



Regular Meeting of the Planning Commission

Tuesday, April 11, 2017

7 pm Regular Meeting

1307 Cloquet Ave, Cloquet, MN 55720

AGENDA

1. Call to Order
2. Roll Call
3. Additions/Changes to the Agenda
4. Minutes from the March 14, 2017 Planning Commission meeting

5. Zoning Case 17-04: Commonwealth, White Pine Apartments – Site Plan

6. Zoning Case 17-02: Country Club Townhomes, LLC – Variance, Planned Unit Development, Preliminary Plat and Final

7. Zoning Case 17-05: City of Cloquet – Ordinance Amendment Breweries, Taprooms, Brew Pubs and Micro Distilleries

8. Zoning Case 17-06: City of Cloquet – Ordinance Amendment “Special Event”

9. Tax Increment Financing (TIF) Approval for Country Club Townhomes, LLC, Country Club Patio Homes

10. Commissioner’s Questions/Comments
11. Adjourn

NEXT MEETING:

May 9th @ 7 pm



Regular Meeting of the Planning Commission

Tuesday, March 14, 2017

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

CALL TO ORDER

Chairman Berglund called the meeting to order at 7:00 p.m.

ROLL CALL

Attending: Planning Commission members: Jesse Berglund, John Sanders, Kelly Johnson, Terri Lyytinen, Nathaniel Wilkinson and Bryan Bosto; City: Al Cottingham.

Absent: Commission members: Uriah Wilkinson.

Others Present: Barbara Schneider, Aaron Engler and Daniel Hammond.

ADDITIONS/CHANGES TO THE AGENDA

None.

AGENDA ITEMS

February 14, 2017 Meeting Minutes

Chairperson Berglund asked for any corrections or additions.

Motion: Commissioner Johnson made a motion to approve the Planning Commission meeting minutes from February 14, 2017, Commissioner Wilkinson seconded. (Motion was approved 6-0).

Zoning Case 17-03: Variance and Site Plan for Marvin Development IV, LLC

Chairman Berglund reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 17-03, Variance and Site Plan for Marvin Development IV, LLC. He asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham Marvin Development IV, LLC is proposing three variances; the maximum size of a menu board, 44.5 Square Feet versus the allowed 30 square feet; the minimum building width, 20.4 percent of lot width versus 30 percent; and, the front yard setback to Tall Pine Lane, 21.75 feet versus 35 feet. He explained the specifics for each of the variances. The site plan is for Taco Bell with associated parking, landscaping, grading and drainage and building location. He noted that Barbara Schneider and Aaron Engler were present representing Marvin Development IV, LLC and that Mr. Engler would like to address the commission and the variances.

Aaron Engler, Marvin Development IV, LLC, reviewed the variances and noted the menu board is a brand standard and has all of the menu items on it just like inside the building providing the customers the same benefit as being inside ordering; the setback to Tall Pine Lane is along with the storm water pond on the south side of the parking lot; and the building width is due to the



Regular Meeting of the Planning Commission

Tuesday, March 14, 2017

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

building efficiency for better customer service. He also reviewed the color scheme of the building.

Chairman Berglund asked if anyone else wished to speak.

Daniel Hammond, Morning Star Woodwork stated that they had a sign on the corner of this property and he did not see that it would interfere with the site layout. He believed the sign had been there since before 1990 and was originally advertising the business park.

Barbara Schneider, Marvin Development IV, LLC noted that they had contested the sign in the title work and that Friends of Animals needed to resolve this to be sure it went away.

Chairman Berglund noted this was an issue between property owners and not something for the Planning Commission.

Chairman Berglund asked if anyone else wished to speak and since nobody wished to he closed the public hearing.

The Commission discussed the variances and felt that based on the petitioners narrative in the staff report and the discussion at the meeting they met the variance criteria as spelled out in the Ordinance.

Motion: Commissioner Sanders made a motion to approve Resolution No. 17-03 Variance, A Resolution Approving Three Variances; to the Maximum Size of a Menu Board; the Minimum Building Width; and, the Front Yard Setback in the RC – Regional Commercial District for Marvin Development IV, LLC, Commissioner Johnson seconded. (Motion was approved 5-0 Commissioner Lyytinen Abstained)

Motion: Commissioner Johnson made a motion to approve Resolution No. 17-03 Site Plan, A Resolution Recommending Approval of a Site Plan in the RC – Regional Commercial District for Marvin Development IV, LLC for Taco Bell, Commissioner Wilkinson seconded. (Motion was approved 5-0 Commissioner Lyytinen Abstained)

Cottingham noted that this item would be forwarded to the City Council for their meeting on Tuesday, March 21st.

Zoning Ordinance Amendments – Breweries, Taprooms, Brew Pubs and Micro Distilleries

Mr. Cottingham stated the City Council had recently amended the city code to include Breweries, Taprooms, Brew Pubs and Micro-Distilleries. With these amendments there will need to be changes made to the Zoning Ordinance as to where these types of facilities are allowed. Staff and the Commission had discussed this at last month's meeting and the



Regular Meeting of the Planning Commission

Tuesday, March 14, 2017

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

Commission had requested some additional information. Cottingham noted that he provided the definitions from the City Code on the different uses along with the State Statute information on them. He was looking for discussion on what Zoning Districts the Commission felt would be appropriate for these uses.

The Commission discussed the different Zoning Districts and felt they should be allowed in the HC – Historic Commercial, CC – City Center, RC – Regional Commercial LI – Light Industry and the OM – Office/Manufacturing Districts as permitted uses.

Cottingham noted he would put together a legal notice for the textual amendments to the Zoning Ordinance and have the public hearing at the April 11th Planning Commission meeting.

Zoning Ordinance Amendment – Crematories

Mr. Cottingham stated that at the last meeting the Commission had minimum discussion on crematories and the possibility of amending the Ordinance to allow them in other Zoning districts besides the HI – Heavy Industry District. He has put together some information on crematories that was distributed with the packet about crematories and the process of cremation. He noted that the City of Duluth has two crematories, one at Park Hill Cemetery in east Duluth and one in with a funeral home at 4100 Grand Avenue in west Duluth. Grand Rapids has one in their commercial/downtown area. Northfield has two, one in a residential district and one in a commercial district. Both Grand Rapids and Northfield treat them as an accessory use to a funeral home.

The Commission discussed the locations and was Ok with allowing them in the commercial, light industry and office/manufacturing districts. They were a little uncomfortable with allowing them in the residential district with the funeral home and suggested staff discuss this portion with the City Council to get their input in regards to the residential district.

Cottingham noted he would follow up with the City Council at a future work session and get back to the Commission with this and go from there.

Commissioner’s Questions/Comment

None

Next Meeting

April 11, 2017

Meeting adjourned 7:44 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: April 5, 2017

**ITEM DESCRIPTION: ZONING CASE 17-04: SITE PLAN FOR
COMMONWEALTH (WHITE PINE APARTMENTS)
NORTH OF 950 14TH STREET**

Background

Commonwealth has submitted a Site Plan application for White Pine Apartments. The site is located north of 950 14th Street.

The Site Plan is for White Pine Apartments containing 35 units with associated parking, landscaping, grading and drainage and building location.

Site Plan

Attached, the Commission will find the following plans for this development:

- Site Plan
- Grading and Drainage Plan
- Utility Plan
- Landscape Plan
- Lighting Plan
- Building Elevations

Stormwater Management: (Section 18.6)

The developer has also run a hydraulic model for storm water which has been reviewed by the City Engineer and meets requirements. The stormwater will discharge into a drainage swale in the right of way of 15th Street and work to the south towards a catch basin near the intersection of 15th Street and Wilson Avenue.

The Code requires private stormwater areas to meet the following requirements:

1. A permanent public easement shall be provided to the city for access for inspection and/or maintenance purposes. Cost incurred by the city for any maintenance of private systems will be billed and/or assessed to the owner/operator.
2. Recorded inspection and maintenance agreements that define inspection and maintenance responsibilities are required. A minimum annual inspection for private systems shall be required. These requirements are transferrable to any party that becomes the owner/operator of the site.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

3. An inspection and maintenance plan shall be developed, approved and included as an attachment to the maintenance agreement. At a minimum, maintenance plans must include the following:
 - a. Responsible person(s) for completing inspections and conducting maintenance.
 - b. Frequency of inspections and maintenance.
 - c. Inspection checklist and type of maintenance anticipated.
4. If site configurations or structural stormwater BMPs change, causing decreased BMP effectiveness, new or improved structural stormwater BMPs must be implemented to meet the requirements of this section.
5. The property owner shall keep on file all structural stormwater BMP annual inspection and maintenance records for 5 years and submit to the City as requested.
6. The City shall require the submittal of a letter of credit or other financial security in a form acceptable to the city in the amount of \$5,000 to ensure the stormwater treatment systems are installed correctly and in accordance with this ordinance.

Impervious Surface: (Section 17.6.11, Subd. 5. E and F)

The zoning district allows the maximum building coverage to be 30% with a maximum impervious surface coverage of 70%. The impervious surface coverage for the building is approximately 29% and the total impervious surface coverage is approximately 67%.

Building Setbacks: (Section 17.6.11, Subd. 5. B)

The ordinance requires that the minimum front setback be 25 feet, the minimum side yard setback be 12% of lot frontage (18 feet) and the minimum rear yard setback be 20 feet. The proposed building location meets or exceeds these minimum requirements.

Landscaping: (Section 17.5.04 Subd. 5.)

The landscape plan shows 20 overstory plantings, 15 of which are existing trees to be saved, the site is required to have 20 overstory plantings in addition to understory trees and shrubs. The plan shows that the site will be irrigated.

Parking: (Section 17.5.11 Subd. 6.)

The site is required to have 70 parking spaces based on 2 parking stall per unit. The site plan shows 37 above ground parking spaces and 34 underground parking spaces for a total of 71 spaces. The plan shows parking for the existing Aspen Arms Apartments to be on part of this property and some of this parking to be on Aspen Arms Apartments property. Cross easement documents will need to be filed and recorded for this prior to a building permit being issued.

Trash Storage: (Section 17.5.15 Subd. 7. A (7))

The trash storage area can either be inside the building or an exterior enclosure. The trash storage area will be inside an exterior enclosure.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

Signage: (Section 17.5.13 Subd. 14.)

The plan shows a ground sign adjacent to 14th Street. The proposed ground sign is below the maximum size allowed.

Lighting: (Section 17.5.12 Subd. 5. B)

The applicant has provided a photometric plan along with detail sheets which display downward facing fixtures that emit footcandle readings that are compliant with City lighting standards.

Other Site Plan Items:

Pedestrian access to the site will be via a new sidewalk extending east from 14th Street. They are also showing a bike parking area, garden area and playground on the site.

Policy Objectives

The purpose of this Site Plan Review application is to ensure that this development project is aligned with city development standards.

Financial Impacts

The Site Plan fee of \$300 was paid.

Advisory Committee Action Requested

The Commission should review the Site Plan and take into account any comments pertaining to it. Following this review the Planning Commission can recommend approval of the request, recommend denial of the request or table the request for some additional information.

Staff Recommendation

Staff would recommend approval of the Site Plan subject to at least the conditions in the attached resolution.

Supporting Documents Attachments

- Resolution No. 17-04
- Location Map
- Engineer's Memo Dated April 3, 2017
- Site Plan Maps

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 17-04

**A RESOLUTION RECOMMENDING APPROVAL OF A SITE PLAN IN THE R3 –
MULTIPLE-FAMILY RESIDENCE DISTRICT FOR COMMONWEALTH FOR
WHITE PINE APARTMENTS**

WHEREAS, Commonwealth is proposing a Site Plan in the R3 – Multiple-Family Residence District for White Pine Apartments; and

WHEREAS, the property of the proposed Site Plan is located north of 950 14th Street and is legally described as follows:

Lots 1 and 2, Block 1, except the north 21 feet of the west 135 feet of said Lots 1 and 2; and Lot 3, Block 1; and Lot 4, Block 1, except the east 50 feet of said Lot 4; and That part of the north half of vacated Dewey Avenue adjoining said Lot 1 through 4, Block 1, and lying between the easterly right of way line for 14th Street, as dedicated in the plat of A.J. White's Addition to the City of Cloquet, and the westerly right of way line for 15th Street, as dedicated in said plat; and Lot 3, Block 4; and the Northerly 32.68 feet of Lots 1 and 2, Block 4; and That part of the south half of vacated Dewey Avenue adjoining said Lot 1 through 4, Block 1, and lying between the easterly right of way line for 14th Street, as dedicated in the plat of A.J. White's Addition to the City of Cloquet, and the westerly right of way line for 15th Street, as dedicated in said plat; All in A.J. White's Addition to the City of Cloquet, Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the Site Plan.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 17-04 for a site plan for Commonwealth for White Pine Apartments subject to the following conditions:

1. The required easements, inspection and maintenance agreements, inspection and maintenance plan, financial guarantee and other items as required for the stormwater BMPs must be submitted before a building permit is issued.
2. Compliance with the Assistant City Engineer's Memo dated April 3, 2017.
3. Cross Easements documents for the parking and drives must be filed and recorded prior to the issuance of a building permit.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: ____ NAY: ____ ABSENT: ____

JESSE BERGLUND	_____	BRYAN BOSTO	_____
KELLY JOHNSON	_____	TERRI LYYTINEN	_____
JOHN SANDERS	_____	NATHANIEL WILKINSON	_____
URIAH WILKINSON	_____		

Passed and adopted this 11th day of April 2017.

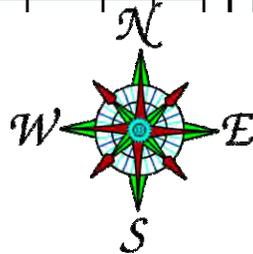
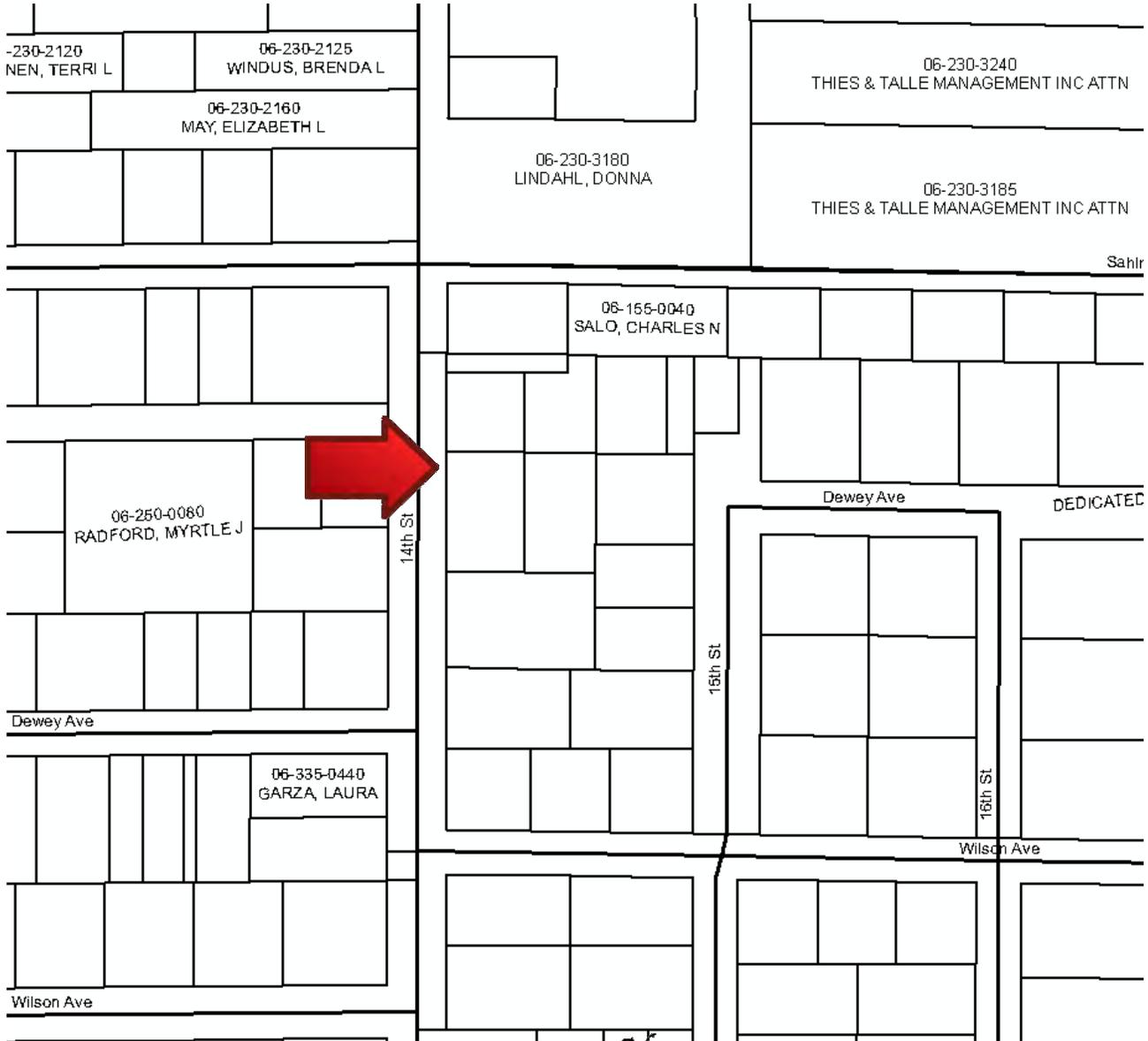
CITY OF CLOQUET

 URIAH WILKINSON
 CHAIR

ATTEST: _____
 Alan Cottingham
 City Planner/Zoning Administrator

Location Map

Commonwealth Development



No Scale



DEPARTMENT OF PUBLIC WORKS

1307 Cloquet Avenue; Cloquet, MN 55720
Phone: (218) 879-6758 Fax: (218) 879-6555
Street - Water - Sewer – Engineering - Park
www.ci.cloquet.mn.us

MEMO

To: Al Cottingham, City Planner
From: John Anderson, Assistant City Engineer
Date: April 3, 2017

SUBJECT: White Pine Apartment Plan Review 3

I have reviewed the site plans for the Proposed White Pine Apartments on 14th Street revision date 3/30/17, submitted by R.A. Smith National and drainage calculations prepared by R.A. Smith National dated 3/9/17. The comments with ~~striketrough text~~ have been addressed. Some comments have been acknowledged by the engineer but remain as reminders.

Sheet C100 Erosion Control and Demolition Plan

1. There is a note that calls out protection of the existing trees along the north property line. There is a detail on sheet L200 to show the fence should protect the “Root Protection Zone” but this is not dimensioned and it appears there is grading and playground equipment placed within this zone.
2. ~~The legend contains a number of items that are not complete or contain “XXX” in place of the data such as ac. of disturbance, sheet numbers for details. Additionally there is not a detail sheet in the C series sheets in the plan set.~~
3. ~~There are a couple references to the City of New London in the Erosion control notes that should be changed to the City of Cloquet.~~
4. ~~There are WDNR specifications and standards referenced. Since we typically do not deal with these standards include copies of the references in the plan set.~~

Sheet C200 Dimensioned Site Plan

1. ~~The pedestrian ramps on the public sidewalk north and south of the driveway should be constructed to acceptable ADA compliant grades. No truncated domes should be installed as this is a driveway crossing and not a street crossing.~~
2. ~~Pavement and curb removal should extend north and south as far as sidewalk removal and replacement is shown along 14th Street.~~

Sheet C300 Grading Plan

1. ~~The transformer at the north east corner of the site is proposed to be placed in a depression that could fill with water if the storm sewer were blocked or frozen~~
2. The white pines along the north line that are shown to be saved have 1 to 1.5 feet of cut on the easterly end will they survive?
3. ~~Detail sheet C601 noted in Grading Note 8 not included in the plans.~~
4. An NPDES construction permit will be required from the MPCA.

5. A City grading permit and ROW occupation permit will be required for this work.
6. A \$5,000 bond is required along with the grading permit for the treatment system.
7. A maintenance agreement needs to be prepared and recorded stating the owner's operation and maintenance responsibilities related the storm water treatment BMPs. The maintenance agreement needs to include maintaining flow in the drainage swale along 15th street.

Sheet C400 Utility Plan

1. The sanitary sewer service elevation will not provide gravity service to floor drains in the lower level. A pump system will be needed to serve any drains in the lower level.
2. The new sanitary sewer service will be close to the elevation of the watermain. The bury depth may need to be reduced and the service pipe insulated. Offset in the watermain to provide vertical clearance is not acceptable. A minimum of 1.5 feet of vertical clearance should be maintained between the sanitary service and the watermain. At a minimum 1.0 foot of clearance between pipes needs to be provided. If less than 1.0 feet of clearance is provided the sanitary pipe material install shall be C-900 PVC.
- ~~3. The storm sewer outlet discharging from the 84" CMP storm treatment pipe appears to be only 2 feet below grade and may need to be protected from freezing.~~
- ~~4. The storm water treatment chambers should be accessible thru an inspection port located at either end not less than 4 inches in diameter.~~
5. The water service should be wet tapped on the watermain to eliminate the need to shut down the watermain. The water service pipe shall be disinfected, flushed and tested for bacteria and hydro statically tested to 200 PSI prior to proceeding with any further connections or extensions. All testing procedures shall follow specifications adopted by the City Engineers Association of Minnesota (CEAM).
- ~~6. The proposed location of the electric service appears to be in conflict with footing for the play equipment at the northeast corner of the site.~~
- ~~7. The City of Cloquet will not be responsible for any utility connections. General Utility Note 1. Needs to be revised to reflect it the contractor's responsibility to make all sewer and water connections in the street and restore the pavement.~~
8. A permit for sewer and water connection must be applied for with the City of Cloquet. All fees associated with sewer and water connections are payable along with this permit as well as WLSSD CAF fee collected for the sanitary sewer district along with this permit.
- ~~9. The existing storm sewer inlet that is in the east curb line of 14th Street and located in the driveway will require a flat drive over type casting to replace the existing inlet.~~
10. There appears to be an elevation conflict with the trench drain (inv. 1226.4) and the outlet storm pipe crossing to STO MH 210 (crossing inv +/- 1225.75, top 1226.45)

