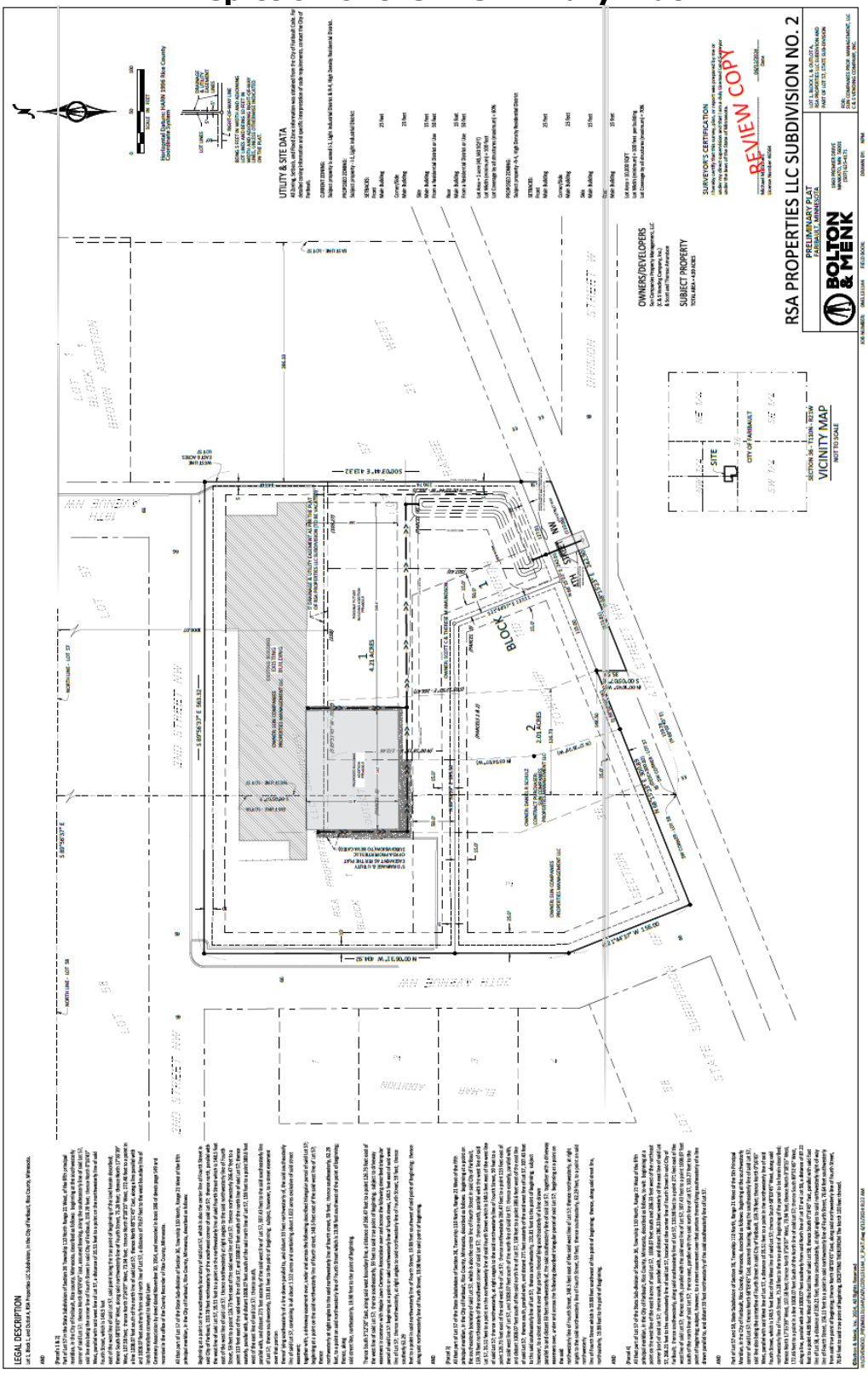
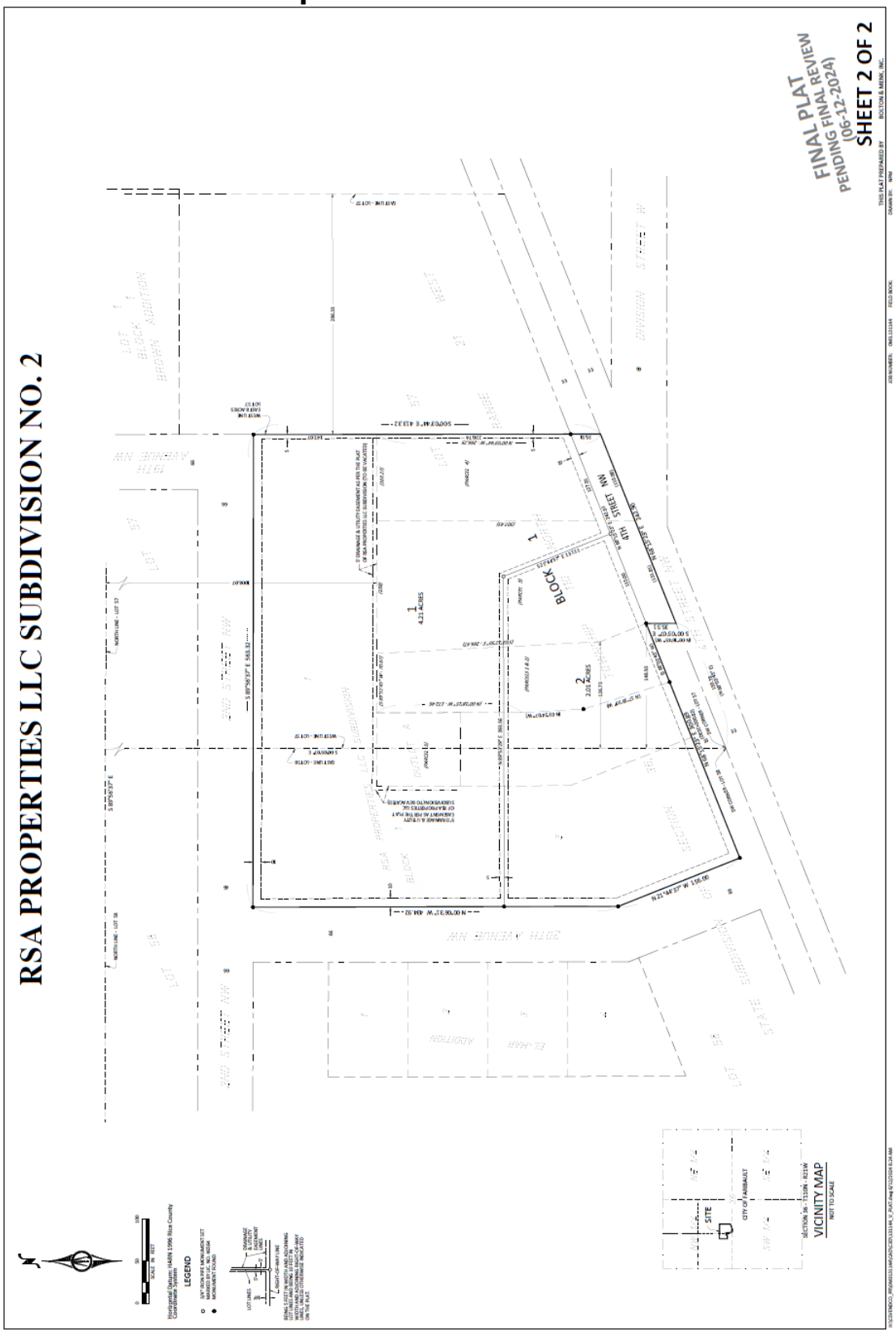


Exhibit C
Depiction of the Final Plat



REQUEST FOR PLANNING COMMISSION ACTION

TO:	Planning Commission
THROUGH:	David Wanberg, CED Director
FROM:	Harry Davis, City Planner
MEETING DATE:	July 15, 2024
SUBJECT:	Rice County/Emergency Access Road and Boat Ramp - Conditional Use Permit; Variance

Background:
City staff and Rice County are working together on getting more information regarding this project.

Recommendation:
Continue the public hearing for this project to the next scheduled Planning Commission meeting.

Attachments: