

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, DECEMBER 2, 2014 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. **CALL TO ORDER**

2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR NOVEMBER 18, 2014.**

3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**
 - 3.01 **CITY OF INVER GROVE HEIGHTS – CIP**
Consider the 2015-2019 Capital Improvement Plan (CIP) for consistency with the Comprehensive Plan.

Planning Commission Action _____

 - 3.01 **RANDY BENNEROTTE – CASE NO. 14-49C**
Consider a **Conditional Use Permit** to allow sheet metal siding on an accessory building located in the E-1 zoning district at 9010 Inver Grove Trail.

Planning Commission Action _____

 - 3.02 **GARY LUSSO – CASE NO. 14-48V**
Consider a **Variance** to allow a five foot side setback whereas 10 feet is required and a 27 foot bluff line setback whereas 40 feet is required for home improvements located at the property 7142 River Rd.

Planning Commission Action _____

 - 3.03 **ALAN BEBEL – CASE NO. 14-47C**
Consider a **Conditional Use Permit** to operate a contractor's yard at the property located north of 11278 Rich Valley Blvd.

Planning Commission Action _____

4. **OTHER BUSINESS**

5. **ADJOURN**

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Kim Fox at 651.450.2545 or kfox@invergroveheights.org

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, November 18, 2014 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Hark called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Armando Lissarrague
Joan Robertson
Annette Maggi
Paul Hark
Pat Simon
Tony Scales
Harold Gooch
Bill Klein
Dennis Wippermann

Commissioners Absent:

Others Present: Tom Link, Director of Community Development
Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the November 5, 2014 Planning Commission meeting were approved as submitted.

IMH SPECIAL ASSET 175-IGH, LLC – CASE NO. 14-34PA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a Comprehensive Plan Amendment to change the land use designation on the northeast corner of the site from MU, Mixed Use to LMDR, Low-Medium Density Residential, for the property located at the northeast corner of the intersection of Highway 3 and County Road 26. 14 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, introduced Brad Scheib, the consultant who wrote the planning report.

Brad Scheib, HKGI, 123 North Third Street, Minneapolis, explained the request as detailed in the report. Mr. Scheib advised that the comprehensive plan amendment request was for a portion of the 40 acre parcel on the northeast corner of South Robert Trail and 70th Street. He summarized the planning efforts for the Northwest Area, stating they looked at creating an alternative development pattern that would preserve more open space to allow for infiltration. In doing that, the City looked at various different land use patterns to try to achieve a diversity of housing types and enough density to support financing strategies for public sewer and water services in the Northwest Area. The challenge the City faces on a number of projects is that the market has changed and the larger driver of today's market place is single-family residential. The challenge is that if the City keeps pushing that down the road at some point they are going to have a hard time balancing the economics. In regard to this specific request, the applicant is proposing to develop 16 acres in the northeast portion of the 40 acre parcel with single-family homes. The remainder of the property would be retained as Mixed Use, which was originally assumed here. One of the reasons this area was identified as mixed use was to establish a neighborhood hub that integrates higher density residential uses with neighborhood commercial services. The property is located on two major road corridors with heavy traffic volumes which could accommodate some level of

neighborhood retail. The properties to the north and east are designated as medium density residential, such as an attached product or small single-family. If the subject property were to be re-guided to single-family, challenges would be created for future developments coming in; it would either create a donut hole of low density residential or continue to compound a financial challenge. The applicants are showing a concept of how this property might develop with the single-family residential, as well as stack apartments and attached townhouse products, which would ultimately exceed the original density the City had assumed. They are also retaining 5,000 square feet of retail whereas the City had assumed 40,000 to 100,000 square feet of retail. The challenge is that the marketplace today does not support that. The proposal would start generating revenues which would help pay back the debt that was incurred to provide services, but at the same time would diminish the opportunity to provide commercial services at this major intersection. Staff believes it is important to retain the mixed use guiding both for land use reasons as well as the infrastructure financing assumptions.

Mr. Hunting advised that staff is concerned about the change in density and recommends denial of the request.

Chair Hark stated that the proposal seemed to be fairly close to what was recommended by ULI for this specific site.

Mr. Hunting explained that when the City had ULI do the housing analysis, one portion of that was that they would look at one specific parcel to evaluate development patterns. This site was chosen. ULI looked at it in the short term; however, the concern is that the City needs to look long-term.

Chair Hark stated the applicant's proposal was very similar to the comprehensive plan.

Mr. Hunting replied they are close in the sense that they left the mixed use on the perimeter; however, they are proposing single-family on what staff feels is the prime developable area, which should have a higher density.

Mr. Scheib advised that another issue with the proposed development pattern was the potential for them to request a less intense use on the other parts of the parcel, as well as making it more likely that the parcels to the north and east would want to be single-family also.

Commissioner Scales advised that in his opinion developers should be responding to the current market, especially since it may not change. He stated that with the amount of retail sitting vacant in the City, he did not believe any additional retail was needed at this point. He asked if the City would prefer to have the land sit vacant until the market turns.

Mr. Link replied that housing patterns typically change every five years and he would be surprised if single-family would be the preferred land use in the coming decades. He noted that ten years ago there was a market for townhomes, then the recession hit and nothing was being built, and now there is a demand for single-family.

Commissioner Scales stated that when townhomes were popular we built townhomes and now that the market calls for single-family he thinks that is what should be built.

Mr. Link advised that the City has to ask itself if single-family would be an appropriate use in the long term for this busy intersection.

Commissioner Robertson asked for clarification that staff was concerned that approval of a single-family development in this area would increase the potential for the areas north and east of this

property to also seek to be single-family, and that having too much single-family would make it difficult to recoup the costs of sewer and water infrastructure.

Chair Hark replied in the affirmative, but noted that financial considerations were the purview of the City Council rather than the Planning Commission.

Commissioner Lissarrague asked how much of the retail space near Target was vacant.

Mr. Link replied there was only one tenant at this point.

Commissioner Klein advised he was in favor of the request, stating the higher density area was at the corner of South Robert Trail and 70th Street with a housing development tucked back in.

Chair Hark stated that while he understood staff's concerns, he also agreed with Commissioner Scales that they should respond to what the market was demanding.

Commissioner Robertson stated that if single-family homes were an attractor to the City she wanted to put some weight on that.

Commissioner Simon asked for clarification that one of the City's concerns was that single-family homes, infrastructure, roadways, etc. would come in, but it may be years before the mixed use occurred.

Mr. Link replied that single-family development could start paying some of the connection fees now; however, it may make mixed use and multiple family residential harder to do later on and result in lost connections over the long run.

Commissioner Gooch stated that through his years on the Planning Commission there have been many instances in which people have invested in single-family homes and then are unhappy when a multiple-family project is proposed next to them. He is concerned about the potential for that to happen in this instance.

Commissioner Klein stated the developers would have to make it very clear that the abutting property was zoned for apartment buildings.

Commissioner Wippermann asked if mixed use included single-family housing.

Mr. Hunting replied that typically mixed use would be intended for a higher density, with perhaps a small component of single-family.

Mr. Scheib advised that his concern is that if the City starts to develop in this pattern, they may lose the opportunity to do the greater density.

Commissioner Wippermann stated that although alterations may be made occasionally to a comprehensive plan when market conditions change, sometimes it is worthwhile waiting to get what you want the community to look like. He advised that although he was an advocate of single-family homes, he was concerned about losing the opportunity for mixed use in the future.

Commissioner Klein stated he was confident that this area would develop, and that this would be a good place to start.

Commissioner Robertson stated she was concerned about holding onto land for potential retail space when so many existing retail spaces near 80th Street and Robert were vacant.

Mr. Link replied that planning staff and HKGI believe there is a need to revisit land use in the Northwest Area in the next few years. The land use pattern shown in the comprehensive plan was established about 10 years ago and there have been many changes in the transportation planning since then. Robert and 70th Street is anticipated to be a very busy intersection, and heavy traffic is expected on Argenta Trail as well. If this proposal is set aside staff will continue to look at more intense development at this corner and may ultimately consider a reduction in retail and the addition of density elsewhere on parts of Argenta Trail.

Chair Hark asked if it was accurate to say that density would essentially be increased if retail was reduced.

Mr. Link replied that the financial calculations used one formula for residential connections and another for retail. Therefore, comparing commercial connections to residential was somewhat like comparing apples to oranges.

Mr. Scheib advised that the land use plan being proposed does not negate the ability to have commercial.

Commissioner Klein asked for clarification that with a mixed use designation there were many options for the remainder of this parcel, including commercial, multi-family, etc.

Mr. Link replied that this proposal would start limiting the options because the remaining mixed use area was small and narrow, which would make development difficult, and also the single-family homes would result in built-in opposition to a higher use going onto the remaining mixed use area.

Commissioner Klein asked how much of the 40 acres would remain as mixed use.

Mr. Scheib replied that approximately 60% would remain mixed use. The assumptions in the land use plan refer to mixed use being two-thirds residential and one-third commercial.

Commissioner Klein stated that with a mixed use designation there were no guarantees there would be any commercial; it could all be apartments.

Opening of Public Hearing

Tom Goodrum, Westwood Professional Services, 7699 Anagram Drive, Eden Prairie, advised that he was representing the applicant and was available to answer any questions.

Chair Hark asked Mr. Goodrum if he read and understood the report.

Mr. Goodrum replied in the affirmative. Mr. Goodrum addressed some of the previous comments. He stated they are bringing forward a proposal that meets the City's requirements for the site; they are meeting the density allotments and are proposing several housing types. They are talking with Dakota County, who is interested in the site for potential apartment-type housing. The land use plan shows three corners of this intersection guided for mixed use, yet no one has come in yet with a plan, so there are many remaining opportunities for mixed use. The southwest corner is guided low-medium density, which is what they are proposing. He advised that the roundabout planned for the corner of this half intersection would be located on the subject property. For that roundabout to occur the City would either have to take it from them or development would have to occur on this property for them to dedicate the land for the roundabout, as well as the widening of 70th Street and South Robert Trail.

Chair Hark asked for clarification that the roundabout would not be square to the intersection.

Mr. Goodrum replied in the affirmative. He advised that the drainage and utility easements currently come to their south property line, ready to be extended to the rest of the Northwest Area to serve future development. That does not go through unless this property gets developed and easements are provided. A north-south collector street is also being proposed, which the City is looking for. In regard to commercial, due to the proposed road realignments and how the site is laid out, there is limited commercial access off 70th Street. The only other access for commercial for this site is 2,000 feet north of their property, which they would not have control of. They believe that the small commercial piece being proposed is all this site could handle. Regarding the ULI report, he advised that the Urban Land Institute is a non-profit organization made up of local experts in the field of planning, finance, development, and land use regional planning that helps serve communities. Mr. Goodrum distributed an appendices of the ULI report, which was a one page summary of the ULI report specifically for this site. In that summary they state it would likely be 20 years before the City sees the type of development that they are proposing. They also state they should start with single-family. In regard to the concerns that this will open up the flood gates for single-family, they do not see it that way but rather more as a standard transition of land use within a community. As far as the concern regarding single-family creeping to the east and north, Mr. Goodrum stated that could not occur as they are restricted by the existing lake to the east and the road alignment to the north.

Tim Keenan, 7001 North Scottsdale Road, Scottsdale, AZ, stated they have four builders looking at the single-family portion of this project. Dakota County helped him plan out this area for workforce housing and at future hearings he will bring a representative from Dakota County to discuss their support of this project. They were asked to show at least 230 residential units; they are showing 290 units. He has users that want to build this project in order to fill the commercial area by Target. He advised that he only recently found out that staff was not recommending approval of their proposal and he would prefer not to move forward like that. He advised that he planned to work with staff to come together as a team before going to City Council.

Chair Hark closed the public hearing.

Planning Commission Discussion

Chair Hark stated he was in favor of the request and wanted to get development started, was concerned about the potential for development to leapfrog over this area, was aware that the market demand was for single-family, and saw only a minimal difference between the concept plan and what the comprehensive plan was suggesting.

Commissioner Lissarrague stated that the comprehensive plan should be flexible enough to respond to current situations and market demands. He noted that residential has done well in Inver Grove Heights while commercial has struggled. He supported the request and hoped the additional residential properties would support the retail area at 80th and Robert and reduce the amount of vacancies.

Commissioner Klein stated he was in favor of the request, especially since water and sewer was already stubbed to the property entrance.

Planning Commission Recommendation

Motion by Commissioner Klein, second by Commissioner Scales, to approve the request for a Comprehensive Plan Amendment to change the land use designation on the northeast corner of the site from MU, Mixed Use to LMDR, Low-Medium Density Residential, for the property located at the northeast corner of the intersection of Highway 3 and County Road 26.

Motion carried (8/1 - Simon).

Mr. Hunting advised that this item is scheduled to go to City Council on December 8; however, it may be delayed as the applicant has indicated he would like further discussion.

Chair Hark asked if there were any time concerns.

Mr. Hunting replied that the applicant would need to give staff permission to extend the second 60 days.

Mr. Keenan advised that he would like to have further discussions with staff to work towards a recommendation of approval. He understood this may take some time and he was agreeable to that.

Chair Hark asked if the applicant could ask for an extension outside of this hearing.

Mr. Hunting replied in the affirmative.

OTHER BUSINESS

Election of Planning Commission Chair

Chair Hark advised that he was resigning as Chairman and he opened the floor for nominations.

Motion by Commissioner Simon, second by Commissioner Wippermann, to nominate Annette Maggi for Chair of the Planning Commission.

Motion by Commissioner Maggi, second by Commissioner Gooch, to nominate Tony Scales for Chair of the Planning Commission.

Motion by Commissioner Lissarrague to nominate Bill Klein for Chair of the Planning Commission.

For lack of a second, Commissioner Lissarrague withdrew his nomination.

Motion to elect Annette Maggi as Chair of the Planning Commission carried.

The meeting was adjourned by unanimous vote at 8:07 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Planning Commission, City of Inver Grove Heights

FROM: Kristi Smith, Finance Director
Scott Thureen, Public Works Director
Allan Hunting, City Planner

DATE: November 26, 2014 for Planning Commission Meeting of
December 2, 2014

SUBJECT: 2015-2019 Capital Improvement Plan (CIP)

Enclosed, for Planning Commission recommendation, is the draft 2015-2019 Capital Improvement Plan (CIP).