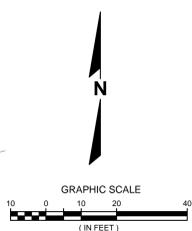
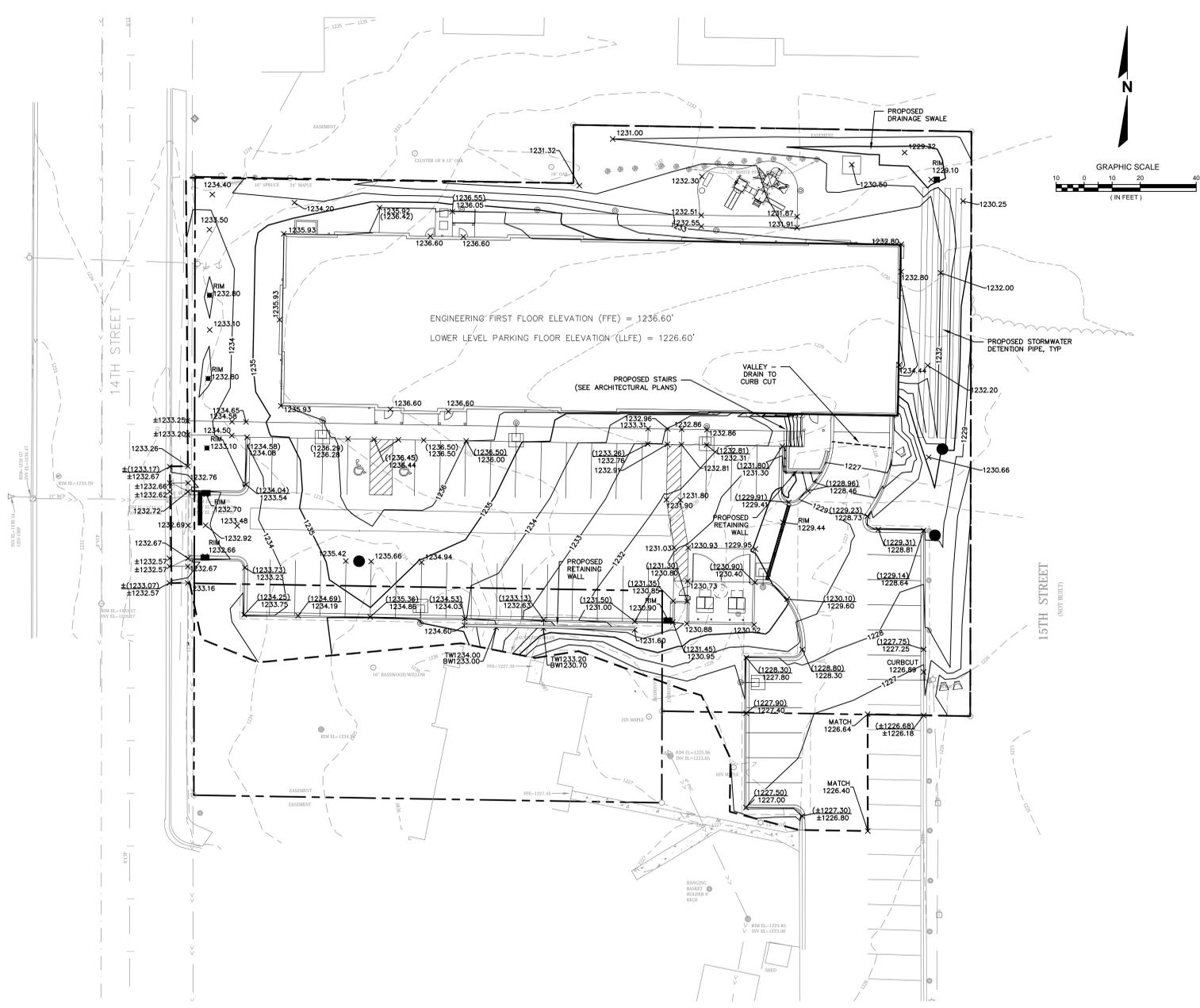
Stormwater Management Narrative

In general the design as it relates to the stormwater treatment is acceptable and meets the City's codes. The final calculations need to be reviewed before any construction may proceed.

Sheet EX200 15th Street ROW exhibit

In general the approach is acceptable with a few modifications.

1. A swale with an adequate crosssection and slope must be graded along the intended drainage route between the point of discharge (FES 250 & FES 450) and the point at which drainage is picked up to the south.
2. Storm sewer must be extended northerly from the public storm manhole (Rim 1224.00) to collect the south end of the drainage swale along 15th street right of way.
3. The property owner of the White Pines Apartment parcel is responsible for future maintenance of this swale and a maintenance agreement will need to be recorded against the property



LEGEND

---	EXISTING 5-FT CONTOUR
---	EXISTING 1-FT CONTOUR
---	PROPOSED 5-FT CONTOUR
---	PROPOSED 1-FT CONTOUR
•	EXISTING SPOT GRADE
1236.00	PROPOSED SPOT GRADE AT GUTTER OR SPOT GRADE ON PAVEMENT
(1236.50)	PROPOSED SPOT GRADE AT TOP OF CURB
BW1236.00	PROPOSED SPOT GRADE AT BOTTOM OF RETAINING WALL
TW1236.00	PROPOSED SPOT GRADE AT TOP OF RETAINING WALL
BS1236.00	PROPOSED SPOT GRADE AT BOTTOM OF STAIR
TS1236.00	PROPOSED SPOT GRADE AT TOP OF STAIR
±1236.00	PROPOSED MATCH SPOT GRADE

GRADING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE MINNESOTA D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT (COMPLETED BY PSI DEC. 1, 2016 OR LATEST EDITION)
8. ALL SIDEWALKS SHALL HAVE A MAXIMUM 2.0% CROSS SLOPE. SEE TYPICAL DETAIL ON C501.

GENERAL NOTES:

SURVEY PROVIDED BY ALTA LAND SURVEY COMPANY, DATED NOVEMBER 23, 2016

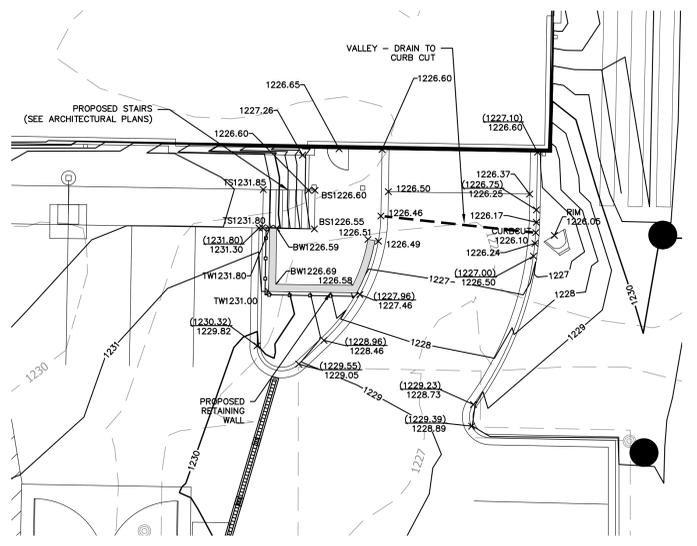
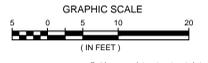
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

ALL DIMENSIONS SHOWN ARE TO PROPERTY LINES, EXTERIOR BUILDING WALLS, OR FACE OF CURB UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF CLOQUET EROSION CONTROL ORDINANCES

10-SCALE DETAILED RAMP AND STAIR GRADING



DATE	DESCRIPTION

R.A. Smith National
Beyond Surveying and Engineering
 www.rasmithnational.com

WHITE PINE APARTMENTS
 CITY OF CLOQUET, MINNESOTA

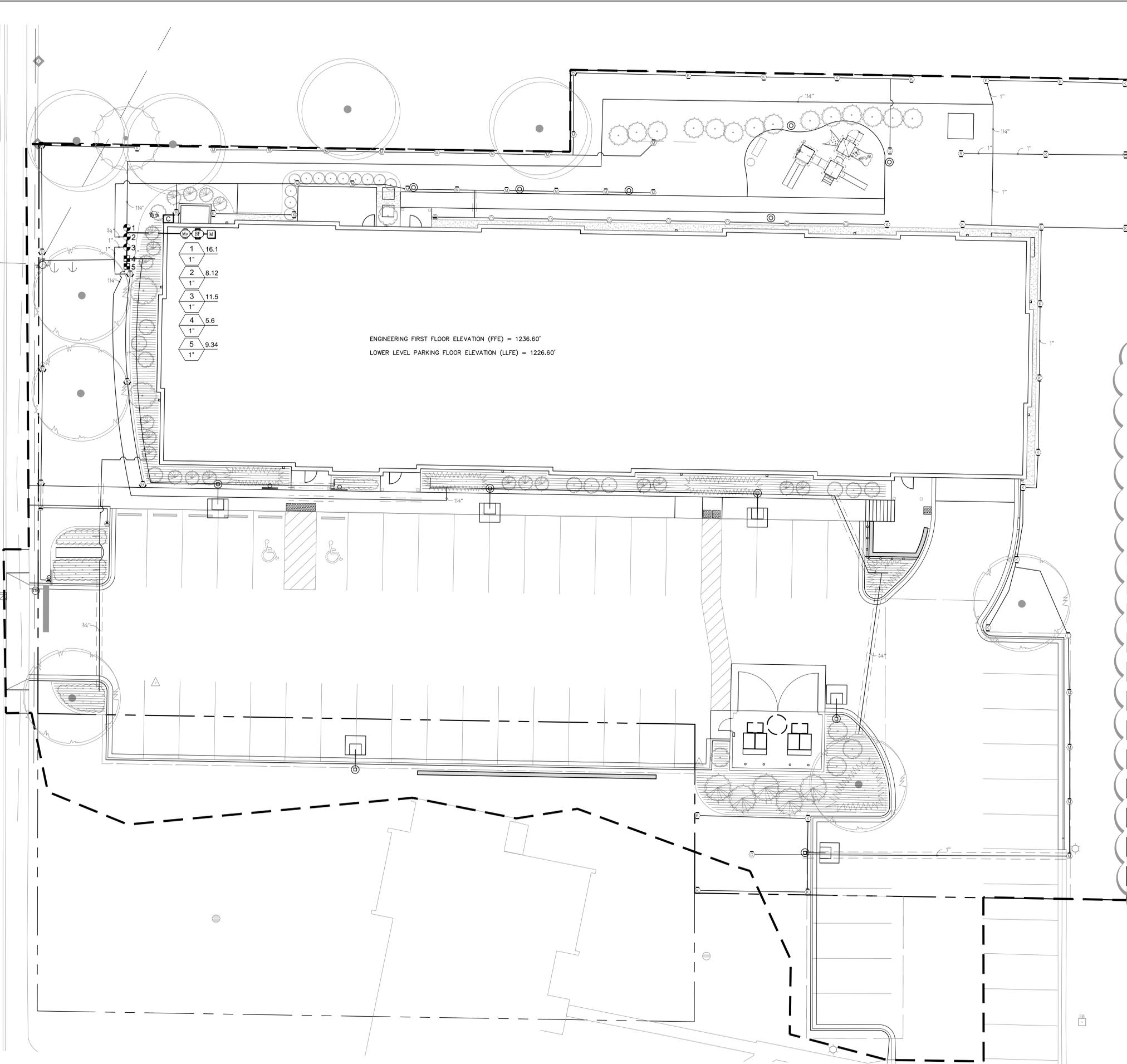
GRADING PLAN



© COPYRIGHT 2017 R.A. Smith National, Inc.
DATE: 03/08/17
SCALE: 1" = 20'
JOB NO. 3160488
PROJECT MANAGER: MICHAEL A. BACH
DESIGNED BY: CBW
CHECKED BY: MAB
SHEET NUMBER C300



14TH STREET

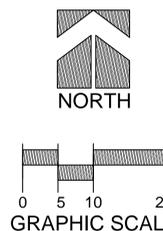


1	16.1
1"	8.12
2	11.5
1"	5.6
3	9.34
1"	

ENGINEERING FIRST FLOOR ELEVATION (FFE) = 1236.60'
 LOWER LEVEL PARKING FLOOR ELEVATION (LLFE) = 1226.60'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP1000 PROS-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body, 18-Monsoon adj arc 90 to 210, L=Light Blue 210 to 270 arc, C=Olive 360 arc. - (or approved equal)	23	40
	Hunter MP2000 PROS-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body, K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc. - (or approved equal)	28	40
	Hunter MP1000 PROS-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body, B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc. - (or approved equal)	9	40
	Hunter MP Strip PROS-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body, LST=left left strip, SST=Brown side strip, RST=Copper right strip. - (or approved equal)	11	40
	Hunter PCZ-101-40 Drip Control Valve Kit, 1" PGV globe valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow range: 0.5 GPM to 15 GPM. 150 mesh stainless steel screen. - (or approved equal)	2	
	Area to Receive Drip Line Rain Bird XFS-09-18 (18) XFS Sub-Surface Pressure Compensating Dripine w/Copper Shield Technology, 0.9GPH emitters at 18.0' O.C. Laterals spaced at 18.0' apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings. - (or approved equal)	2,075 s.f.	
	Hunter PGV-101A 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet. Angle Configuration, With Flow Control. - (or approved equal)	3	
	Hunter IBV 1" 1" Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. - (coordinate installation with General Contractor) - (or approved equal)	1	
	Zurn 375 1" Reduced Pressure Principle Assembly, Sizes 1", - (BY OTHERS)	1	
	Hunter PCC-600 Light Commercial & Residential Controller, 6-Station fixed controller, 120 VAC, Outdoor model - (or approved equal)	1	
	Hunter WRF-CLK Rainfreeze Sensor, install within 1000 ft of controller, in line of sight, 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted. Includes Gutter Mount. - (or approved equal)	1	
	Water Meter 1"	1	
	Irrigation Lateral Line: Polyethylene and PVC Class 200	2,070 l.f.	
	Irrigation Mainline: Polyethylene and PVC Class 200	31.4 l.f.	
	Pipe Sleeve: PVC Class 160 SDR 26 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	203.0 l.f.	
	Valve Callout Valve Number Valve Flow Valve Size		



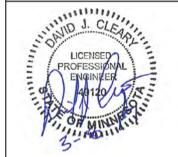
R.A. SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

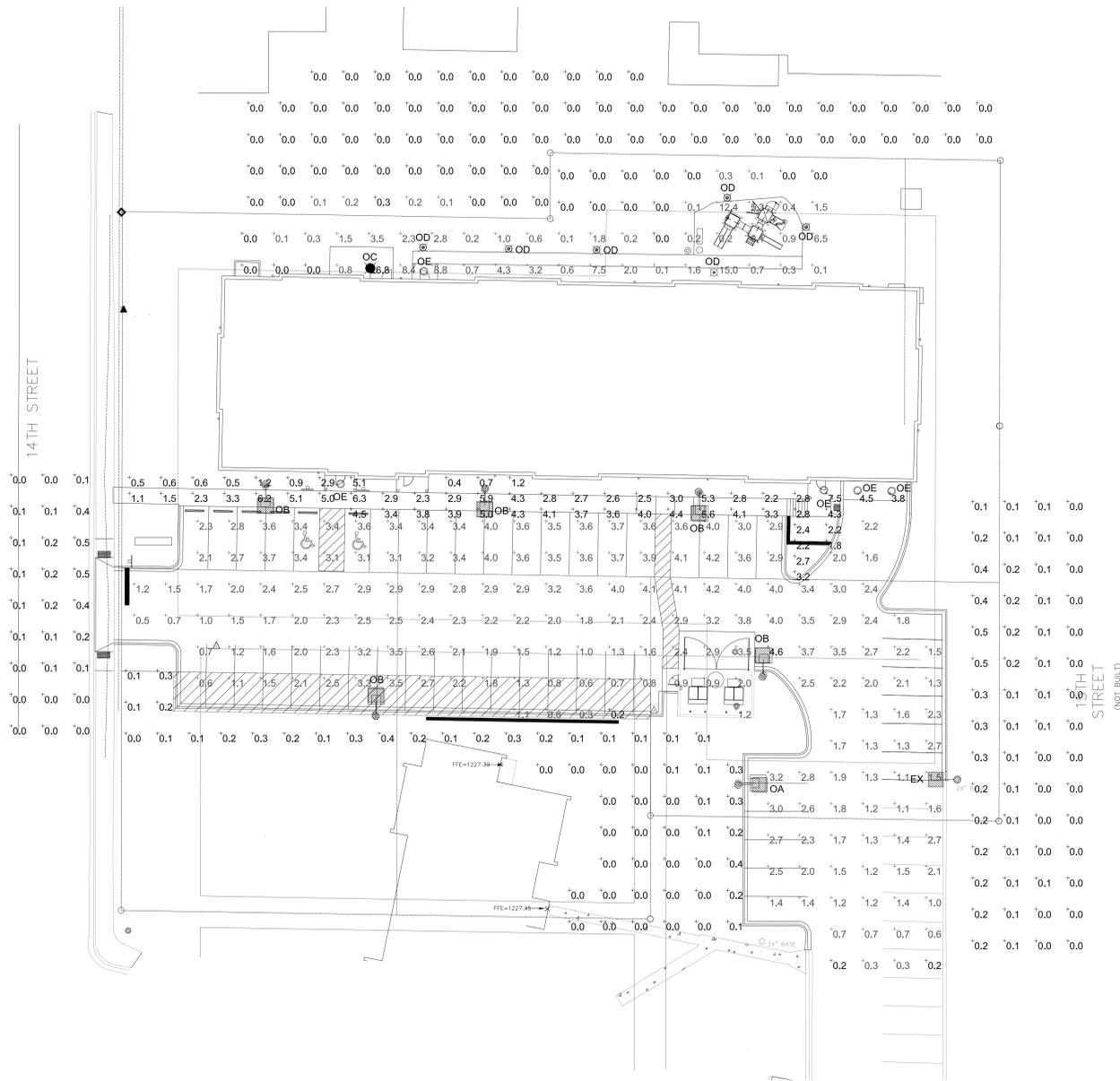
RIM ELEVATIONS ARE GIVEN TO THE FACE OF CURB FOR INLET GRATES OR THE CENTER OF THE MANHOLE STRUCTURE FOR MANHOLES. PIPE LENGTHS ARE MEASURED TO THE CENTER OF STRUCTURE OR THE END OF PIPE WHERE THERE IS AN ENDWALL.

R.A. Smith National
 Beyond Surveying
 and Engineering
 www.rasmithnational.com

WHITE PINE APARTMENTS
 CITY OF CLOQUET, MINNESOTA
 IRRIGATION PLAN



© COPYRIGHT 2017
 R.A. Smith National, Inc.
 DATE: 03/08/17
 SCALE: 1" = 10'
 JOB NO. 3160488
 PROJECT MANAGER:
 MICHAEL A. BACH
 DESIGNED BY: CNS
 CHECKED BY: CNS
 SHEET NUMBER
 L300



Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Description
□	OA	1	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-SL4-HSS		32	GLEON-AF-02-LED-E1-SL4-HSS.ies	308,5465	0.9	113	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET
□	OB	5	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-SL3-HSS		32	GLEON-AF-02-LED-E1-SL3-HSS.ies	324,8391	0.9	113	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET
◡	OC	1	RAB LIGHTING, INC.	WPLEDFC52N / ALEDFC52N (0-DEGREE UPTILT - FULL CUTOFF)	TWO WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), TILTED 40-DEGREES FROM VERTICAL BASE-UP POSITION.	2	WPLEDFC52N.ies	2294,666	0.9	60	CAST FINNED METAL HOUSING, 2 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 OPTICAL COMPARTMENT WITH 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.
⊙	OD	6	Cree Inc	PWY-EDG-3M-xx-02-E-UL350-40K / BXBPX318E-UH7	Eighteen type XP-G2 LEDs	1	PWY-EDG-3M-xx-02-E-UL350-40K_PL05698-001.IES	1469,611	0.9	21.2	Cree Edge Pathway Luminaires, Type III Medium, 18 LEDs, 120-277V, 350mA, 4000K
⊙	OE	6	EATON - HALO COMMERCIAL (FORMER COOPER LIGHTING)	PD6H142E-62HC_26DIT	(1) SYLVANIA G240-3 SINGLE END FOUR PIN BASE DTT CFL LAMP 4100K	1	PD6H142E-62HC_26DIT.ies	1710	0.72	26.7	HALO 6-INCH APERTURE OPEN DOWNLIGHT, HORIZONTAL LAMP, SPECULAR CLEAR TRIM.
□	EX				EXISTING LIGHT FIXTURE						VALUES ARE ESTIMATED

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Back Property Line	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
Future Street	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
Parking Lot	+	2.3 fc	4.6 fc	0.2 fc	23.0:1	11.5:1
Property Line	+	0.1 fc	0.4 fc	0.0 fc	N/A	N/A
Sidewalk & Bldg	+	3.2 fc	7.5 fc	0.4 fc	18.8:1	8.0:1
Sidewalk & Playground	+	2.2 fc	26.8 fc	0.0 fc	N/A	N/A
Street	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

SITE PLAN - LIGHTING PHOTOMETRICS
SCALE: 1" = 20'-0"

SITE LIGHTING PHOTOMETRIC NOTES

- SIMULATIONS WERE CONDUCTED USING VISUAL PRO LIGHTING ANALYSIS SOFTWARE.
- A 0.90 LIGHT LOSS FACTOR WAS USED IN SIMULATIONS FOR LED TYPE LUMINAIRE AND .72 FOR FLUORESCENT DOWNLIGHT.
- ILLUMINATION VALUES ARE AT GRADE.
- GRADE IS ASSUMED FLAT.
- LIGHTING CONTRIBUTIONS FROM ADJACENT ROADWAYS WERE NOT CONSIDERED IN THIS SIMULATION.
- SIMULATIONS WERE CONDUCTED USING A POLE MOUNTING HEIGHT OF 19'-0" WITH A POLE BASE OF 12" FOR A TOTAL HEIGHT OF 20'-0" AFG.