The Planning Commission's role, in regard to the CIP, is to focus on land use and planning matters. More specifically, the Planning Commission is to review the proposed projects' scope, location, and timing for consistency with the goals, policies, and plans of the Comprehensive Plan.

The Planning Commission is free to ask questions regarding the financial aspects of the CIP. However, it is not appropriate for the Planning Commission to make recommendations on financial matters. Financial matters are solely the purview of the City Council.

The Public Works Director will give a brief presentation describing the public improvement projects listed in the document, and the Finance Director will provide an update concerning the two major public building projects listed in the document (a new fire station and the remodel/expansion/replacement of the Public Works Maintenance Facility).

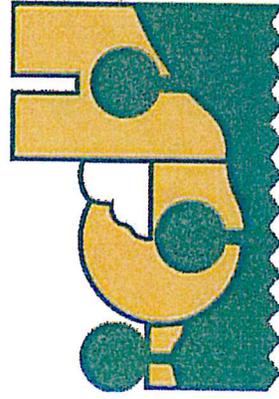
Staff finds the draft CIP to be consistent with the Comprehensive Plan and recommends its approval.

Enclosure: 2015-2019 Capital Improvement Plan

October 2014

Financing Plan for the 2015 – 2019 Capital Improvement Plan

City of Inver Grove Heights,
Minnesota



Prepared By:

City Staff

And

Ehlers

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Introduction and Summary

The City of Inver Grove Heights has developed a multi-year financing plan for its capital improvement plan (CIP). Going beyond the basic “what, when, where and cost” that is typical of many CIPs, this CIP financing plan incorporates cash and debt funding sources so City leaders can determine the appropriate future fiscal impacts of those funding choices. The goal of this CIP financing plan is to optimize the use of the City’s resources in funding capital projects, and to develop a coherent, equitable framework that helps to explain the City’s spending decisions to Inver Grove Heights residents and taxpayers.

The purpose of this study is to create a 2015-2019 CIP financing plan that reflects all relevant capital project information, matches anticipated project expenditures with cash and/or debt funding sources, and identifies the impact of future debt service and property tax rates over the next five years. The 2015-2019 CIP study will comply with the capital improvement plan requirements of Minnesota Statutes 475.521, thereby facilitating the future issuance of G.O. Capital Improvement Plan Bonds, as appropriate or necessary.

The Capital Improvement Plan as shown below includes capital as presently anticipated for non-utility related funds. We have included the Golf Course Enterprise Fund in the analysis because of its ongoing financial condition. We have not included Water, Sewer or Storm Enterprise Funds because these funds operate similar to a business and capital projects are funded by rates and charges, rather than general property taxes. It is important to note that this CIP document does not address the expected shortfalls in those utility enterprise funds related to the Northwest Area Quadrant. We would recommend that the utility study be updated in order to further address those shortfalls and to determine a funding plan.

The 2015 CIP financing plan includes detailed assumptions and forecasts for the City General Fund revenues and expenditures in 2015 through 2019. This detail should help the City monitor the overall accuracy of the General Fund cashflow estimates in future years and better positions the City to make adjustments as necessary. The detailed analysis includes estimations of changes in tax base.

The City’s 2015-2019 Capital Improvement Plan anticipates \$39 million of non-utility City capital expenditures over the 5-year planning period. This compares to the \$27.5 million over the five year period of 2014 to 2018 in the prior year report.

The funds that are part of the CIP include: General Fund, Park Acquisition, Park Capital Replacement, Host Community, Community Projects, Pavement Management, Closed Bond, City Facilities, Golf Course, Local Improvement, Community Center and Economic Development Authority. Expected capital expenditures for the years 2015 through 2019 are as follows:

•	2015:	\$ 7,791,875
•	2016:	\$ 13,880,325
•	2017:	\$ 6,988,000
•	2018:	\$ 6,820,500
•	2019:	\$ 3,608,000
	Total:	\$*39,088,700

*The amounts listed are not inflated and are based on staff estimates. The proposed capital costs for the projects are increased for inflation within each of the fund summaries, that are found in Exhibits B-M

The same \$39 million of non-utility CIP expenditures grouped by fund are as follows:

•	Parks Acquisition**	\$ 2,575,000
•	Park Capital Replacement**	\$ 1,210,000
•	Host Community	\$ 1,500,000
•	Community Projects	\$ 165,000
•	Pavement Management	\$ 9,425,000
•	Closed Bond Fund	\$ 580,000
•	City Facilities	\$ 7,334,200
•	Golf Course	\$ 1,024,000
•	Local Improvement	\$ 10,945,000
•	Community Center	\$ 3,308,000
•	Economic Development Authority	\$ 1,022,500
	Total**:	\$ 39,088,700

** - Pending completion of the Parks and Recreation System Capital Improvement Plan

The Exhibits that follow this report include bonded debt for projects as shown.

We have not assumed any use of the City's General Fund balance or the City's annually budgeted operating contingency to "buy down" the estimated impact on future property taxes.

The property tax rate and dollar amount estimates that follow incorporate several assumptions that each have a significant impact on the calculated results for Tax Years 2015 through 2019.

- 2% annual increases in non-property tax revenues;
- 3% annual increase in General Fund operating costs;
- 4% inflation on Capital Project costs, starting from the \$39 million in costs identified in the City's 2015-2019 CIP.
- The 2015 taxable tax capacity for the City is expected to be \$29,971,574, which represents a 6.3% increase in tax capacity over 2014. We are assuming that City's tax capacity will increase 3% in 2016 and 3% per year thereafter. Exhibit A shows the estimated tax capacity being returned to the general tax rolls for two TIF Districts that are decertifying in 2015 and 2016 for taxes payable in 2016 and 2017.
- General Fund balance remains stable at approximately \$7.8 million.

The table on the next page illustrates the effect of capital improvement projects and the related debt levy on the tax rate, given the assumptions for debt and tax base. Currently, a negative balance exists in the Local Improvement Fund. It is expected that the Economic Development Fund will be negative by year end 2018. Staff has identified future sources that will resolve the deficit in the Local Improvement Fund, such as special assessments and other revenues. A source needs to be identified to solve the expected negative in the Economic Development Fund.

General Fund	2014	2015	2016	2017	2018	2019
<i>City Tax Capacity Rate</i>	46.128%	46.939%	47.790%	49.132%	49.501%	51.242%
<i>% Change in Rate</i>	(.40%)	1.76%	1.81%	2.81%	.75%	3.52%
<i>City Property Tax on Residential Property</i>	\$736	\$818	\$863	\$919	\$959	\$1,029
<i>Example Residential Market Value</i>	\$180,500	\$194,000	\$199,800	\$205,800	\$212,000	\$218,300
	<i>(taxes paid based on taxable residential market value after market value exclusion)</i>					

Finally, it is important to point out that while the City has developed a Capital Improvement Plan, the plan represents a conceptual overview of the City's capital improvement needs over the next 5 years and as such is a planning tool. The presence of any particular capital expenditure and the designation of an anticipated funding source or sources do not authorize the acquisition of an asset or construction of a project. The actual asset/project must be specifically authorized by the City Council as part of each year's formal budgeting process or project authorization process.

The conclusions and recommendations resulting from this study are based on information provided to Ehlers. The City will periodically review and update the Capital Improvement Plan to reflect the actual cost of capital projects as they are completed and to incorporate any changes in anticipated future capital improvements (e.g. timing, cost, funding sources).

The discussion that follows provides a summary of capital project activity by fund and how proposed capital improvement is anticipated to affect the General Fund.

The summary table that follows identifies the proposed capital projects, by year. These amounts have not been inflated. The impact of inflation is found on the Fund Summaries that are shown on Exhibits B through L.

Exhibit	Park Acquisition B	Park Capital Replacement C	Host Community D	Community Projects E	Pavement Management F	Closed Bond G	City Facilities H	Golf Course I	Local Improvement J	Community Center K	Economic Development Authority M	Yearly Total
2015												
Rich Valley maintenance building	40,000											
Heritage Village park	1,700,000											
Rich Valley dugouts	60,000											
NW park acquisition	400,000											
NW trail development	75,000											
Playground equipment		70,000										
South Valley building		200,000										
South Valley picnic shelter		200,000										
South Valley playground equipment		100,000										
Park trails and parking lots		100,000										
Fire station			500,000			500,000						
Pavement Management Program					1,000,000							
Orchard Trail Stormwater Improvements						80,000						
Emerald Ash Borer				33,000								
Akron Avenue									200,000			
Argenta/TH55									360,000			
117th/Cliff Rd									360,000			
Broderrick					200,000							
Cracksealing and sealcoating					400,000							
Development activities												
CIP								199,000		408,000		606,875
Total Year (not inflated)	2,275,000	670,000	500,000	33,000	1,600,000	580,000	-	199,000	920,000	408,000	606,875	7,791,875
2016												
NW park development	200,000											
NW trail development	100,000											
Playground equipment		140,000										
Park trails and parking lots		100,000										
Fire station			1,000,000									
Maintenance facility expansion							4,000,000					
Upper 55th Street							28,700					
80th St-east of TH 3												
Akron Avenue					90,000							
117th/Cliff Road												
70th SUTHS roundabout												
Argenta/TH55									625,000			
Argenta/Amara to 70th St									765,000			
Seid's Lake outlet									500,000			
Pavement Management Program									655,000			
Cracksealing and sealcoating					1,000,000							
Emerald Ash Borer				33,000	400,000							
CIP								250,000		1,400,000		415,625
Total Year (not inflated)	300,000	240,000	1,000,000	33,000	1,490,000	-	4,026,700	250,000	4,725,000	1,400,000	415,625	13,880,325

Funds

General Fund (Exhibit A)

Exhibit A shows the General Fund operations and property tax levy. Included are existing levies for debt, which include Permanent Improvement Revolving debt, and Improvement projects. The model also includes the above mentioned assumptions for tax base. The model shows transfers out to other funds and does include any specific capital improvement project to be funded out of the General Fund. It should be noted that equipment replacement is funded through the operating budgets and a separate schedule is not included here. We have not assumed any increase in ending fund balance for the General Fund. At this time, the 2015 budget only includes the base budget and Pavement Management addition request. All other department requested additions are not included at this time.

Park Acquisition Fund (Exhibit B)

The Park Acquisition and Development Fund accounts for park dedication fees, related revenues and park and trail improvements. This fund has a beginning fund balance of \$1,357,900 for 2014. A total of \$2.5M in capital costs have been identified in this fund. Of that, approximately \$775,000 is identified to be spent in the Northwest Area.

Park Capital Replacement Fund (Exhibit C)

This fund accounts for the cost to replace existing parks. This fund will receive an annual transfer from the General Fund in the amount of approximately \$150,000 per year and additional transfers from the Capital Facilities and Host Community Funds. Park dedication fees cannot be used for maintaining existing parks. The inflated capital costs from 2015 to 2019 equals \$1.25 million.

Host Community Fund (Exhibit D)

This fund accounts for revenues received from agreements related to solid waste disposal/storage. This fund has received approximately \$1.8 million per year from these agreements, but the revenue is expected to decline to \$1.6 million per year. This fund also accounts for annual transfers to the General Fund, to the Community Center Fund, the ADA Fund, the Park Capital Replacement Fund, the Golf Course Fund, and to the Pavement Management Fund. The Host Community Fund will have available cash balances with the proposed capital expenditures and transfers as shown. However, the fund's cash balance is nearly depleted by 2019. It is important to note that the projected deficits in the Northwest Area funds are not reflected in the cashflow for this Fund. With the projected level of projects, this fund will have limited available cash to fund those deficits.

Community Projects (Exhibit E)

This fund accounts for resources reserved for future community improvement projects. Expenditures for the Emerald Ash Borer project are programmed from 2015 to 2019.

Pavement Management (Exhibit F)

This fund accounts for the project costs and the related special assessment revenue used to finance the City's yearly Pavement Management Program. This fund receives an annual transfer from the Host Community Fund and various utility funds. Projects include the Pavement Management Program. This fund will continue to have positive cash balances given the assumptions for project costs and special assessment revenues.

Closed Bond (Exhibit G)

This fund accounts for monies that remain in debt service funds after the debt has been fully paid. The model shows adequate cash balances after contributions to reduce the debt levy.

City Facilities (Exhibit H)

This fund accounts for costs related to maintaining City Hall and the Fire Stations. The projects slated for this fund are the Maintenance Facility Expansion in 2018 and a Fire Station in 2016. Sufficient cash does not exist for these projects so this plan assumes they will be financed with bonds to be repaid with a property tax levy. The model includes debt levies for these projects. Currently funds are not set aside for capital needs (roof, HVAC, etc).

Golf Course (Exhibit I)

This fund accounts for the revenues and expenditures related to operating the Golf Course. Exhibit I shows the projected cash flow of this fund. This fund's historical operations have not been sufficient to cover operating expenditures. Ongoing obligations include a golf cart lease payment. This fund had experienced a negative cash position in prior years. The model shows small positive cash balances going forward, however funding sources will need to be determined for capital needs.

Local Improvement (Exhibit J)

This fund accounts for the revenues and expenses related to construction projects that are not accounted for in the Pavement Management Fund. The fund currently has a negative fund balance. The ending balance will improve over time as deferred special assessments and other revenues are collected. The model assumes all future projects will be paid with a combination of bond proceeds, special assessments and state aid funds. The debt service to repay the bonds is assumed to be paid by a debt levy, as shown in the model. The projects scheduled for this fund include improvements to 80th Street, Akron Avenue, 70th Street, Argenta/TH55, Cliff Road and 117th Street. There is a projected future debt levy starting in 2017 and increasing thereafter as shown in the model.

Community Center (Exhibit K)

This fund accounts for the revenues and expenses related to the operation of the Community Center. The model shows the actual 2013 ending fund balance and annual transfer from various funds in order to make up the shortage of operating revenues as compared to expenses. The model includes various improvements to the Community Center and transfers required to finance improvements.

Capital Facilities (Exhibit L)

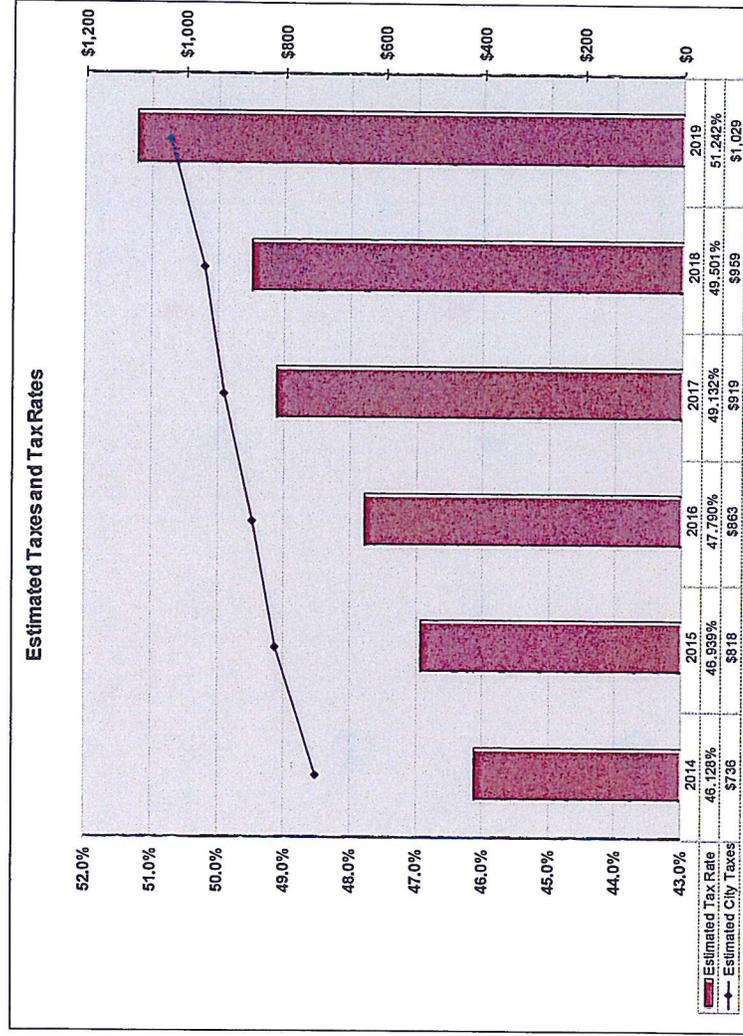
This fund accounts for the revenues and expenses reserved for future City capital projects. The existing cash balance is being drawn down with annual transfers to the Community Center Fund for capital needs and Park Capital Replacement.

Economic Development (Exhibit M)

This fund accounts for the revenues and expenses related economic development activities in the city. The model shows a transfer in from the Host Community Fund as well as future DEED grants. This fund is expected to experience a negative balance due to economic development activities. We would recommend that the City determine a funding source for this expected deficit.

Tax Rate Impact

The resulting tax rate considering projected debt for road improvements, existing debt and operations is shown in the chart below.



Taxes are calculated factoring in the market value exclusion, calculated on a median value homestead residential property valued at \$180,600 in 2013 and \$180,500 in 2014 and \$194,000 in 2015.

Policy Considerations

The Local Improvement Fund currently has a deficit. As was stated above, staff has identified future funding sources for the deficit in the Local Improvement Fund. Deficits are expected in the Economic Development Fund. A source needs to be identified to solve this negative. The chart below shows the incremental tax that would be required on the average valued home, given the assumptions for tax base and tax rate for estimated payable 2015, at different expenditure levels.

The Council can prioritize the various capital projects or additional transfers by using the table below as a decision guide. Using payable 2015 estimated tax rate and tax base, the table shows the impact of an increase in the levy at \$50,000, \$100,000, \$200,000, \$300,000 and \$400,000, the resulting incremental increase in the tax rate and the effect on taxes.

Expenditure Level	Additional Taxes	Additional Tax Rate
\$50,000	\$2.90	0.167%
\$100,000	\$5.80	0.334%
\$200,000	\$11.60	0.667%
\$300,000	\$17.40	1.001%
\$400,000	\$23.20	1.335%

The table illustrates that the resulting increase on estimated taxes would be \$5.80 on the example home if the tax levy were to increase by \$100,000. Annual debt payments on a \$1,100,000 debt issue over 15 years are projected to be approximately \$100,000 per year.

Recommendations

We recommend that the City Council of the City of Inver Grove Heights:

- Determine a funding source for the Economic Development Fund. Monitor the cash balance in the Local Improvement Fund and determine if it appears that future special assessment collections will be insufficient.
- Prioritize the Capital Improvement Project list
- Update this CIP study periodically and incorporate refined operating and tax base estimates.

Exhibits

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**City of Inver Grove Heights
General Fund -Exhibit A**



Inflation Assumptions-non property tax revenues
Inflation Assumptions-expenditures

2.00% 2.00% 2.00% 2.00% 2.00% 2.00% 2.00% 2.00%
3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00%
5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00%

	2013 ACTUAL	2014		2015 BASE		2016		2017		2018		2019	
		AMENDED	PROPOSED Plus PMP										
GENERAL FUND													
1 REVENUE													
2 GENERAL PROPERTY TAX	11,520,113	11,768,400	12,832,200	13,485,194	13,952,908	14,470,327	14,882,763						
3 FISCAL DISPARITIES	1,883,142	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000						
4 OTHER lev	8,835	10,000	10,000	10,000	10,000	10,000	10,000						
5 FRANCHISE FEES	93,063	93,000	97,600	99,552	101,543	103,574	105,645						
6 LICENSES & PERMITS	949,138	713,900	1,072,000	1,093,440	1,115,309	1,137,615	1,160,367						
7 OTHER INTERGOVERNMENTAL	613,903	444,200	541,800	552,636	563,689	574,962	586,482						
8 CHARGES FOR SERVICES	950,969	851,000	942,900	961,758	980,993	1,000,613	1,020,625						
9 FINES & FORFEITS	148,113	120,000	120,000	122,400	124,848	127,345	129,892						
10 INTEREST	(7,291)	45,000	-	-	-	-	-						
11 MISC. REVENUE	268,971	270,500	300,000	306,000	312,120	318,362	324,730						
12 TRANSFERS	810,728	602,000	200,000	-	-	-	-						
13 TOTAL REVENUE	17,039,684	16,668,000	17,866,500	18,380,980	18,911,409	19,492,799	20,070,484						
14 EXPENDITURES													
15 GENERAL GOVERNMENT	1,621,155	1,710,600	1,717,100	1,768,613	1,821,671	1,876,322	1,932,611						
16 PUBLIC SAFETY	7,754,022	8,132,000	8,409,400	8,661,682	8,921,532	9,189,178	9,464,854						
17 PUBLIC WORKS	3,418,862	3,639,100	3,713,700	3,825,111	3,939,864	4,058,060	4,179,802						
18 PARKS	1,567,823	1,726,600	1,786,600	1,840,198	1,895,404	1,952,266	2,010,834						
19 COMMUNITY DEVELOPMENT	1,199,255	1,170,800	1,205,500	1,241,665	1,278,915	1,317,282	1,356,801						
20 TRANSFER OUT													
21 to Park Cap Repl Fund 444	150,000	190,100	150,000	150,000	150,000	185,047	200,000						
22 to Rec Fund 204	379,100	328,100	333,700	343,711	354,022	364,643	375,582						
23 to Pavement Mgmt Fund 440			500,000	500,000	500,000	500,000	500,000						
24 to EDA	300	500	500	500	500	500,000	500,000						
25 to Local Improvements	18,868	15,000											
26 to Park Acquisition	96,264												
27 CAPITAL OUTLAY	10,940												
28													
29 CONTINGENCY			50,000	50,000	50,000	50,000	50,000						
30													
31													
32 OPERATING EXPENDITURES	16,216,589	16,912,800	17,866,500	18,380,980	18,911,409	19,492,799	20,070,484						
33													

City of Inver Grove Heights General Fund -Exhibit A									
Inflation Assumptions									
	2013	2014	2015	2016	2017	2018	2019		
	ACTUAL	AMENDED	PROPOSED	PROPOSED	PROJECTED	PROJECTED			
			Plus PMP	Plus PMP					
34									
35									
36	13,203,255	13,518,400	14,582,200	15,235,194	15,702,908	16,220,327	16,732,763	0	0
37	0	0	0	0	0	0	0	0	0
38									
39									
40	0	0	0	0	0	0	0	0	0
41	13,203,255	13,518,400	14,582,200	15,235,194	15,702,908	16,220,327	16,732,763	0	0
42	-3.1%	2.4%	7.9%	4.5%	3.1%	3.3%	3.2%		
43									
44	16,216,589	16,912,800	17,866,500	18,380,980	18,911,409	19,492,799	20,070,484		
45									
46									
47	63,735	63,735	63,735	23,900					
48	96,944	127,828	233,023	220,003	200,010	172,066	166,567		
49	51,303	66,986	66,308	49,893					
50	170,000	160,000	176,000	176,000	174,400				
51	78,908	80,719							
52	160,000	160,000	160,000	160,000	126,043				
53	160,000	200,000	250,000	250,000	245,000	245,000	262,600		
54	590,400	600,300	569,800	674,000	642,800	600,000	681,000		
55	283,044	282,756	172,700	172,700	172,700	172,700	172,700		
56									
57	(330,000)	(330,000)	(256,000)	(200,000)	(200,000)	(200,000)	(200,000)		
58	1,304,334	1,382,322	1,406,566	1,515,496	1,360,953	989,766	1,081,867		
59									
60									
61	0	0	0	0	295,568	295,568	568,137		
62	0	0	0	0	409,266	860,901	1,083,068		
63									
64									
65	1,304,334	1,382,322	1,406,566	1,515,496	2,065,767	2,146,224	2,723,072		
66									
67	7,287,116	8,110,211	7,866,411	7,866,411	7,866,411	7,866,411	7,866,411		
68	8,110,211	7,866,411	7,866,411	7,866,411	7,866,411	7,866,411	7,866,411		
69	14,507,589	14,900,722	15,987,766	16,750,690	17,768,675	18,366,551	19,455,835		
70	(1,900,473)	(1,919,017)	(1,919,284)	(1,919,284)	(1,919,284)	(1,919,284)	(1,919,284)		
71	12,607,116	12,981,705	14,068,482	14,831,406	15,849,391	16,447,267	17,536,551		
72									
73	27,027,925	28,186,260	29,971,574	30,870,721	31,965,626	33,226,371	34,223,162		
74				163,867					
75					292,987				
76	27,027,925	28,186,260	29,971,574	31,034,588	32,258,613	33,226,371	34,223,162		
77									
78	46.312%	46.128%	46.933%	47.790%	49.132%	49.501%	51.242%		
79	3.18%	-0.40%	1.76%	1.81%	2.81%	0.76%	3.62%		

**City of Inver Grove Heights
Park Acquisition Fund 402 - Exhibit B**

	2013	2014	2015	4.00% 2016	4.00% 2017	4.00% 2018	4.00% 2019
Inflation for capital items							
Beginning Fund Balance	1,318,727	1,357,900	1,409,664	100,611	119,617	450,813	785,321
Sources of Funds							
Charges for services	198,433	41,095	21,850	330,000	330,000	330,000	330,000
State bonding grant			900,000				
Other	1,754		30,000				
Transfer in	108,734						
Interest	(2,498)	13,579	14,097	1,006	1,196	4,508	7,853
Total Sources of Funds	306,423	54,674	965,947	331,006	331,196	334,508	337,853
Expenditures							
Current							
Future projects							
Capital outlay							
Rich Valley maintenance building			40,000				
Heritage Village Park			1,700,000				
Rich Valley dugouts			60,000				
NWA park acquisition			400,000				
NWA park development				200,000			
NWA trail development			75,000	100,000			
Rock Island swing bridge	205,569	2,910					
Transfer out	61,681						
Total Expenditures	267,250	2,910	2,275,000	300,000	0	0	0
Inflation-capital only	267,250	2,910	2,275,000	312,000	0	0	0
Ending Fund Balance	1,357,900	1,409,664	100,611	119,617	450,813	785,321	1,123,174

**City of Inver Grove Heights
Park Capital Replacement Fund 444 - Exhibit C**

	2013	2014	2015	2016	2017	2018	2019
Inflation for capital items				4.00%	4.00%	4.00%	4.00%
Beginning Fund Balance	720,065	793,005	777,035	314,805	268,353	362,877	479,019
Sources of Funds							
Franchise fees							
Transfer from General Fund	150,000	190,100	150,000	150,000	150,000	185,047	200,000
Transfer from Capital Facilities	25,000	25,000	25,000	25,000	25,000	14,953	0
Transfer from Host Community	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Transfer from Local Improvement	347						
Other							
Interest	(1,268)	7,930	7,770	3,148	2,684	3,629	4,790
Total Sources of Funds	199,079	248,030	207,770	203,148	202,684	228,629	229,790
Expenditures							
Current	34,643						
Capital outlay							
Park Trail and Parking Lot	70,206	124,000	100,000	100,000	100,000	100,000	100,000
Park equipment		140,000					
Playground equipment			70,000	140,000			
South Valley building			200,000				
South Valley picnic shelter			200,000				
South Valley playground equipment			100,000				
Maintenance	21,290						
Transfer out							
Total Expenditures	126,139	264,000	670,000	240,000	100,000	100,000	100,000
Inflation-capital only	126,139	264,000	670,000	249,600	108,160	112,486	116,986
Ending Fund Balance	793,005	777,035	314,805	268,353	362,877	479,019	591,824