R.A. Smith National
Beyond Surveying and Engineering
www.rasmithnational.com

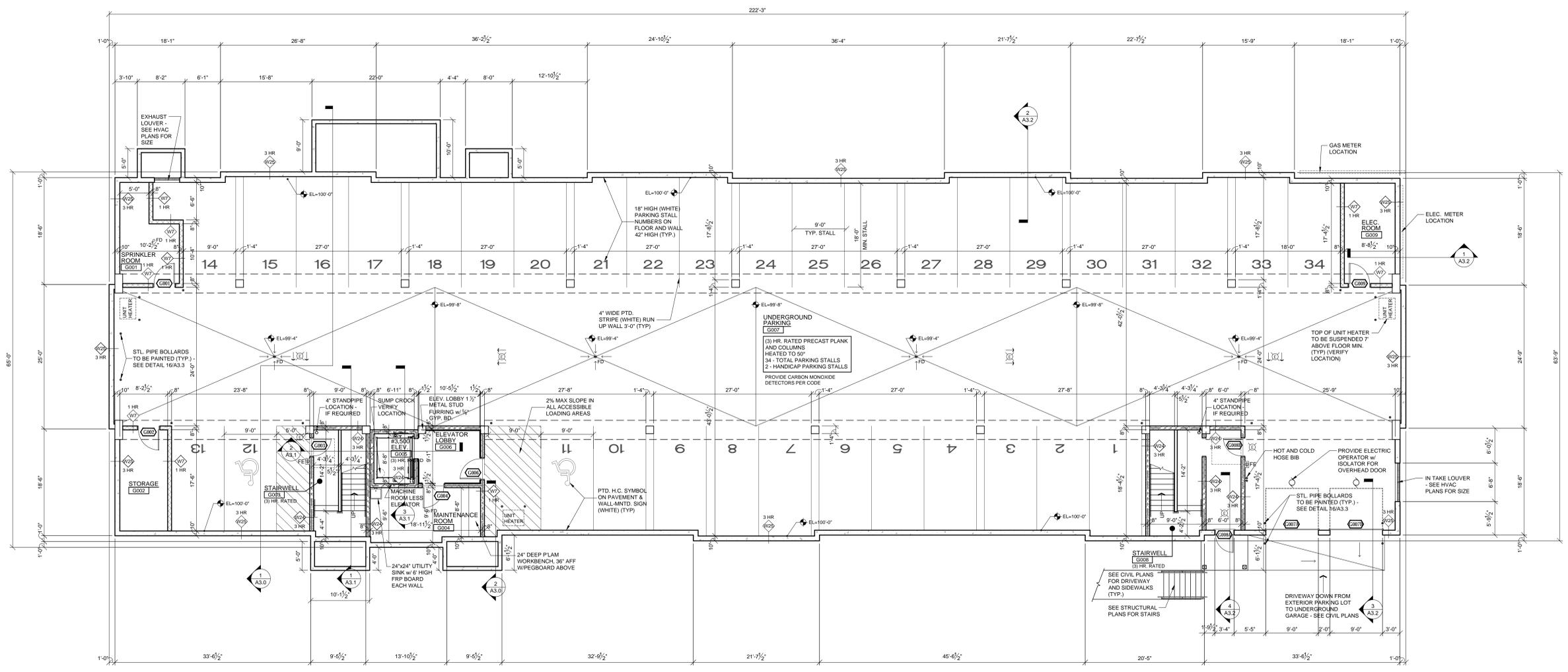
"WHITE PINES"
CITY OF CLOQUET, MINNESOTA

SITE PLAN - LIGHTING PHOTOMETRICS

DATE: 03/07/2017
SCALE: 1" = 20'-0"
JOB NO. 3160488
PROJECT MANAGER: MICHAEL A. BACH, P.E.
DESIGNED BY: CMP
CHECKED BY: RWW

SHEET NUMBER
E000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



BASEMENT PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

TYP. FLOOR PLAN SYMBOLS:

	NEW STUD WALL CONSTRUCTION
	(1) HOUR RATED PARTITION
	(2) HOUR RATED FIRE BARRIER
	(3) HOUR RATED FIRE BARRIER
	WALL TYPE - SEE A8 SHEETS - SEE ENLARGED PLANS FOR ADDITIONAL CALL-OUTS
	HEARING / VISUALLY IMPAIRED UNIT
	KEY LOCK (KNOX BOX)
	VOICE INTERCOM DEVICE
	EXIT SIGN
	5# FIRE EXTINGUISHER
	5# FIRE EXTINGUISHER W/ CABINET - SEE A8 SHEETS

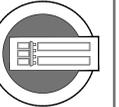
ALL FIRE-ALARM, SMOKE DETECTOR, HEAT DETECTOR AND EMERGENCY LIGHTING SHOWN ON PLAN IS SCHEMATIC AND IS PROVIDED ONLY FOR BUDGETING PURPOSES. CONTRACTOR SHALL PROVIDE CODE-COMPLIANT LAYOUT AND SHALL INCLUDE EMERGENCY LIGHTING SUBMITTAL AND ASSOCIATED COST.

- FLOOR PLAN NOTES:**
- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
 - PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING
 - VERIFY KEY LOCK BOX REQUIREMENTS AND LOCATIONS WITH THE FIRE DEPARTMENT

PRELIMINARY SHEET DATES:
04-18-2016
12-15-2016
12-29-2016
01-09-2017

M-A DESIGN, INC.
 25 South Main Street
 Fond du Lac, Wisconsin 54935
 l.pette@madesignllc.net (920) 922-8170

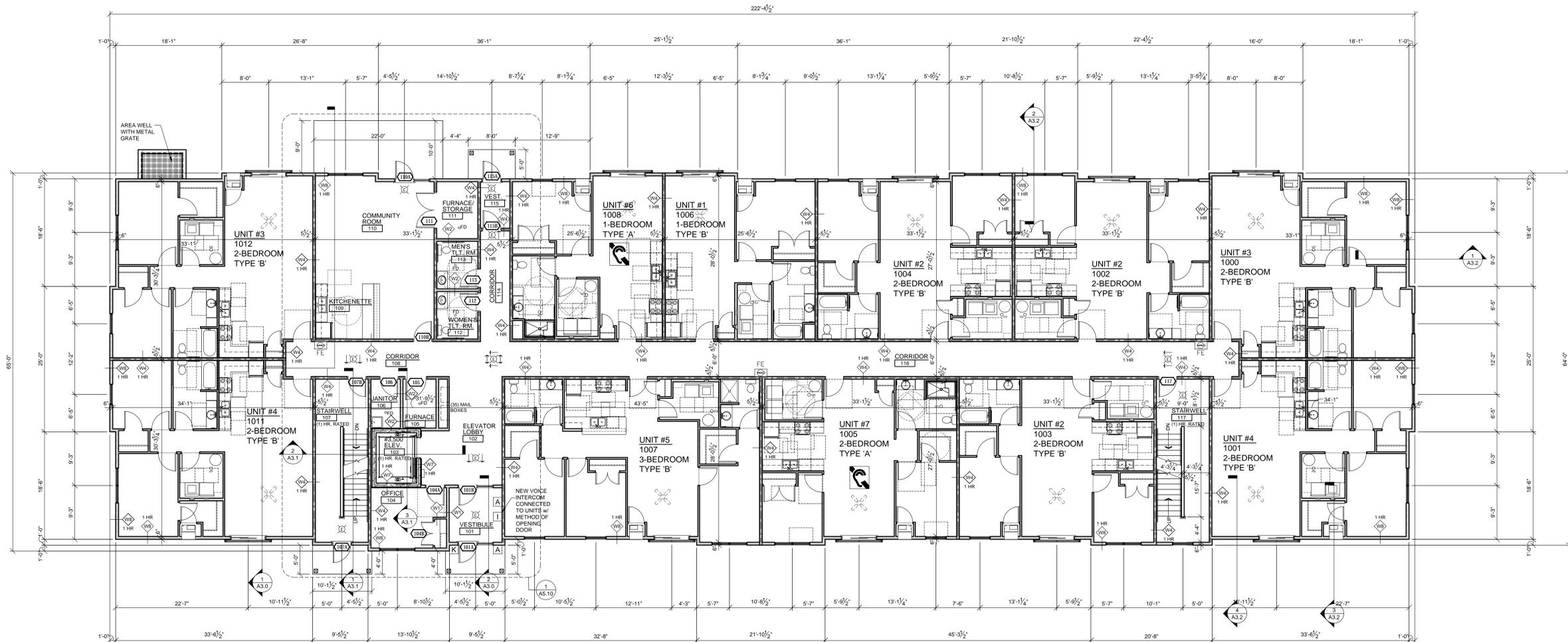
COMMONWEALTH CONSTRUCTION CORPORATION
 54 E. FIRST STREET, FOND DU LAC, WI 54935
 (920) 922-8170 FAX: (920) 922-8171



NEW BUILDING FOR:
WHITE PINE APARTMENTS
 910 14th STREET
 CLOQUET, MN

JOB NUMBER:
2016.01
 SHEET
A1.1

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



FIRST FLOOR UNIT COUNT	
2	(1) Bedroom apartments
8	(2) Bedroom apartments
1	(3) Bedroom apartments
11	First Floor Total Apartments

TOTAL BUILDING UNIT COUNT	
6	(1) Bedroom apartments
26	(2) Bedroom apartments
3	(3) Bedroom apartments
35	Total Building Apartments

TYP. FLOOR PLAN SYMBOLS:	
	NEW STUD WALL CONSTRUCTION
	(1) HOUR RATED PARTITION
	(2) HOUR RATED FIRE-BARRIER
	WALL TYPE - SEE A8 SHEETS - SEE ENLARGED PLANS FOR ADDITIONAL CALL-OUTS
	HEARING / VISUALLY IMPAIRED UNIT
	KEY LOCK (KNOX BOX)
	VOICE INTERCOM DEVICE
	AUTOMATIC DOOR OPENER
	EXIT SIGN
	5# FIRE EXTINGUISHER
	5# FIRE EXTINGUISHER W/ CABINET - SEE A8 SHEETS

- FLOOR PLAN NOTES:**
- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
 - PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING
 - VERIFY KEY LOCK BOX REQUIREMENTS AND LOCATIONS WITH THE FIRE DEPARTMENT

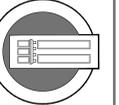
ALL FIRE-ALARM, SMOKE DETECTOR, HEAT DETECTOR AND EMERGENCY LIGHTING SHOWN ON PLAN IS SCHEMATIC AND IS PROVIDED ONLY FOR BUDGETING PURPOSES. CONTRACTOR SHALL PROVIDE CODE-COMPLIANT LAYOUT AND SHALL INCLUDE EMERGENCY LIGHTING SUBMITTAL AND ASSOCIATED COST.

2015 © M-A DESIGN, LLC

PRELIMINARY SHEET DATES:	
04-18-2016	
12-15-2016	
12-29-2016	
01-09-2017	

M-A DESIGN, INC.
 25 South Main Street
 Fond du Lac, Wisconsin 54935
 l.pette@madesignllc.net (920) 922-8170

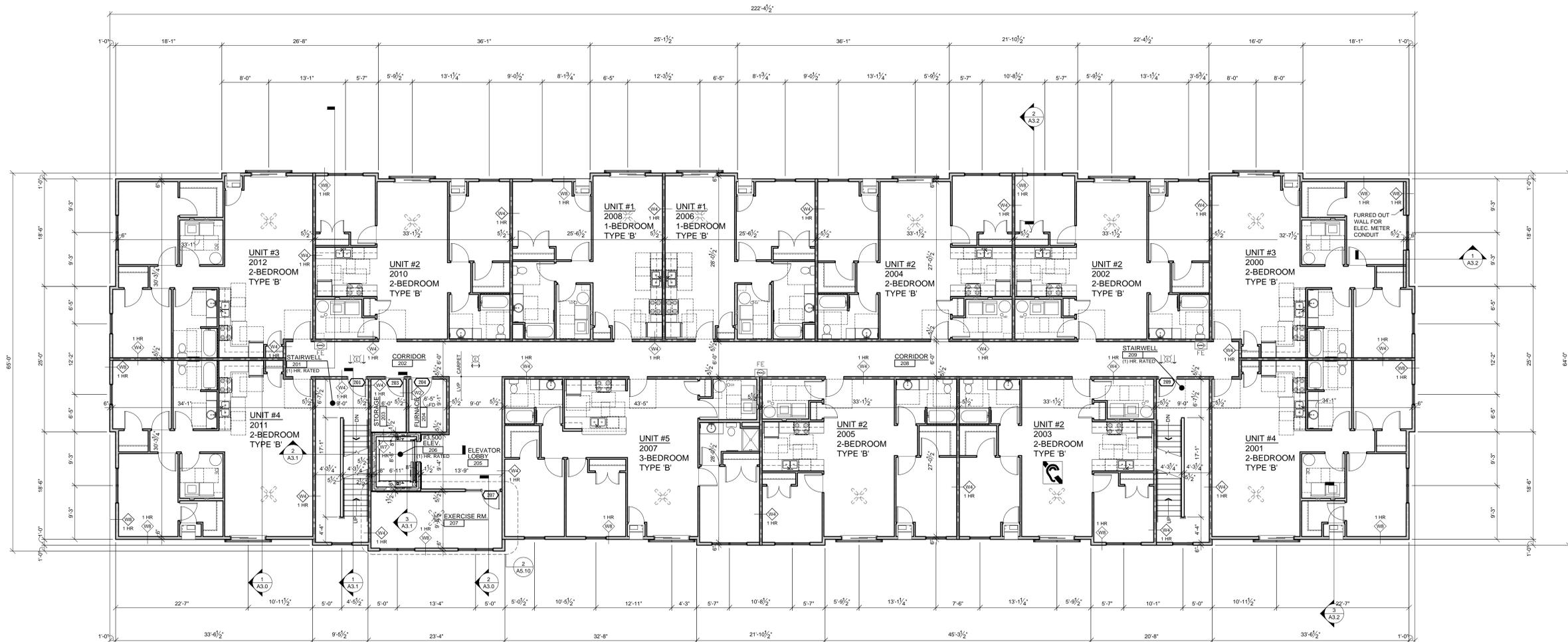
COMMONWEALTH CONSTRUCTION CORPORATION
 54 E. FIRST STREET, FOND DU LAC, WI 54935
 (920) 922-8170 FAX: (920) 922-8171



NEW BUILDING FOR:
WHITE PINE APARTMENTS
 910 14th STREET
 CLOQUET, MN

JOB NUMBER:
2016.01
 SHEET
A1.2

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



SECOND FLOOR PLAN



SCALE: 1/8" = 1'-0"

SECOND FLOOR UNIT COUNT	
2	(1) Bedroom apartments
9	(2) Bedroom apartments
1	(3) Bedroom apartments
12	Second Floor Total Apartments

TOTAL BUILDING UNIT COUNT	
6	(1) Bedroom apartments
26	(2) Bedroom apartments
3	(3) Bedroom apartments
35	Total Building Apartments

TYP. FLOOR PLAN SYMBOLS:

	NEW STUD WALL CONSTRUCTION
	(1) HOUR RATED PARTITION
	(2) HOUR RATED FIRE BARRIER
	WALL TYPE - SEE A8 SHEETS - SEE ENLARGED PLANS FOR ADDITIONAL CALL-OUTS
	HEARING / VISUALLY IMPAIRED UNIT
	KEY LOCK (KNOX BOX)
	VOICE INTERCOM DEVICE
	AUTOMATIC DOOR OPENER
	EXIT SIGN
	5# FIRE EXTINGUISHER
	5# FIRE EXTINGUISHER W/ CABINET - SEE A8 SHEETS

FLOOR PLAN NOTES:

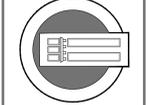
- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
- PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING
- VERIFY KEY LOCK BOX REQUIREMENTS AND LOCATIONS WITH THE FIRE DEPARTMENT

ALL FIRE-ALARM, SMOKE DETECTOR, HEAT DETECTOR AND EMERGENCY LIGHTING SHOWN ON PLAN IS SCHEMATIC AND IS PROVIDED ONLY FOR BUDGETING PURPOSES. CONTRACTOR SHALL PROVIDE CODE-COMPLIANT LAYOUT AND SHALL INCLUDE EMERGENCY LIGHTING SUBMITTAL AND ASSOCIATED COST.

PRELIMINARY SHEET DATES:
04-18-2016
12-15-2016
12-29-2016
01-09-2017

M-A DESIGN, INC.
 25 South Main Street
 Fond du Lac, Wisconsin 54935
 l.pette@madeesignllc.net (920) 922-8170

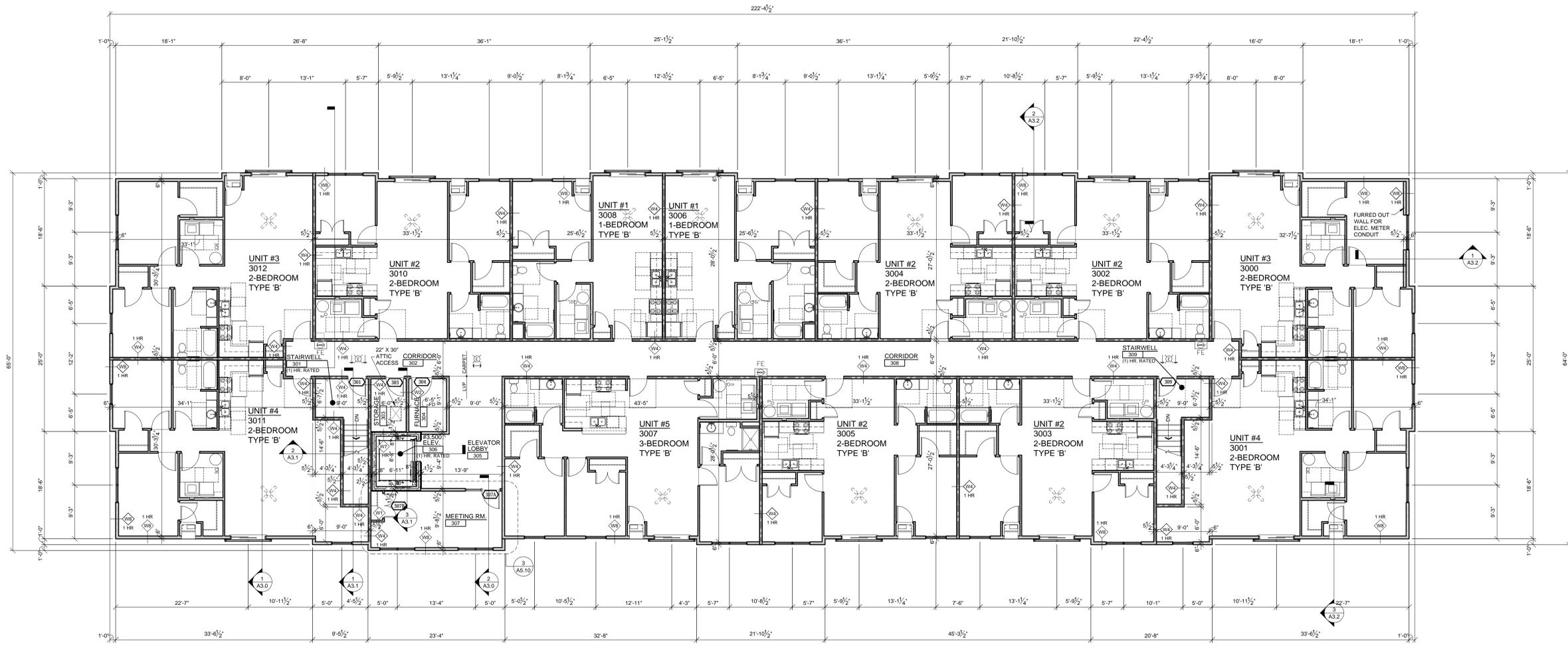
COMMONWEALTH CONSTRUCTION CORPORATION
 54 E. FIRST STREET, FOND DU LAC, WI 54935
 (920) 922-8170 FAX: (920) 922-8171



NEW BUILDING FOR:
WHITE PINE APARTMENTS
 910 14th STREET
 CLOQUET, MN

JOB NUMBER:
2016.01
 SHEET
A1.3

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

THIRD FLOOR UNIT COUNT	
2	(1) Bedroom apartments
9	(2) Bedroom apartments
1	(3) Bedroom apartments
12	Third Floor Total Apartments

TOTAL BUILDING UNIT COUNT	
6	(1) Bedroom apartments
26	(2) Bedroom apartments
3	(3) Bedroom apartments
35	Total Building Apartments

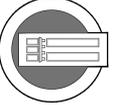
TYP. FLOOR PLAN SYMBOLS:

	NEW STUD WALL CONSTRUCTION
	(1) HOUR RATED PARTITION
	(2) HOUR RATED FIRE-BARRIER
	WALL TYPE - SEE A8 SHEETS - SEE ENLARGED PLANS FOR ADDITIONAL CALL-OUTS
	HEARING / VISUALLY IMPAIRED UNIT
	KEY LOCK (KNOX BOX)
	VOICE INTERCOM DEVICE
	AUTOMATIC DOOR OPENER
	EXIT SIGN
	5# FIRE EXTINGUISHER
	5# FIRE EXTINGUISHER W/ CABINET - SEE A8 SHEETS

ALL FIRE-ALARM, SMOKE DETECTOR, HEAT DETECTOR AND EMERGENCY LIGHTING SHOWN ON PLAN IS SCHEMATIC AND IS PROVIDED ONLY FOR BUDGETING PURPOSES. CONTRACTOR SHALL PROVIDE CODE-COMPLIANT LAYOUT AND SHALL INCLUDE EMERGENCY LIGHTING SUBMITTAL AND ASSOCIATED COST.

FLOOR PLAN NOTES:

- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
- PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING
- VERIFY KEY LOCK BOX REQUIREMENTS AND LOCATIONS WITH THE FIRE DEPARTMENT



WINDOW SCHEDULE

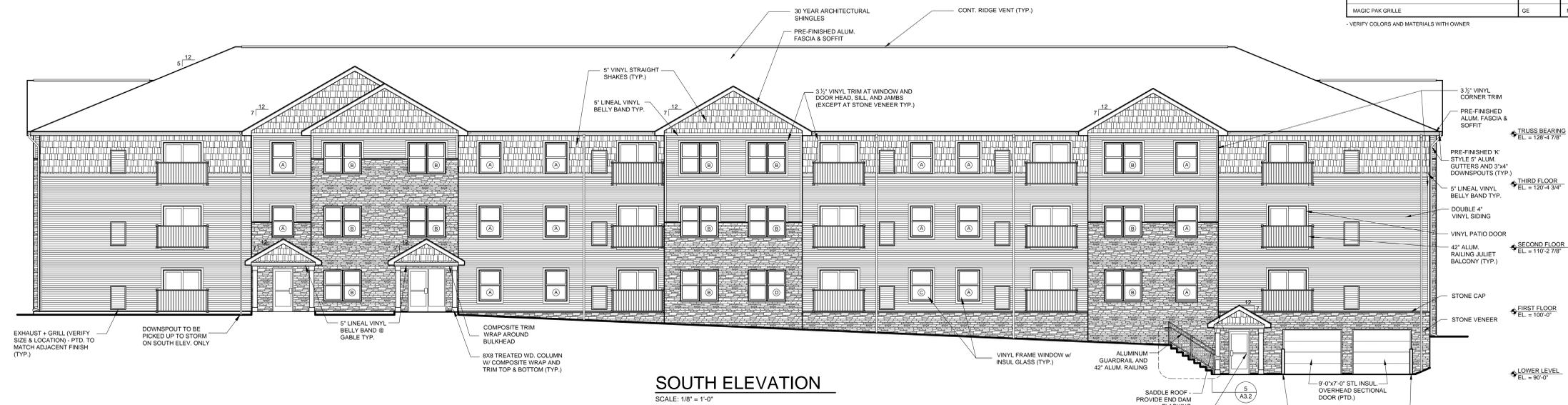
SYM.	MAT'L	DESCRIPTION	NOM. UNIT SIZE W x H
(A)	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-6" X 5'-0"
(B)	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-0" X 5'-0"
(C)	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-6" X 5'-0"
(D)	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-0" X 5'-0"

- ENERGY STAR WINDOWS
 - PER IRC 2012.2 SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
 - WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IRC CHAPTER 24.
 - ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
 - SEE TYP. UNIT FLOOR PLANS FOR ALL ADA WINDOW LOCATIONS.
 - REFERS TO DETAIL 504.0 FOR ADA WINDOW SASH REQUIREMENTS.
 - WINDOW LINT IN SLEEPING ROOMS TO MEET EGRESS CLEAR OPENING REQUIREMENTS:
 + 20" CLEAR WIDTH
 + 24" CLEAR HEIGHT
 + 57 MIN. S.F.