**City of Inver Grove Heights
Host Community Fund 451 - Exhibit D**

	2013	4.00% 2014	4.00% 2015	4.00% 2016	4.00% 2017	4.00% 2018	4.00% 2019
Inflation for capital items							
Beginning Fund Balance	2,636,717	2,795,798	2,720,274	2,360,427	877,855	881,408	1,120,234
Sources of Funds							
Land fill agreements	2,285,563	1,894,050	1,918,350	1,644,000	1,621,650	1,659,300	1,699,650
Other							
Transfer in							
Interest	(9,304)	27,958	27,203	23,604	8,779	8,814	11,202
Total Sources of Funds	2,276,259	1,922,008	1,945,553	1,667,604	1,630,429	1,668,114	1,710,852
Expenditures							
Miscellaneous	44,921	88,973	77,800	31,000	31,000	31,000	31,000
Transfer out -Property Acquisition	150,000	313,547	300,000	150,000	136,453		
Public Safety/City Hall Addition	263,643	92,181					
Fire Station			500,000	1,000,000			
Transfer out -VMCC Operations	394,192	415,500	388,000	423,876	462,923	503,588	545,930
Transfer out -VMCC Capital			0	900,000	350,000	250,000	900,000
Transfer out -Golf Course Fund	99,979	110,162	100,000	100,000	100,000	100,000	100,000
Transfer out-Park Capital Replacement	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Transfer out-Local Improvement	14,104	30,368					
Transfer out-ADA	16,500	21,800	14,600	20,300	21,500	19,700	25,300
Transfer out-General Fund	608,840	400,000	200,000				
Transfer out-PMP Fund Street Recon	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Transfer out -Other Funds			200,000				
Total Expenditures	2,117,179	1,997,531	2,305,400	3,150,176	1,626,876	1,429,288	2,127,230
Ending Fund Balance	2,795,798	2,720,274	2,360,427	877,855	881,408	1,120,234	703,856

**City of Inver Grove Heights
Community Projects Fund 450- Exhibit E**

	2013	2014	2015	2016	2017	2018	2019
Inflation for capital items				4.00%	4.00%	4.00%	4.00%
Beginning Fund Balance	669,601	349,587	205,433	174,487	141,912	107,638	71,594
Sources of Funds							
Interest		3,496	2,054	1,745	1,419	1,076	716
Total Sources of Funds	(1,288)	3,496	2,054	1,745	1,419	1,076	716
Expenditures							
Miscellaneous		12,250					
Emerald Ash Borer		33,000	33,000	33,000	33,000	33,000	33,000
Election Equipment		31,200					
Transfer out to VMCC	309,726	40,000					
Transfer out to Local Improvement Fund	9,000						
Total Expenditures	318,726	116,450	33,000	33,000	33,000	33,000	33,000
Inflation-capital only	0	76,450	33,000	34,320	35,693	37,121	38,605
Ending Fund Balance	349,587	205,433	174,487	141,912	107,638	71,594	33,705

**City of Inver Grove Heights
Pavement Management Fund 440 - Exhibit F**

	2013	2014	2015	2016	2017	2018	2019
Inflation for capital items							
Beginning Fund Balance	2,867,044	2,064,844	2,166,301	2,167,769	2,290,354	1,906,770	2,071,740
Sources of Funds							
Transfer from Host Community Fund	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Transfer from General Fund	922,628	1,616,000	318,000	318,000	1,000,000	318,000	1,000,000
State aid construction and maintenance	311						
Other	245,731	204,808	261,806	287,136	260,408	300,874	211,997
Special assessments on rolls	98,466	0	0	45,371	74,961	101,838	154,484
NEW Special assessments (20% of construction)	13,344	20,648	21,663	21,678	22,904	19,068	20,717
Transfers in							
Interest							
Total Sources of Funds	1,780,480	2,341,457	1,601,469	1,672,184	2,356,273	1,739,780	2,386,898
Expenditures							
Capital Outlay							
PMP Program	2,180,139	1,780,000	1,000,000	1,000,000	2,000,000	1,000,000	2,000,000
Broderick		60,000	200,000				
Upper 55th Street				90,000	135,000		
Cracksealing, sealcoating		400,000	400,000	400,000	400,000	400,000	400,000
Bond principal and interest	0	0	0				
Transfers out	402,541						
Total Expenditures	2,582,680	2,240,000	1,600,000	1,490,000	2,535,000	1,400,000	2,400,000
Inflation-capital only	2,180,139	2,240,000	1,600,000	1,549,600	2,741,856	1,574,810	2,807,661
Ending Fund Balance	2,064,844	2,166,301	2,167,769	2,290,354	1,906,770	2,071,740	1,650,977

**City of Inver Grove Heights
Closed Bond Fund 399- Exhibit G**

	2013	2014	2015	2016	2017	2018	2019
Inflation for capital items							
Beginning Fund Balance	3,593,121	2,823,549	2,472,869	1,662,598	1,479,224	1,294,016	1,106,957
Sources of Funds							
Transfer from closed debt service funds	15,735						
Other	64,606						
Property tax levy	98,107						
Interest	(163,148)	28,235	24,729	16,626	14,792	12,940	11,070
Total Sources of Funds	15,300	28,235	24,729	16,626	14,792	12,940	11,070
Expenditures							
Current	11,740						
Orchard Trail Stormwater Improvements			80,000				
Transfer to Debt Service for City Spec. Assmt	96,403						
Fire station			500,000				
Public Safety/City Hall Addition	29,497	26,327					
Debt service reduction to debt levy	330,000	330,000	255,000	200,000	200,000	200,000	200,000
Transfers out to EDA	317,232	22,588					
Total Expenditures	784,872	378,915	835,000	200,000	200,000	200,000	200,000
Inflation-capital only	137,640	26,327	580,000	0	0	0	0
Ending Fund Balance	2,823,549	2,472,869	1,662,598	1,479,224	1,294,016	1,106,957	918,026

**City of Inver Grove Heights
City Facilities Internal Service Fund 605- Exhibit H**

	2013	2014	2015	2016	2017	2018	2019
Inflation for capital items							
Beginning Cash Balance	398,655	286,942	204,954	189,504	173,204	166,978	148,752
Sources of Funds							
Charges for services	340,900	332,200	353,700	361,735	369,171	376,651	
Bond proceeds				4,187,768	0	3,720,488	
Property tax levy	0	0	0	0	295,558	295,558	558,137
Interest	(1,530)	2,869	2,050	1,895	1,732	1,670	1,488
Total Sources of Funds	339,370	335,069	355,750	4,551,398	666,461	4,394,366	559,624
Expenditures							
Operations	377,078	323,800	356,500	363,630	370,903	378,321	
Mite Facility Expansion				26,700		3,307,500	
Public Safety/City Hall Addition Projects							
City Hall signage	26,686	55,357					
Maintenance facility-furnace A/C	32,919	11,800					
Park and Rec System Plan		14,400					
Fire Station				4,000,000			
Transfer to ADA Fund	14,400	11,700	14,700	16,300	20,300	32,300	41,200
Bond principal and interest	0	0	0	0	281,484	281,484	531,559
Total Expenditures	451,083	417,057	371,200	4,406,630	672,686	3,999,604	572,759
Inflation-capital only	59,605	81,557	0	4,187,768	0	3,720,488	0
Ending Cash	286,942	204,954	189,504	173,204	166,978	148,752	176,818

**City of Inver Grove Heights
Golf Course Fund 503- Exhibit I**

Inflation for capital items	2013	2014	2015	2016	2017	2018	2019
Beginning Cash Balance	(3,007,682)	5,901	102,635	93,136	12,907	20,696	8,532
Sources of Funds							
Transfer from Host Community	99,979	110,162	100,000	100,000	100,000	100,000	100,000
Transfers in (other funds)	2,944,090						
Land sale proceeds							
Operations	1,402,558	1,586,600	1,540,000	1,586,200	1,633,786	1,682,800	1,733,284
Other							
Interfund loan	78,075						
Interest		59	1,026	931	129	207	85
Total Sources of Funds	4,524,702	1,696,821	1,641,026	1,687,131	1,733,915	1,783,007	1,833,369
Expenditures							
Operations	1,316,766	1,399,300	1,395,900	1,451,736	1,509,805	1,570,198	1,633,006
Capital Equipment & Capital Outlay							
Interfund loan repayment	99,979	145,162	199,000	250,000	200,000	200,000	175,000
Bond/capital lease prin/int	64,863	26,025	26,025	26,025			
	29,511	29,600	29,600	29,600			
Total Expenditures	1,511,119	1,600,087	1,650,525	1,757,361	1,709,805	1,770,198	1,808,006
Inflation-capital only	99,979	145,162	199,000	260,000	216,320	224,973	204,725
Ending Cash	5,901	102,635	93,136	12,907	20,696	8,532	4,171

**City of Inver Grove Heights
Local Improvement Fund - Exhibit J**

Inflation for capital items	2013	2014	2015	2016	2017	2018	2019
			4.00%	4.00%	4.00%	4.00%	4.00%
Beginning Fund Balance	(1,491,567)	(2,807,065)	(2,679,095)	(3,364,659)	(3,341,865)	(2,542,973)	(1,754,650)
Sources of Funds							
Transfer in	1,896,551						
Bond proceeds				4,210,000	4,635,000	2,280,000	
State aid	571,299	190,000		500,000			
Other	17,750						
Special assessments on rolls	294,482	307,970	233,461	225,819	216,847	177,520	169,178
NEW Special assessments (20% of construction)			975	975	108,961	227,849	286,330
Property tax levy	1,536	0	0	0	409,256	860,901	1,083,068
Interest	0	0	0	0	0	0	0
Total Sources of Funds	2,781,618	497,970	234,436	4,936,794	5,370,064	3,546,269	1,538,577
Expenditures							
Capital Outlay	907,643						
80th St-east of TH 3				625,000	1,150,000		
Akron Ave			200,000	765,000			
70th S/TH3 roundabout				655,000			
Argenta/TH55				1,800,000			
Argenta/Amara to 70th		180,000	360,000	130,000	620,000	1,530,000	
Seidl's Lake Outlet				250,000			
Turnlanes at Cliff Rd/Allison		190,000					
117th/Cliff Rd			360,000	500,000	2,000,000		
Bond principal and interest	0	0	0	0	493,540	1,036,904	1,304,189
Transfer to Park Capital Replacement	347						
Transfers out	3,189,126						
Total Expenditures	4,097,116	370,000	920,000	4,725,000	4,263,540	2,566,904	1,504,189
Inflation-capital only	907,643	370,000	920,000	4,914,000	4,077,632	1,721,042	233,972
Ending Fund Balance	(2,807,065)	(2,679,095)	(3,364,659)	(3,341,865)	(2,542,973)	(1,754,650)	(1,754,234)

**City of Inver Grove Heights
Community Center Special Revenue Fund 205- Exhibit K**

	2013	2014	2015	2016	2017	2018	2019
Inflation for capital items			4.00%	4.00%	4.00%	4.00%	4.00%
Beginning Fund Balance	145,566	149,172	160,664	160,664	160,664	160,664	160,664
Sources of Funds							
Transfer from Host Community Fund	394,192	415,500	388,000	423,876	462,923	503,588	545,930
Transfer from Host Community Fund				900,000	350,000	250,000	900,000
Transfer from Community Projects	309,726	40,000	0	0	0	0	0
Transfer from Capital Facilities	0	434,000	408,000	500,000	0	0	0
Operations							
Charges	2,168,768	2,054,000	2,194,300	2,238,186	2,282,950	2,328,609	2,375,181
Miscellaneous	133,203	130,200	130,000	130,000	130,000	130,000	130,000
Interest	318	1,492	0	1,607	1,607	1,607	1,607
Total Sources of Funds	3,006,207	3,075,192	3,120,300	4,193,669	3,227,479	3,213,803	3,952,718
Expenditures							
Operations							
Capital Outlay	2,691,759	2,599,700	2,712,300	2,793,669	2,877,479	2,963,803	3,052,718
CIP	309,746	464,000	408,000	1,400,000	350,000	250,000	900,000
Transfer out	1,096						
Total Expenditures	3,002,601	3,063,700	3,120,300	4,193,669	3,227,479	3,213,803	3,952,718
Ending Fund Balance	149,172	160,664	160,664	160,664	160,664	160,664	160,664

**City of Inver Grove Heights
Capital Facilities Capital Projects Fund 400- Exhibit L**

Inflation for capital items	2013	4.00%	2014	4.00%	2015	4.00%	2016	4.00%	2017	4.00%	2018	4.00%	2019
Beginning Cash Balance	1,535,535		1,459,436		982,002		558,822		39,411		14,805		(0)
Sources of Funds													
Other													
Interest	(7,902)		14,594		9,820		5,588		394		148		0
Total Sources of Funds	(7,902)		14,594		9,820		5,588		394		148		0
Expenditures													
Capital Outlay	21,151		2,074										
HVP Remediation			30,000										
Transfer out													
Transfer to EDA	22,046		954										
Transfer to VMCC			434,000		408,000		500,000		0				
Transfer to Park Capital Replacement	25,000		25,000		25,000		25,000		25,000		14,953		0
Total Expenditures	68,197		492,028		433,000		525,000		25,000		14,953		0
Inflation-capital only	21,151		2,074		0		0		0		0		0
Ending Cash	1,459,436		982,002		558,822		39,411		14,805		(0)		(0)

**City of Inver Grove Heights
Economic Development Fund 290- Exhibit M**

	2013	2014	2015	2016	2017	2018	2019
Beginning Fund Balance	341,417	363,788	330,568	250,374	165,517	76,318	(17,407)
Source of Funds							
Transfer in General Fund	300	500	500	0	0	0	0
Transfer In Closed Bond Fund	317,232	22,588	0	0	0	0	0
Transfer in Host Community Fund	0	0	0	0	0	0	0
Transfer in Capital Facilities Fund	22,046	954	0	0	0	0	0
DEED Grant		640,000	606,875	415,625			
Interest/Other	(242)	3,638	3,306	2,504	1,655	763	0
Total	339,336	667,680	610,681	418,129	1,655	763	0
Use of Funds							
Economic development operations	136,207	60,900	84,000	87,360	90,854	94,489	98,268
Development Activities	180,758	640,000	606,875	415,625			
Total	316,965	700,900	690,875	502,985	90,854	94,489	98,268
Excess (Use) of Funds	22,371	(33,220)	(80,194)	(84,856)	(89,199)	(93,725)	(98,268)
Ending Fund Balance	363,788	330,568	250,374	165,517	76,318	(17,407)	(115,675)

**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

REPORT DATE: November 20, 2014 **CASE NO.:** 14-49C

HEARING DATE: December 2, 2014

APPLICANT AND PROPERTY OWNER: Randy Bennerotte

REQUEST: A conditional use permit to allow sheet metal siding on an accessory building.

LOCATION: 9010 Inver Grove Trail

COMP PLAN: RDR, Rural Density Residential

ZONING: E-1, Estate Residential

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The applicant would like to construct a 1,200 square foot accessory building with sheet metal siding on his property. The lot is 5.09 acres in size and zoned E-1, Estate Residential. The code allows two detached accessory buildings up to 2,400 gross square feet on lots greater than five acres in the E-1 district. Sheet metal siding is allowed on buildings in the A and E-1 zoning districts by conditional use permit (CUP).

The applicant's property is wooded with some topographical changes. The lot currently has one detached accessory building 1,120 square feet in size. The proposed building would be 1,242 square feet in size, complying with size requirements. The structure would also be in compliance with setbacks and impervious surface standards. The closest neighboring home would be over 100 feet away from the accessory building.

SPECIFIC REQUEST

The following specific application is being requested:

- A.) A **Conditional Use Permit** to allow sheet metal siding on an accessory building in the E-1, Estate Residential district.

SURROUNDING USES: The subject site is surrounded by the following uses:

North, South, East and West

Single-family; zoned E-1, Estate Residential;
guided RDR, Rural Density Residential

EVALUATION OF REQUEST:

Conditional Use Permit Sheet metal siding on pole buildings is a conditionally permitted use in the rural districts. Two sets of zoning code review criteria apply to sheet metal pole buildings. The first set is specific to sheet metal sided accessory buildings. The second is a general set of criteria applicable to all conditional use permits.

Sheet Metal Siding CUP Criteria

Section 10-15-17 and 10-15-18 of the Zoning Regulations list criteria for accessory buildings.

1. *The sheet or corrugated steel or aluminum metal siding has a thickness of at least 29 gauge, and comes with a manufacturer's warranty of at least 20 years.*

The applicant has stated the proposed building would be warranted for 35 years.

2. *There shall be a minimum space of six (6) feet between the principal and accessory structure unless attached, and a minimum space of six (6) feet between all other accessory structures.*

This criterion has been met. The building is proposed to be located over 50 feet from the principal building.

3. *Any detached accessory structure that exceeds a gross floor area of 1,000 square feet must have a minimum setback from all property lines of 50 feet.*

This criterion has been met. The structure is located at least 50 feet from all property lines.

General CUP Criteria

Section 10-3A-5 of the Zoning Regulations lists criteria to be considered with all conditional use permit requests. The proposed request meets the Conditional Use Permit criteria relating to the Comprehensive Plan and zoning consistency, land use impacts such as setbacks, drainage, and aesthetics, environmental impacts, and public health and safety impacts.

The Comprehensive Plan recognizes the rural lot neighborhoods of the City as both residential and agricultural in nature. Accessory building with steel siding are common in some rural settings, including Inver Grove Heights rural neighborhoods. The abutting properties are all rural residential homes. The proposed building meets all other zoning code requirements.

Engineering

The City Engineering Department has reviewed the request and does not have any concerns with the proposed accessory structure.

ALTERNATIVES

The Planning Commission has the following alternatives available for the requested action:

A. **Approval** If the Planning Commission finds the request to be acceptable, the Commission should recommend approval of the request with at least the following conditions:

- Approval of the **Conditional Use Permit** to allow sheet metal siding subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. The accessory structure shall not be used for commercial uses, storage related to a commercial use, or a home occupation.
 3. The sheet metal siding shall have a thickness of at least 29 gauge, and shall come with a manufacturer's warranty of at least 20 years.

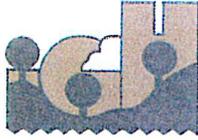
B. **Denial** If the Planning Commission does not favor the proposed application or portions thereof, the above request or requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the request.

Attachments: Exhibit A - Location/Zoning Map
Exhibit B - Narrative
Exhibit C - Site Plan
Exhibit D - Exterior of building

Map not to scale



Bennerotte Case No. 14-49C



This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is to be used for reference purpose only. The City of IGH is not responsible for any inaccuracies herein contained.

Exhibit A
Zoning and Location Map

Heather Botten

From: Bennerotte, Julie A [JBENNERO@travelers.com]
Sent: Wednesday, November 12, 2014 3:10 PM
To: Heather Botten
Subject: FW: Written narrative for CUP being requested on 9010 Inver Grove Trail

From: Bennerotte, Julie A
Sent: Wednesday, November 12, 2014 3:08 PM
To: 'hbotten@ci.invergrove-heights.mn.us'
Cc: Bennerotte, Julie A
Subject: Written narrative for CUP being requested on 9010 Inver Grove Trail

October 31st, 2014

To whom it may concern,

As new owners of the property located at 9010 Inver Grove Trail Inver Grove Heights, MN 55076 we are filing a request with the City of Inver Grove Heights for a Conditional Use Permit (CUP).

We would like to construct an Accessory Building on the property which has the dimensions of 27 X 46 (1,246 sq. ft.). This structure will be used only for 'personal use' and 'personal storage'.

The structure will comply with the Exterior Building Material code 10-15-17 and be constructed of Grandrib 3 PLUS 29 gauge steel that is warranted for 35 years.

The main walls of the structure will be done in Hickory Moss and the wainscoting will be done in Antique Bronze. These color tones are very similar to the principal house structure.

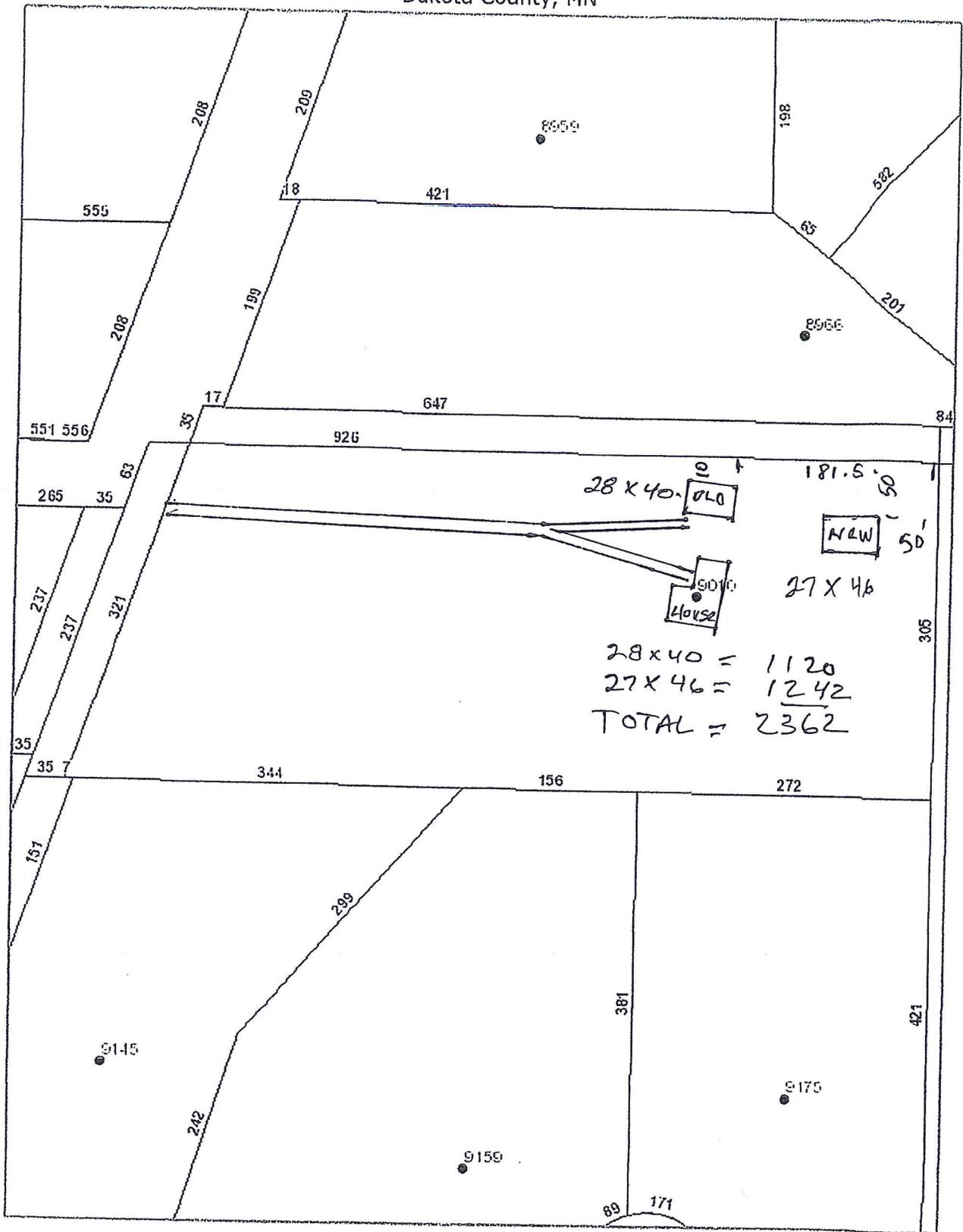
Sincerely,

Randy Bennerotte and
Julie Bennerotte | Manager-Data Management | Financial And Actuarial Operations
Travelers
385 Washington Street | 9275-SB02S
St. Paul, MN 55102
W: 651.310.2028 F: 651.310.2145
Personal Cell: 651-367-9029

TRAVELERS 

This communication, including attachments, is confidential, may be subject to legal privileges, and is intended for the sole use of the addressee. Any use, duplication, disclosure or dissemination of this communication, other than by the addressee, is prohibited. If you have received this communication in error, please notify the sender immediately and delete or destroy this communication and all copies.

Dakota County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification. Dakota County assumes no legal responsibility for the information contained in this data.

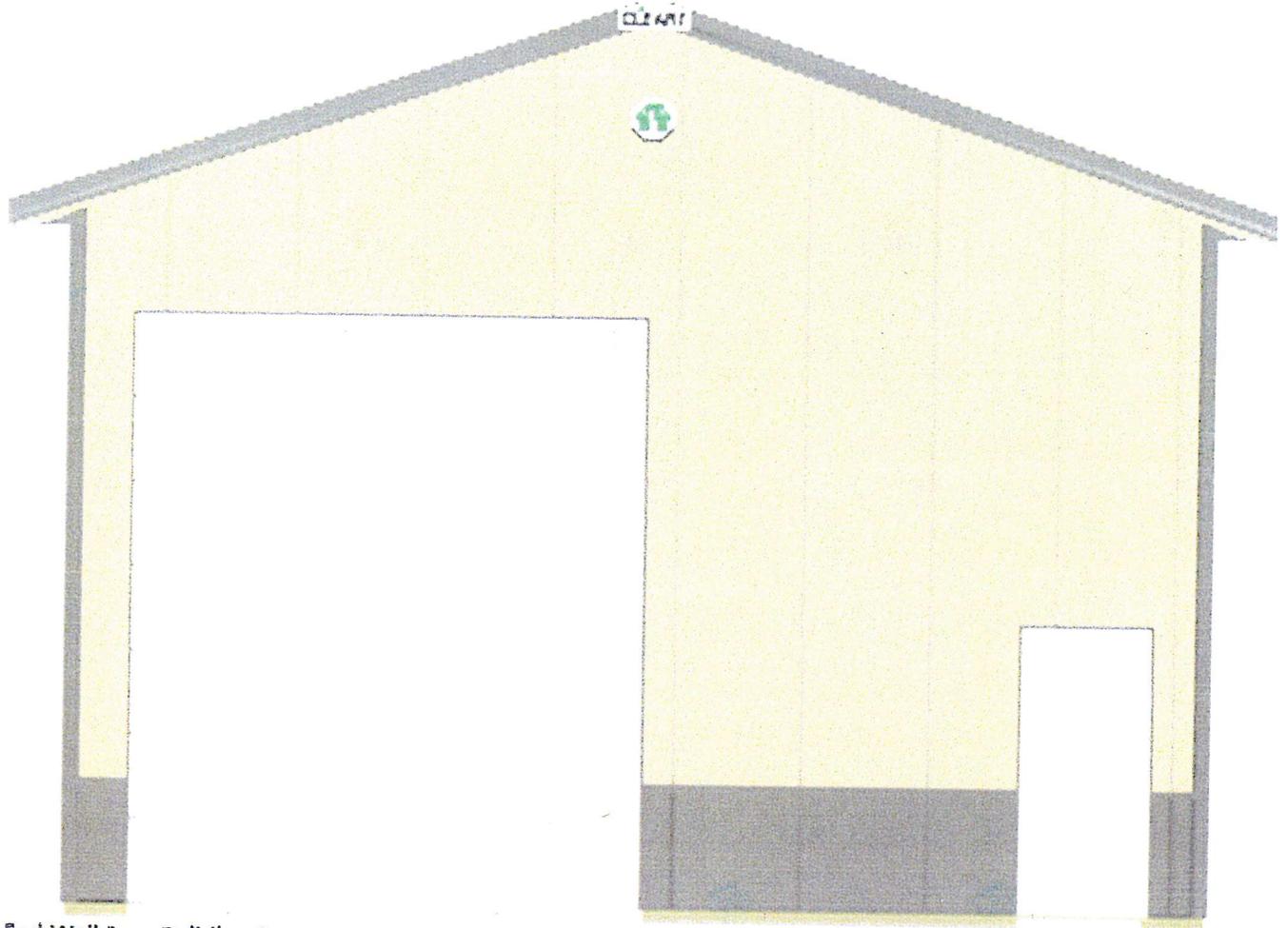
Map Scale
1 inch = 121 feet
 9/8/2014



P.O. Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

10/16/2014
BENNEROTTE, RANDY
Doc ID: 2648520141016200857

Cleary/Owner Project Contract - Erected



End Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Exterior Finishes

End Wall 1 on Building 1

Siding: Grand Rib 3 Plus

Wainscot: Grand Rib 3 Plus (Height is 3'-4" above the 100' mark)

Wainscot Filler Strips: None

Gable: Grand Rib 3 Plus

Gable Filler Strips: Gable filler strips not included.

Treated Plank Filler Strips: None

Ventilation

End Wall 1 on Building 1

Overhang: 18" Aluminum soffit (Endwall) with vented soffit

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

REPORT DATE: November 26, 2014 **CASE NO.:** 14-48V
HEARING DATE: December 2, 2014
APPLICANT AND PROPERTY OWNER: Gary M Lusso
REQUEST: A variance from the shoreland/critical area setback and side yard setback
LOCATION: 7142 River Road
COMP PLAN: LDR, Low Density Residential
ZONING: R-1C, Single Family Residential
Shoreland Overlay District
Critical Area Overlay District
REVIEWING DIVISIONS: Planning **PREPARED BY:** Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to remodel the existing house, adding living space above the garage and adding an 8'x18' foot deck to the back of the house. The existing house is situated 5 feet from the side property line and 31 feet from the top of bluff on the river side. The home was originally constructed in 1958.

City Code requires a 10 foot side yard setback for a house or living space and a 40 foot setback from top of bluff.

SPECIFIC REQUEST

The following specific application is being requested:

- 1) A variance from the Critical Area setback to add a deck 27 feet from the top of bluff whereas 40 feet is required.
- 2) A variance from side yard setbacks to allow living space five feet from the property line whereas 10 feet is required.

DNR REVIEW

The variance request was sent to the DNR for review; they responded with no comment or objection considering there is an existing deck platform on the site is built over the bluffline.

ENGINEERING REVIEW

The Engineering Department has no comment on the variance since it meets impervious surface requirements and does not adversely affect drainage.

SURROUNDING USES: The subject site is surrounded by the following uses:

- North – single family homes
- East – river
- West – single family homes
- South – single family homes

EVALUATION OF REQUEST:

City Code Title 10, Chapter 3. **Variations**, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

1. *The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.*

The shoreland overlay district allows for structure averaging if there is a structure on either side of the subject site. In this case, the house to the north is situated approximately 23 feet from the top of bluff and the house to the south is built at the top of bluff. The existing Lusso house is located 31 feet from top of bluff and the deck addition would be 27 feet from top of bluff. The proposed deck would still be setback further than the homes abutting to the north and south.

The existing house has the garage 5 feet from the side property line on the north side of the lot. The applicant is proposing to add living space on top of the existing garage. The footprint of the house is not expanding and therefore not encroaching further into the setback. The house plans provided show no new windows being placed on the north side with the remodel, thus further limiting any impacts to the property to the north.

The request is in harmony with the intent of the comprehensive plan as the lot is being utilized as residential.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

Shoreland and Critical Area requirements are in place to minimize the impact to the shoreland and protected water bodies. The proposed expansion towards the river is an open deck that would extend four feet further into the setback. The open deck would add minimal impervious surface and thus would not create any negative impacts to the water. The property currently contains a large deck platform that extends over the top

of the bluff. As stated earlier, there are other properties that have homes constructed closer to the bluff line than the subject site. The addition of the deck and living space over the garage appear to be consistent with allowing the property to be used in a reasonable manner not outside the intent of the regulations

3. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

The majority of the homes in this area of the river were built prior to the city code adoption and prior to any shoreland or critical area regulations. Most of these lots are narrow in depth from the street to the river and would not be able to meet setbacks. The existing home lies within the bluff setbacks and therefore any addition or expansion would require a variance.

4. *The variance will not alter the essential character of the locality.*

One of the functions of setbacks is to maintain consistency of structure placement and aesthetic qualities from lake, street, and neighboring views. The proposed improvements would not be out of character for the area and would be consistent with setbacks found on neighboring properties. The use of the structure would remain as single family.

5. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis for this request.

ALTERNATIVES

The Planning Commission has the following alternatives available for the requested action:

A. Approval If the Planning Commission finds the setback variances to be acceptable, the Commission should recommend approval of the request with at least the following conditions:

1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.

B. Denial If the Planning Commission does not favor the proposed request, it should be recommended for denial and state findings for a denial.

RECOMMENDATION

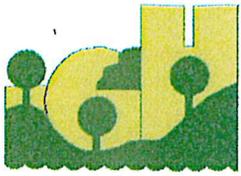
Variances may be granted when facts of the application establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the

property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality.

- The house footprint would not be expanded to the north for the living space addition over the garage, thus not increasing structure setback non-conformity;
- The house was built prior to shoreland and critical area regulation adoptions therefore not meeting setbacks;
- The homes on both sides of the subject property have encroachments towards the river closer than the proposed deck addition and there is an existing deck platform that is built over the bluffline establishing further existing structures closer to the river than the proposed deck;

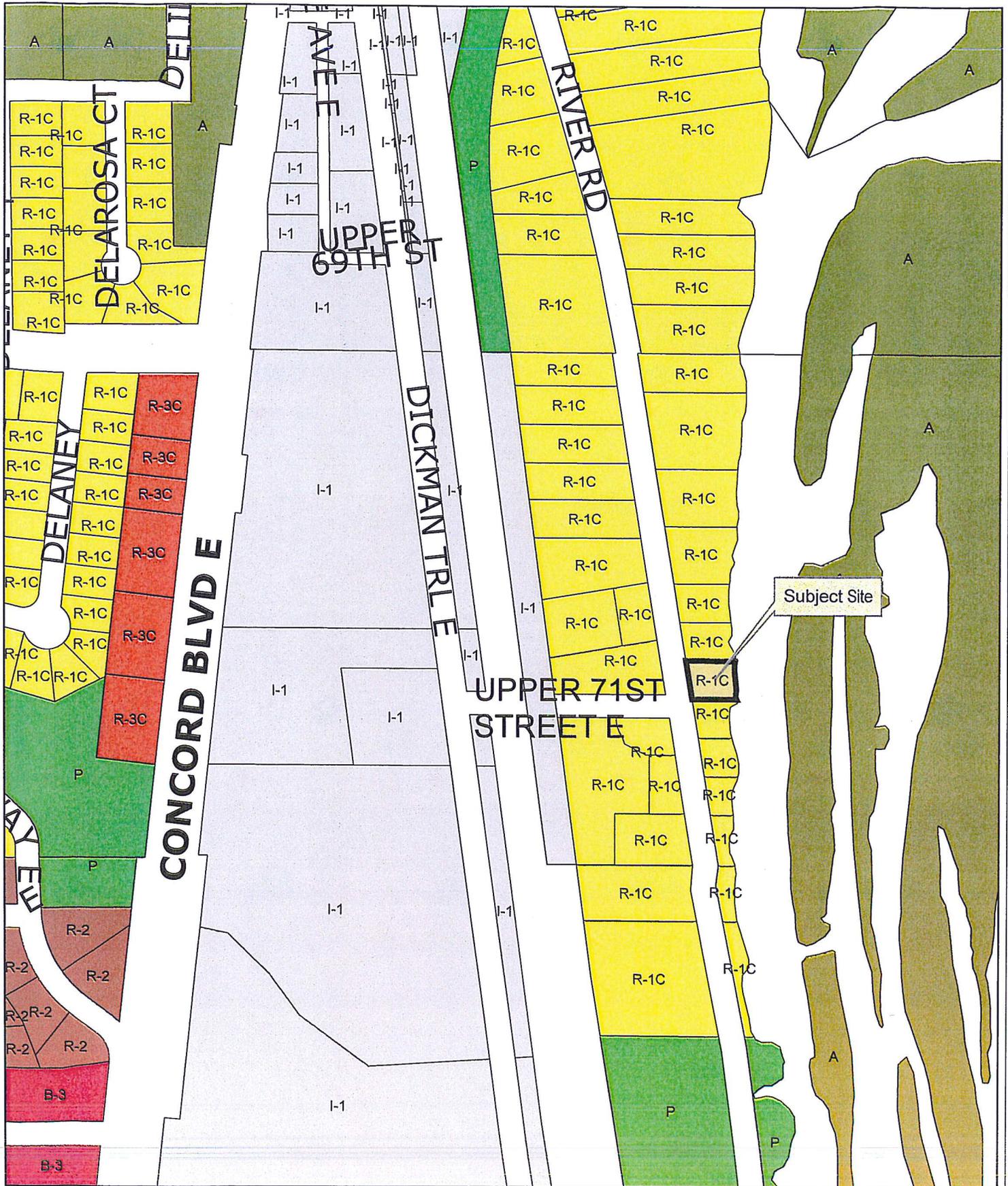
Staff finds that practical difficulties can be found for this request and recommends approval of the two variances with the condition listed above.

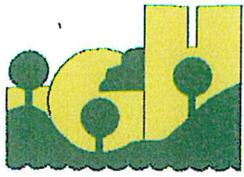
Attachments: Exhibit A - Location/Zoning Map
Exhibit B - Aerial Map
Exhibit C - Applicant Narrative
Exhibit D - Elevations and floor plans



Location Map

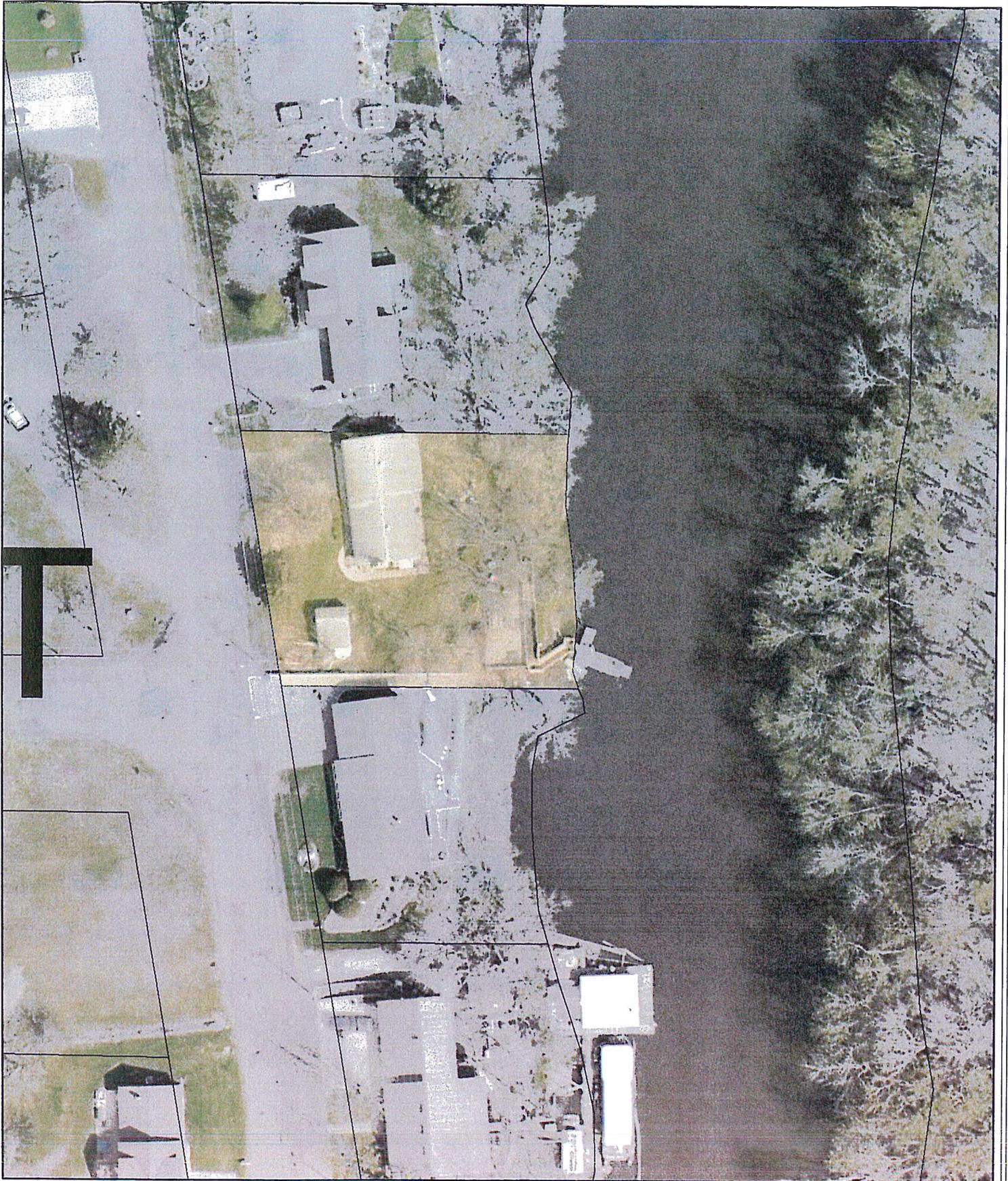
Case No. 14-48V





Aerial Photo

Case No. 14-48V



Gary M Lusso
7142 River Road East
Inver Grove Heights MN 55076

Oct 24, 2014

Planning Commission
Inver Grove Heights

Subject: Written narrative for variance request for building addition to 7142 River Road

Reason for request:

I would like to build a second level with three bedrooms and two baths. This requires building over the existing garage. The setback is only 6 ft and 10 ft is required.

I also need to extend the garage to allow for a new stairways to the second level. That requires expanding 8 ft toward the west property line.

I think that encroaches on the 30 ft setback/easement.

There are four practical difficulties:

1)

The north side garage and second level setback

2)

The West garage expansion setback

3)

Setback for second level decks? They won't have posts.

4)

New first level outside stairs on east side (see attached plans). Note: The stair's, footings and posts, would be well above any 100 year flood levels.

The stairs would be nice to have so basement can become mother-in-law space.

Justification:

1)

The property owner on the north side has no objections.

John Klinkhammer, 7122 River Road

2)

The improvements would be in harmony with the local area. In fact, it will be prairie style and blends on with nature.

3)

The improvements would increase property values.

4)

There are practical difficulties; setback.

5)

River Road has many deviations to setbacks on both the river and road sides. Examples;

7106 River Road garage.

7515 River Road, the whole house.

6)

I propose to use the property in a reasonable manner.

7)

Circumstances are unique to the property.

There is only one way to expand living space to accomodate my family.

The kitchen is in the basement and there is a spiral staircase.

The variance would not alter the character of the local area and in fact will improve it.

8)

It isn't detrimental to public welfare.

9)

It doesn't interfere with light or air of north resident because that side of his house is a garage with no windows and the adjacent property owner has approved it.

Adjacent property owners:

North

John & Sandy Klinkhammer

7122 River Road

South

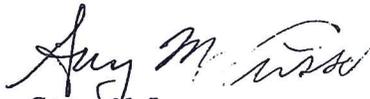
Steven Hulse

7120 River Road

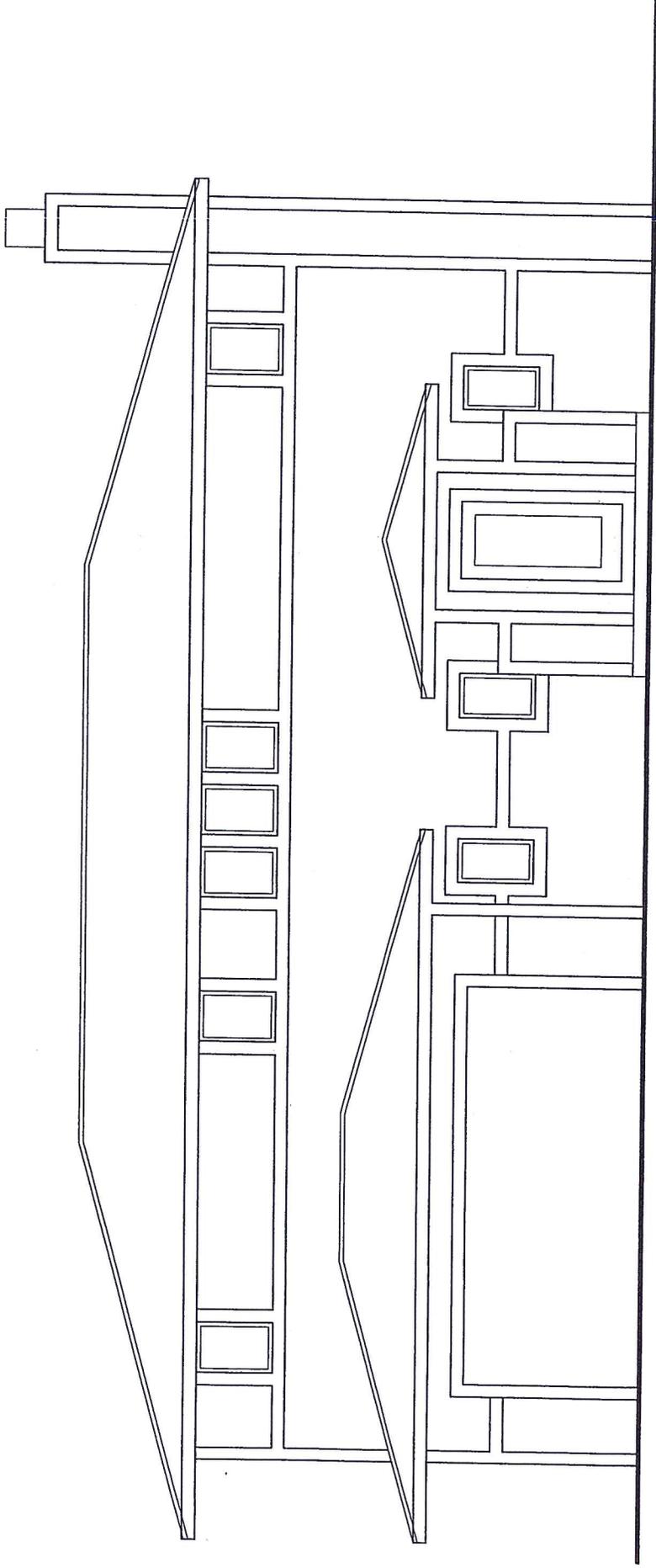
Across the road

Glenn David Primeau

7139 River Road



Gary M Lusso



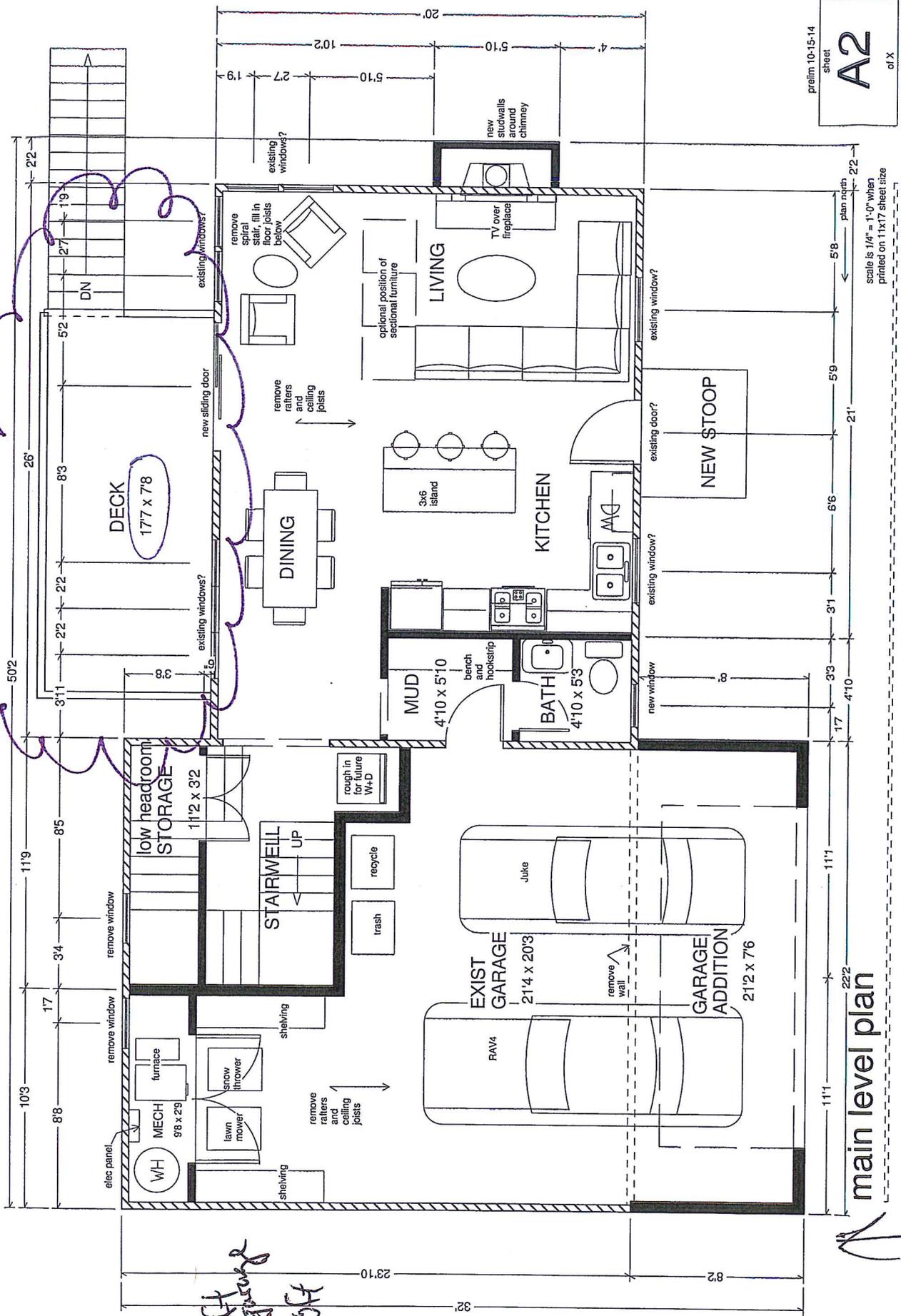
prelim 10-27-14
sheet

A#
of #

scale is 1/4" = 1'-0" when
printed on 11x17 sheet size

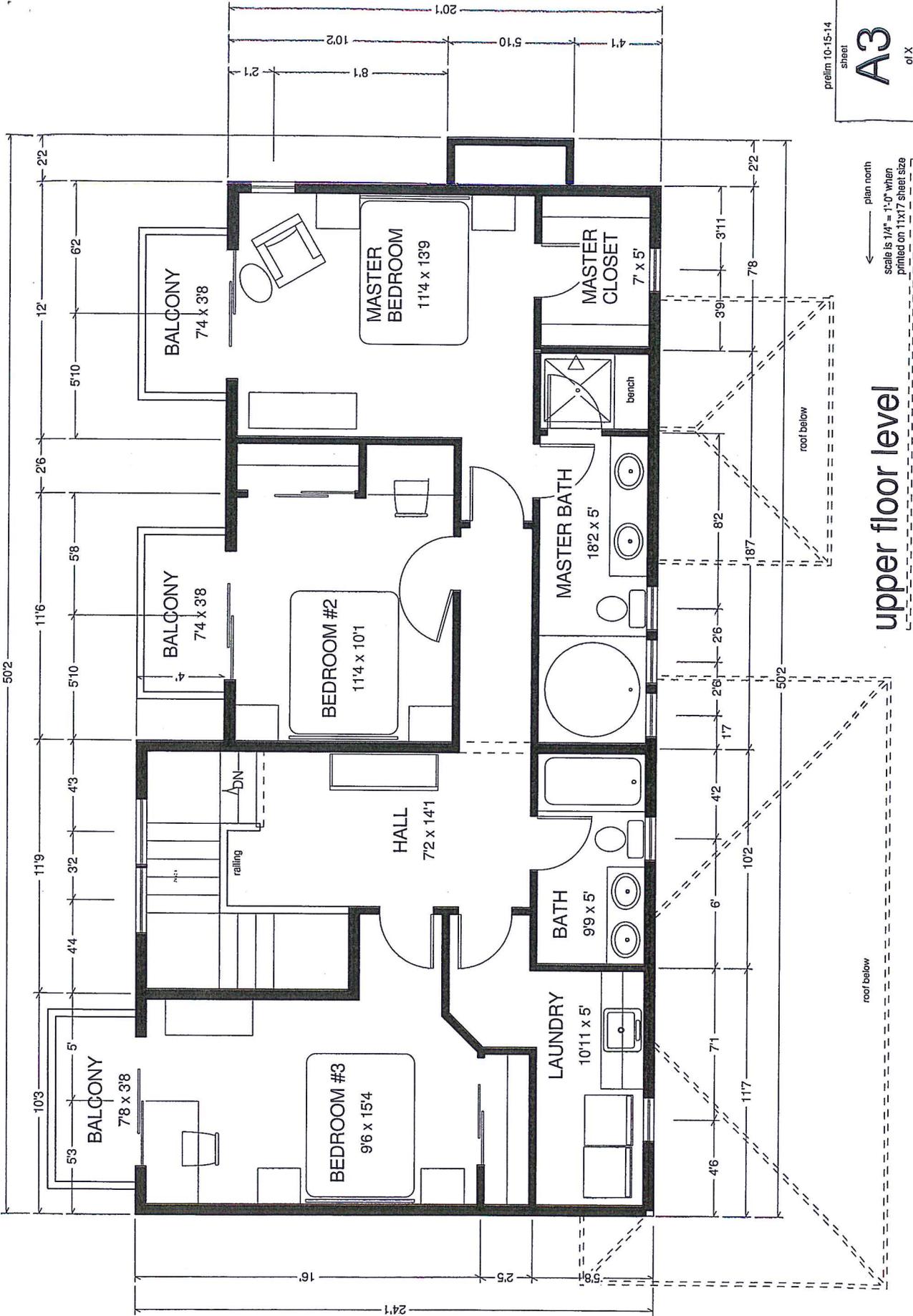
front (west) elevation - concept only

Deck Addition



main level plan

30ft
10ft



upper floor level

SITE PLAN REVIEW

Setbacks. The proposed parking lot and buildings meet and exceed the required perimeter setbacks for the site.

Parking Lot. Parking for the proposed use consists of six customer/employee parking stalls located on the west side of the site. The zoning code does not have any specific parking requirements for contractor's yards. Staff reviews the parking based on the applicants need; Mr. Bebel stated there are three employees, including himself. Staff is comfortable with the parking provided.

Lot Coverage. The I-1 and I-2 zoning districts allows a maximum of 30% of the lot to be covered by buildings. The building footprint coverage would be about 3% of the entire lot, complying with code requirements.

Screening/Landscaping. Landscaping was installed with the 2007 CUP approval; no additional landscaping is required with this request. Additional fencing would not be required on the property. The surrounding property is guided Industrial or Industrial Open Space with minimal use of the land.

Infrastructure. City utilities are not available to this property, nor are they planned to be extended to this area; the property would be served by well and septic.

Access. There will be one access point onto Rich Valley Boulevard which is a County road. The applicant shall work with the County to obtain the required permits for work in the ROW.

Surfacing. The site plan indicates the west portion of the lot will bituminous and the remainder will be gravel. All surfaces shall be maintained to prevent deterioration, dust and erosion.

Building Materials. All exterior vertical surfaces shall have an equally attractive or the same fascia as the front. At least 50% of the exterior vertical surface shall consist of one of a combination of the following: brick veneer; concrete block or panels; natural wood siding; steel, aluminum or vinyl lap siding; or natural stone or glass.

Lighting. No lighting is proposed at this time. All parking lot lighting and building lighting shall be designed so as to deflect light away from the public street. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Signage. No signs are proposed at this time. All signs for the site require a separate sign permit and shall conform to the sign requirements of the I-1 zoning district.

Engineering. The Engineering Department has conducted a review of the plans and has been working with the applicant in regards to stormwater, grading and erosion control. The site grading and stormwater facilities were installed with the 2008 Land Alteration Permit. A stormwater facilities maintenance agreement was also approved and recorded with the

previous request. The Engineering Department recommended conditions of approval that are included in the conditions listed at the end of this report.

GENERAL CONDITIONAL USE PERMIT REVIEW

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

This criterion is met. The Comprehensive Plan recognizes the proposed area as Industrial. A contractor's yard is consistent with uses already in place and with the long range plan for the area.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The I-1 district is intended for the continued operation of light manufacturing, warehousing, and wholesaling businesses. The proposed use of a contractor's yard with outdoor storage is a conditional use in the I-1 district. With approval of the CUP, the request would be consistent with the zoning requirements.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

This criterion is satisfied, the closest neighboring structure is about 100 feet away to the south located in an industrial zone. The proposed use would not affect any improvements to the vicinity.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

This criterion is met; the proposed property improvements do not appear to have any negative effects on City facilities or services.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

- i. *Aesthetics/exterior appearance*

All exterior vertical surfaces shall have an equally attractive or the same fascia as the front to comply with the zoning ordinance.

- ii. *Noise*

The noise from a contractors' yard is not out of the ordinary for the I-1 zoning district.

iii. Fencing, landscaping and buffering

The applicant is meeting the City's landscaping requirements.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

The lot is about three acres in size. Contractor's yards are typically found in industrial areas, the proposed use is appropriate for the zoning, location, and the size of the lot.

Fire and building code requirements would be addressed with building permits to occupy the building.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

The use does not appear to have any negative effects on the public health, safety or welfare of the community.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

This criterion is satisfied. The applicant is working with the City Engineering department to comply with the City's surface water and groundwater regulations.

ALTERNATIVES

The Planning Commission has the following alternatives available for the proposed request:

A. **Approval** If the Planning Commission finds the application acceptable, the Commission should recommend approval of the Conditional Use Permit with the following conditions:

1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified herein:

Site Plan	dated 10/10/14
Grading and Erosion	dated 10/10/14

2. The outside storage area shall be kept in a neat and orderly manner. All licensable equipment and vehicles must have a current license and be in operable condition.

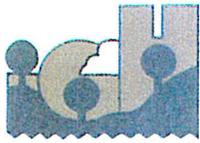
3. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
4. The storage area may be surfaced with Class V gravel or an approved equivalent. The surface shall be maintained to prevent deterioration, dust and erosion.
5. All parking lot and building lighting shall be of a shoe-box style with all lighting being diffused or direct away from all property lines and public right-of-ways. The direct source of the light shall not be visible from any abutting property lines and public right-of-ways.
6. The applicant shall work with and obtain the proper access permits from Dakota County.
7. All exterior vertical surfaces shall have an equally attractive or the same fascia as the front. At least 50% of the exterior vertical surface shall consist of one of a combination of the following: brick veneer; concrete block or panels; natural wood siding; steel, aluminum or vinyl lap siding; or natural stone or glass.
8. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
9. The developer shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.

B. Denial If the Planning Commission finds that the proposed request is not in the best interest of the physical development of the City, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

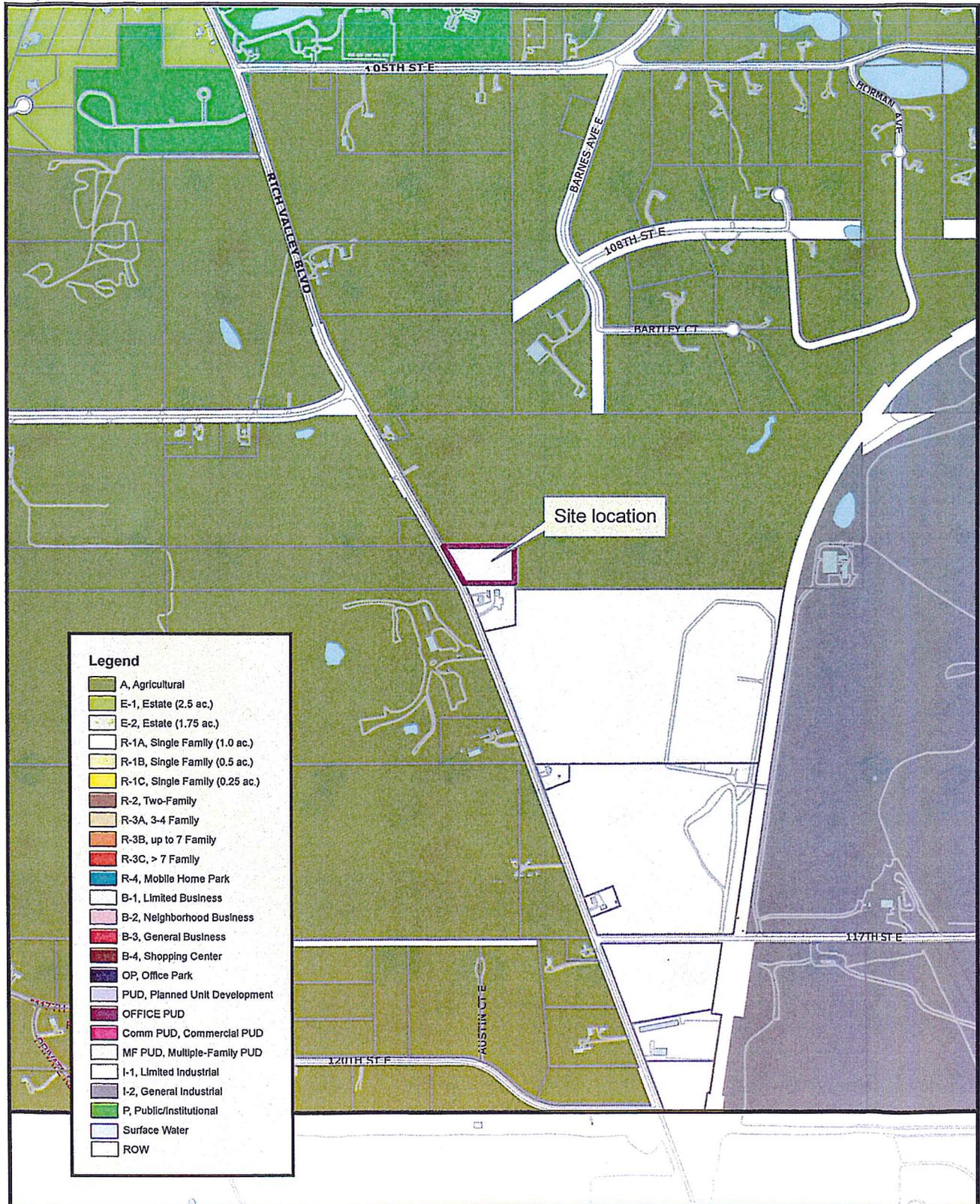
Based on the preceding report, Staff recommends **approval** of the request with the conditions listed in Alternative A.

Attachments: Exhibit A - Location and Zoning Map
Exhibit B - Narrative
Exhibit C - Site Plan
Exhibit D - Grading Plan



Bebel Case No. 14-47C

Map not to scale



This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is to be used for reference purpose only. The City of IGH is not responsible for any inaccuracies herein contained.

Exhibit A
Zoning and Location Map

10-22-14

I have been in business since 1982
I do Excavation & demolition. I would
like to use the property on County Rd 71
as a place to keep my equipment
some outside storage may be required

I did regrade the site 2008 - 2010
and have kept the property in good order

Alan Beal
PAC

GRADING & EROSION CONTROL PLAN

SEEDING MnDOT SPECIFICATIONS:

THE SITE SHALL BE RE-VEGETATED WITHIN 48 HOURS OF ROUGH GRADING.

THE SITE SHALL BE RE-VEGETATED WITHIN 48 HOURS OF FINAL GRADING EXCEPT ALL AREAS WITHIN 20 FEET OF ALL PROPOSED STRUCTURES AS INDICATED ON THIS SITE PLAN.

SEED: MnDOT SEED MIXTURE NO. 350 NATIVE - 75 LBS PER ACRE, USED ON 3:1 SLOPES.
SEED: MnDOT SEED MIXTURE NO. 328 NATIVE - 75 LBS PER ACRE, USED ON INFILTRATION DITCHES.

DORMANT SEEDING APPLICATION RATE SHALL BE DOUBLED (AFTER SEPTEMBER 15).

MULCH: TYPE I, DISC ANCHORED - 2 TONS PER ACRE (10% OR LESS OF SOIL SURFACE VISIBLE).

ON SLOPES 3:1 OR GREATER SHALL BE COVERED WITH AN EROSION CONTROL BLANKET WITH ANCHORS WITHIN 7 DAYS OF FINISHED GRADING.

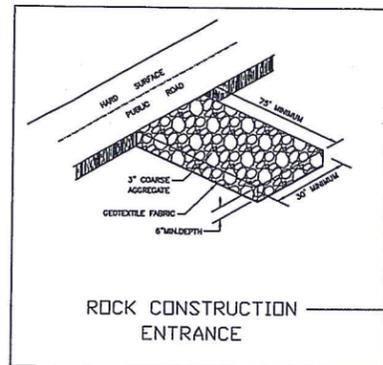
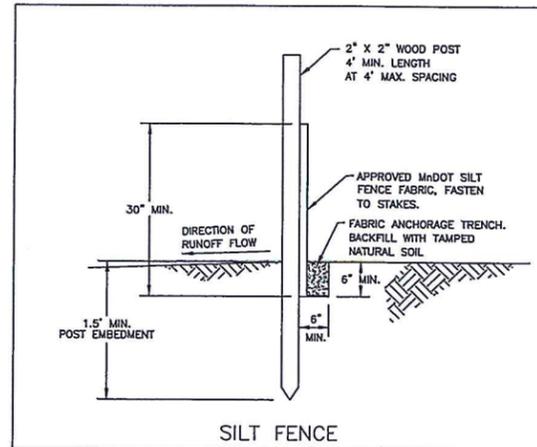
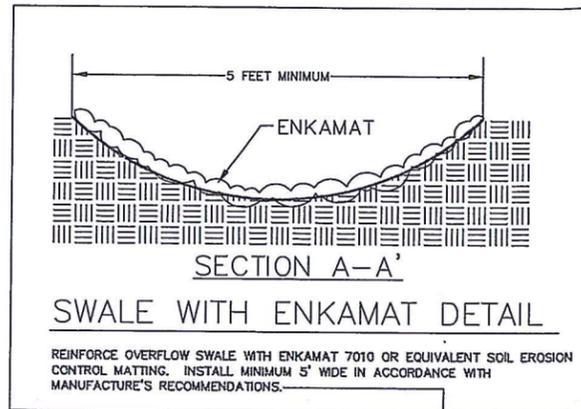
FERTILIZER: 23-0-30 NPK - 200 LBS PER ACRE

TEMPORARY SEEDING AND MULCHING IS REQUIRED ON EXPOSED SOILS PER THE MPCA NPDES REQUIREMENTS. SEED MIXTURE 100B (FALL COVER) AND 110B (SPRING/SUMMER) MUST BE USED - 200 LBS PER ACRE.

TOPSOIL - 6 INCHES OF SALVAGED NATIVE TOPSOIL SHALL BE USED TO THE EXTENT POSSIBLE. MINIMUM TOPSOIL REQUIREMENT OF 4 INCHES ON ALL VEGETATED AREAS.

REDUCE WEEDS - MOW 2 TO 3 TIMES (30 DAYS APART) FIRST YEAR, 6-8 INCHES OFF THE GROUND
- MOW 1 TIME SECOND YEAR

STREET SWEEPING - REGULAR, IF NOT DAILY, SWEEPING AND CLEANING OF STREETS SHALL BE REQUIRED IF TRACTED UP BY CONSTRUCTION ACTIVITY.



SCALE
1 INCH = 30 FEET

LEGEND

- ⊕ DENOTES EXISTING HYDRANT.
- ⊕ DENOTES PROPOSED HYDRANT.
- ⊕ DENOTES EXISTING SANITARY MANHOLE.
- ⊕ DENOTES PROPOSED SANITARY MANHOLE.
- ⊕ DENOTES EXISTING STORM (DRAINAGE) MANHOLE.
- ⊕ DENOTES PROPOSED STORM (DRAINAGE) MANHOLE.
- ⊕ DENOTES EXISTING GATE VALVE.
- ⊕ DENOTES PROPOSED GATE VALVE.
- ⊕ DENOTES EXISTING CATCH BASIN.
- ⊕ DENOTES PROPOSED CATCH BASIN.
- ⊕ DENOTES EXISTING TELEPHONE UTILITY BOX.
- ⊕ DENOTES EXISTING UTILITY POLE.
- ST — DENOTES EXISTING STORM SEWER LINE.
- SS — DENOTES EXISTING SANITARY SEWER LINE.
- T — DENOTES EXISTING UNDERGROUND TELEPHONE LINE.
- OW — DENOTES EXISTING OVERHEAD UTILITY WIRES.
- DENOTES EXISTING CONTOUR.
- - - DENOTES PROPOSED CONTOUR.
- ⊕ DENOTES EXISTING SPOT ELEVATION.
- ⊕ DENOTES PROPOSED SPOT ELEVATION.
- ⊕ DENOTES PROPOSED SILT FENCE OR BIO RILLS.

LEGAL DESCRIPTION:

All that part of the South 20 rods of the Northeast Quarter of the Northeast Quarter of Section 32, Township 27, Range 22, which lies east of the Capital Highway.
EXCEPT the south feet 50 feet thereof.

TOTAL AREA = 3.19 acres
AREA EXCLUDING RIGHT-OF-WAY = 2.95 acres

BENCHMARK: RR SPIKE IN POWER POLE EAST SIDE OF RICH VALLEY BLVD 200 FEET SOUTH OF CLIFF ROAD OPPOSITE OF BITUMINOUS ROADWAYS INC. ELEV = 887.33

BENCHMARK: RR SPIKE IN POWER POLE AT THE SW QUAD OF INTERSECTION OF CLIFF ROAD AND RICH VALLEY BLVD. ELEV = 887.33

FENCE OFF SEPTIC SITE PRIOR TO EXCAVATION AND FILLING OF SITE
SEPTIC SYSTEM DESIGN: 10' SETBACK FROM BUILDINGS, LOT LINES AND 50' SETBACK FROM WELL.

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA (651) 454-0002
MINNESOTA TOLL FREE 1-800-252-1166

REINFORCE OVERFLOW SWALE WITH ENKAMAT 7010 OR EQUIVALENT SOIL EROSION CONTROL MATTING. INSTALL MINIMUM 5' WIDE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS (SEE DETAIL).

Client: PAC 3852 NORTH RIDGE DRIVE EAGAN, MN 55123 PHONE: 612-865-2883	Design by JF	Original date 8-26-14	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Licensed Engineer under the laws of the State of Minnesota. Jonathan L. Frost Date 8-26-14 Minneapolis, MN 55404
	Drawn by JK/ES	Revisions 10-10-14	
LAKE AND LAND SURVEYING, INC. SURVEYING/ENGINEERING 1200 CENTRE POINTE CURVE, STE 275 MENDOTA HEIGHTS, MN 55120 PHONE (651) 776-0211 E-MAIL: JLF@LAKELANDSURVEYING.COM	Survey book No.		Page title GRADING AND EROSION PLAN
	S.A.P. number 2007.045		Sheet number of