EXTERIOR COLORS

MATERIAL	MFG	COLOR
HORIZONTAL VINYL SIDING	MASTIC	-
HORIZONTAL VINYL SHAKE	MASTIC	-
STONE VENEER	-	-
VINYL WINDOW & CORNER TRIM & DOOR TRIM & BELLY BAND	MASTIC	-
VINYL WINDOWS	ALLIANCE	-
VINYL SLIDING PATIO DOOR	-	-
ALUMINUM STOREFRONT FRAMES & DOORS	KAWNEER	CLEAR ANODIZED ALUMINUM
SOFFIT & FASCIA & DRIP EDGE	ALCOA	-
GUTTER & DOWNSPOUTS	WILCO	-
OVERHEAD DOOR	CLOPAY	-
SHINGLES & RIDGE VENT	CERTANTEED	-
COMPOSITE TRIM (COLUMN & BULKHEAD)	MIRATEC	-
FOUNDATION COVER	NUDO	-
MAGIC PAK GRILLE	GE	MATCH ADJACENT MATERIAL COLOR

- VERIFY COLORS AND MATERIALS WITH OWNER





Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: April 5, 2017

ITEM DESCRIPTION: ZONING CASE 17-02: VARIANCE, PLANNED UNIT DEVELOPMENT, PRELIMINARY PLAT AND FINAL PLAT – COUNTRY CLUB PATIO HOMES

Background

Country Club Townhomes, LLC, David Chmielewski is proposing a variance, planned unit development (PUD), preliminary plat and final plat for Country Club Patio Homes. The property is located in the northeast corner of Reservation Road and Carlton Avenue West.

In 2005 Mr. Chmielewski received approval of a rezoning and conditional use permit for this property. The rezoning was from R1 to R2 and the conditional use permit was for 20 townhome units in 5 buildings, 4 of the 20 units have been constructed. The property proposed for development was to be the remaining 16 units in 4 buildings. Also in 2005 Mr. Chmielewski received approval to fill the two wetlands on the property by creating a new wetland to the northeast of the property. However, he never went forward with wetland approval and thus is void at this time.

The variance is from the minimum size of a PUD. The PUD is for the creation of 12 single family lots allowing for design flexibility for the development, ie. lots without the minimum required frontage on a public road, one lot for a storage building and an Outlot for the common grounds of the association. The preliminary and final plats are for the creation of 12 lots and 2 outlots for the development of Country Club Patio Homes.

A public hearing will be held on Tuesday, April 11, 2017 to consider a variance, planned unit development, preliminary plat and final plat. A legal notice was published in the Pine Journal on March 30, 2017 and property owners within 350 feet were sent notices of the public hearing.

Policy Objectives

The variance to the Zoning Ordinance regarding the minimum size of a PUD (3.31 acres vs. 10 acres).

The Zoning Ordinance states Variances may be granted when they are in harmony with the general purpose and intent of the ordinance, are consistent with the Comprehensive Plan, and when the applicant for the variances establishes that there are practical difficulties in complying



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

with the official control. No variance may be granted unless **all** of the following conditions exist:

1. The property owner proposes to use the property in a reasonable manner not permitted by an official control;
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
3. The variance, if granted, will not alter the essential character of the locality.

The PUD is being proposed to allow flexibility in the design of the development from a standard subdivision with each parcel having a minimum square footage along with minimum road frontage and depth. Two of the lots will have frontage onto Carlton Avenue West while the other 10 lots will have access to a common driveway that will have access to Carlton Avenue West with an emergency access to Reservation Road that will be gated off. There may be some issues with vehicles turning around, the gate could be removed if the access is appropriately signed noting that the homes have an address off Carlton Avenue West. The lots will consist of the land under the unit and driveway along with a small portion of land surrounding that area, the rest of the property within the development will be common grounds which will be available for all property owners to use. There will be a Homeowner Association that will handle the maintenance of the common grounds and the storage building. All utilities located within the common grounds will be private and be maintained by the Association. The density of the development is below the maximum allowed (3.63 units per acre vs. 10 units per acre) in the R2 District. The applicant is proposing a storage building to be constructed to provide additional storage area for the homeowners outside of the units. The location of the storage building needs to be a minimum of 25 feet back from the property line of Reservation Road and will be limited in use to the property owners within the development. The storage building must be on a platted lot and not an outlot. The preliminary plat and the layout drawing for the storage building do not match in either location or size, this must be corrected prior to filing the final plat.

The preliminary plat shows 12 lots for the single family units and 2 outlots, one for the storage building and one for the common area. The outlot for the storage building needs to be a platted lot. Lots 1 and 2 will have direct access to Carlton Avenue West while the other 10 lots will access a common driveway that will have access to Carlton Avenue West. The wetlands shown that impact Lots 9 and 12 and part of the common driveway will need to be delineated and mitigation approved or the plat will need to be redesigned. Wetland delineation and review cannot begin until things begin to green up to allow for field verification of the boundaries.

The developer has also run a hydraulic model for storm water which has been reviewed by the City Engineer and meets requirements. The stormwater will discharge into a detention pond in the southwest corner of the site it will then drain under Carlton Avenue West through the ditch system.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

The Code requires private stormwater areas to meet the following requirements:

1. A permanent public easement shall be provided to the city for access for inspection and/or maintenance purposes. Cost incurred by the city for any maintenance of private systems will be billed and/or assessed to the owner/operator.
2. Recorded inspection and maintenance agreements that define inspection and maintenance responsibilities are required. A minimum annual inspection for private systems shall be required. These requirements are transferrable to any party that becomes the owner/operator of the site.
3. An inspection and maintenance plan shall be developed, approved and included as an attachment to the maintenance agreement. At a minimum, maintenance plans must include the following:
 - a. Responsible person(s) for completing inspections and conducting maintenance.
 - b. Frequency of inspections and maintenance.
 - c. Inspection checklist and type of maintenance anticipated.
4. If site configurations or structural stormwater BMPs change, causing decreased BMP effectiveness, new or improved structural stormwater BMPs must be implemented to meet the requirements of this section.
5. The property owner shall keep on file all structural stormwater BMP annual inspection and maintenance records for 5 years and submit to the City as requested.
6. The City shall require the submittal of a letter of credit or other financial security in a form acceptable to the city in the amount of \$5,000 to ensure the stormwater treatment systems are installed correctly and in accordance with this ordinance.

The final plat is consistent with the preliminary plat and will need to be amended accordingly prior to the filing of the plat.

Financial Impacts

The applicant has paid the required fees to cover the cost associated with the application process.

Advisory Committee Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing for the variance, planned unit development and preliminary plat. Following this testimony the Planning Commission should review the variance criteria and either approve or deny the variance as submitted. The Planning Commission should then review the planned unit development, preliminary plat and final plat and either recommend approval, denial or table the request.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

Staff Recommendation

Staff has reviewed the variance requirements and would recommend approval of the variance. Staff has reviewed the planned unit development, preliminary plat and final plat and would recommend approval of these subject to the conditions in the draft resolutions.

Supporting Documents Attachments

- Resolution No. 17-02 Variance
- Resolution No. 17-02 PUD
- Resolution No. 17-02 PP
- Resolution No. 17-02 FP
- Location Map
- Preliminary Plat and PUD Drawings
- Engineer's Memo Dated 4-4-17

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 17-02 VARIANCE

**A RESOLUTION APPROVING A VARIANCE TO THE MINIMUM SIZE OF A
PLANNED UNIT DEVELOPMENT IN THE R2 – ONE AND TWO FAMILY
RESIDENCE DISTRICT FOR COUNTRY CLUB TOWNHOMES, LLC**

WHEREAS, Country Club Townhomes, LLC is proposing a Variance to the minimum size of a Planned Unit Development in the R2 – One and Two Family Residence District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Journal and property owners within 350 feet have been notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on April 11, 2017 at which time Zoning Case / Development Review No. 17-02 was heard and discussed; and

WHEREAS, the property of the proposed Variance is located northeast of Reservation Road and Carlton Avenue West and is legally described as follows:

Lots 3, 4, 5, 6 and 7, Block 1, Golf Course 1st Addition, City of Cloquet, Carlton County, Minnesota, according to the recorded plat thereof, and that portion of Lot 8, Block 1 of said plat lying westerly of the following described line: Commencing at the northeast corner of said Lot 8; thence North 77 degrees 51 minutes 41 seconds West, 28.23 feet along the north line of said Lot 8 to the point of beginning of the line being described; thence South 04 degrees 52 minutes 07 seconds West, 188.79 feet to the south line of said Lot 8, and there terminating. And,

WHEREAS, the Planning Commission reviewed the staff report and approves the Variance to the minimum size of a Planned Unit Development in the R2 – One and Two Family Residence District.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission approves Zoning Case 17-02 for a variance to the minimum size of a Planned Unit Development in the R2 – One and Two Family Residence District.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: _____ NAY: _____ ABSENT: _____

JESSE BERGLUND	_____	BRYAN BOSTO	_____
KELLY JOHNSON	_____	TERRI LYYTINEN	_____
JOHN SANDERS	_____	NATHANIEL WILKINSON	_____
URIAH WILKINSON	_____		

Passed and adopted this 11th day of April 2017.

CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 17-02 PUD

A RESOLUTION RECOMMENDING APPROVAL OF A PLANNED UNIT DEVELOPMENT IN THE R2 – ONE AND TWO FAMILY RESIDENCE DISTRICT FOR COUNTRY CLUB TOWNHOMES, LLC

WHEREAS, Country Club Townhomes, LLC is proposing a Planned Unit Development in the R2 – One and Two Family Residence District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Journal and property owners within 350 feet have been notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on April 11, 2017 at which time Zoning Case / Development Review No. 17-02 was heard and discussed; and

WHEREAS, the property of the proposed Planned Unit Development is located northeast of Reservation Road and Carlton Avenue West and is legally described as follows:

Lots 3, 4, 5, 6 and 7, Block 1, Golf Course 1st Addition, City of Cloquet, Carlton County, Minnesota, according to the recorded plat thereof, and that portion of Lot 8, Block 1 of said plat lying westerly of the following described line: Commencing at the northeast corner of said Lot 8; thence North 77 degrees 51 minutes 41 seconds West, 28.23 feet along the north line of said Lot 8 to the point of beginning of the line being described; thence South 04 degrees 52 minutes 07 seconds West, 188.79 feet to the south line of said Lot 8, and there terminating. And,

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of a Planned Unit Development in the R2 – One and Two Family Residence District.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 17-02 for a Planned Unit Development in the R2 – One and Two Family Residence District subject to the following conditions:

1. Compliance with the Engineer’s Memo Dated April 4, 2017
2. The location and size of the storage building must match the preliminary plat. The location must be setback a minimum of 25 feet from Reservation Road.
3. The Homeowners Association documents need to stipulate the storage building will only be used by the occupants of lots 1 through 12.
4. The wetland mitigation must be approved and appropriate documents filed prior to the recording of the final plat or the plat will need to be revised. No site work can begin that will impact the wetlands prior to any approval.
5. Address signage must be placed at the entrance to Carlton Avenue West and Reservation Road.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: _____ NAY: _____ ABSENT: _____

JESSE BERGLUND	_____	BRYAN BOSTO	_____
KELLY JOHNSON	_____	TERRI LYYTINEN	_____
JOHN SANDERS	_____	NATHANIEL WILKINSON	_____
URIAH WILKINSON	_____		

Passed and adopted this 11th day of April 2017.

CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 17-02 PP

**A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY PLAT IN
THE R2 – ONE AND TWO FAMILY RESIDENCE DISTRICT FOR COUNTRY CLUB
TOWNHOMES, LLC**

WHEREAS, Country Club Townhomes, LLC is proposing a Preliminary Plat in the R2 – One and Two Family Residence District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Journal and property owners within 350 feet have been notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on April 11, 2017 at which time Zoning Case / Development Review No. 17-02 was heard and discussed; and

WHEREAS, the property of the proposed Preliminary Plat is located northeast of Reservation Road and Carlton Avenue West and is legally described as follows:

Lots 3, 4, 5, 6 and 7, Block 1, Golf Course 1st Addition, City of Cloquet, Carlton County, Minnesota, according to the recorded plat thereof, and that portion of Lot 8, Block 1 of said plat lying westerly of the following described line: Commencing at the northeast corner of said Lot 8; thence North 77 degrees 51 minutes 41 seconds West, 28.23 feet along the north line of said Lot 8 to the point of beginning of the line being described; thence South 04 degrees 52 minutes 07 seconds West, 188.79 feet to the south line of said Lot 8, and there terminating. And,

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of a Preliminary Plat for 13 lots and 1 outlot in the R2 – One and Two Family Residence District.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 17-02 for a Preliminary Plat in the R2 – One and Two Family Residence District subject to the following conditions:

1. Compliance with the Engineer’s Memo Dated April 4, 2017
2. The location and size of the storage building must match the planned unit development. The location must be setback a minimum of 25 feet from Reservation Road.
3. Outlot B must be labeled as Lot 13.
4. The wetland mitigation must be approved and appropriate documents filed prior to the recording of the final plat or the plat will need to be revised. No site work can begin that will impact the wetlands prior to any approval.
5. The required easements, inspection and maintenance agreements, inspection and maintenance plan, financial guarantee and other items as required for the stormwater BMPs must be submitted before a building permit is issued.
6. The HOA documents must be filed and recorded with the final plat.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: _____ NAY: _____ ABSENT: _____

JESSE BERGLUND	_____	BRYAN BOSTO	_____
KELLY JOHNSON	_____	TERRI LYTTINEN	_____
JOHN SANDERS	_____	NATHANIEL WILKINSON	_____
URIAH WILKINSON	_____		

Passed and adopted this 11th day of April 2017.

CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 17-02 FP

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT IN THE R2 – ONE AND TWO FAMILY RESIDENCE DISTRICT FOR COUNTRY CLUB TOWNHOMES, LLC

WHEREAS, Country Club Townhomes, LLC is proposing a Final Plat in the R2 – One and Two Family Residence District; and

WHEREAS, the property of the proposed Final Plat is located northeast of Reservation Road and Carlton Avenue West and is legally described as follows:

Lots 3, 4, 5, 6 and 7, Block 1, Golf Course 1st Addition, City of Cloquet, Carlton County, Minnesota, according to the recorded plat thereof, and that portion of Lot 8, Block 1 of said plat lying westerly of the following described line: Commencing at the northeast corner of said Lot 8; thence North 77 degrees 51 minutes 41 seconds West, 28.23 feet along the north line of said Lot 8 to the point of beginning of the line being described; thence South 04 degrees 52 minutes 07 seconds West, 188.79 feet to the south line of said Lot 8, and there terminating. And,

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of a Final Plat for 13 lots and 1 outlot in the R2 – One and Two Family Residence District.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 17-02 for a Final Plat in the R2 – One and Two Family Residence District subject to the following conditions:

1. Compliance with the Engineer’s Memo Dated April 4, 2017
2. The location and size of the storage building must match the planned unit development. The location must be setback a minimum of 25 feet from Reservation Road.

3. Outlot B must be labeled as Lot 13.
4. The wetland mitigation must be approved and appropriate documents filed prior to the recording of the final plat or the plat will need to be revised. No site work can begin that will impact the wetlands prior to any approval.
5. The required easements, inspection and maintenance agreements, inspection and maintenance plan, financial guarantee and other items as required for the stormwater BMPs must be submitted before a building permit is issued.
6. The HOA documents must be filed and recorded with the final plat.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: _____ NAY: _____ ABSENT: _____

JESSE BERGLUND	_____	BRYAN BOSTO	_____
KELLY JOHNSON	_____	TERRI LYYTINEN	_____
JOHN SANDERS	_____	NATHANIEL WILKINSON	_____
URIAH WILKINSON	_____		

Passed and adopted this 11th day of April 2017.

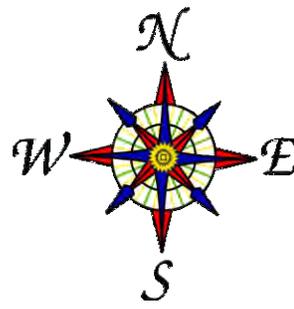
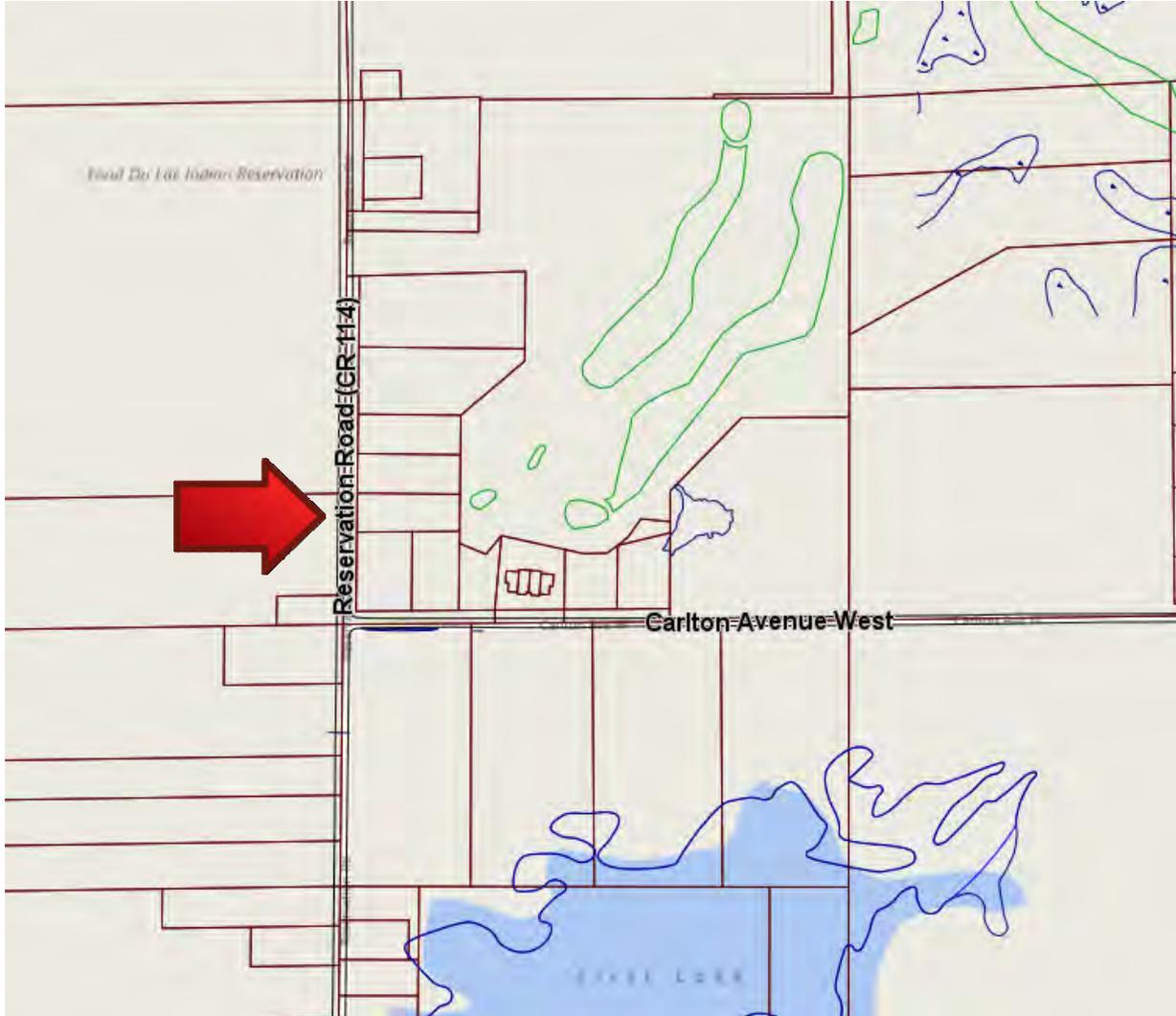
CITY OF CLOQUET

 URIAH WILKINSON
 CHAIR

ATTEST: _____
 Alan Cottingham
 City Planner/Zoning Administrator

Location Map

Country Club Townhomes LLC



No Scale

COUNTRY CLUB PATIO HOMES

PRELIMINARY PLAT OF

Located in Lots 3-8, Block 1,
GOLF COURSE 1st ADDITION
City of Cloquet
Carlton County, Minnesota

GRAPHIC SCALE
SCALE IN U.S. SURVEY FEET
SCALE 1" = 40'

LEGEND

- = SET 1/2" REBAR CAPPED "ANDERSON 45498"
- = FOUND IRON MONUMENT
- ▲ = DELINEATED WETLAND
- - - = PLATTED LOT LINE, GOLF COURSE 1st ADDITION
- - - = 15" & 10" DRAINAGE AND UTILITY EASEMENT LINE, GOLF COURSE 1st ADDITION (DOCUMENT No. 345637)

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 3, BLOCK 1, HAVING AN ASSUMED BEARING OF SOUTH 89°23'44" EAST.

KNOW ALL PERSONS BY THESE PRESENTS: That Country Club Patio Homes L.L.C., a Minnesota Limited Liability Company, owners and proprietors, of the following described property: Lots 3, 4, 5, 6 and 7, Block 1, GOLF COURSE 1ST ADDITION, City of Cloquet, Carlton County, Minnesota, according to the recorded plat thereof, and that portion of Lot 8, Block 1 of said plat lying westerly of the following described line: Commencing at the northeast corner of said Lot 8; thence N 77°51'41"W, 28.23 feet along the north line of said Lot 8 to the point of beginning of the line being described; thence S 4°52'07"W, 188.79 feet to the south line of said Lot 8, and there terminating.

Have caused the same to be surveyed and platted as COUNTRY CLUB PATIO HOMES and do hereby dedicate to the public for public use the public ways and/or the drainage and utility easements as created herewith.

In witness whereof said Country Club Patio Homes L.L.C., a Minnesota Limited Liability Company, has caused these presents to be signed by its manager this _____ day of _____, 20____

_____, Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, for Country Club Townhomes L.L.C., a Minnesota Limited Liability Company, by its manager _____

Notary Public, _____ County, Minnesota
My Commission Expires _____

I Benjamin H. Anderson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Benjamin H. Anderson, Licensed Land Surveyor
Minnesota License Number 45498

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ A.D. by Benjamin H. Anderson, Licensed Land Surveyor.

Notary Public, _____ County Minnesota
My Commission Expires _____

The plat of COUNTRY CLUB PATIO HOMES was accepted and approved by resolution of the City Council of Cloquet, Minnesota at a _____ meeting thereof held this _____ day of _____, 20____ A.D.

Mayor _____ City Clerk _____

This plat was approved as to form and execution this _____ day of _____, 20____.

City Attorney, Cloquet, Minnesota

I hereby certify that the taxes for the year _____ and all prior years on the property described herein are paid.

County Auditor, Carlton County, Minnesota

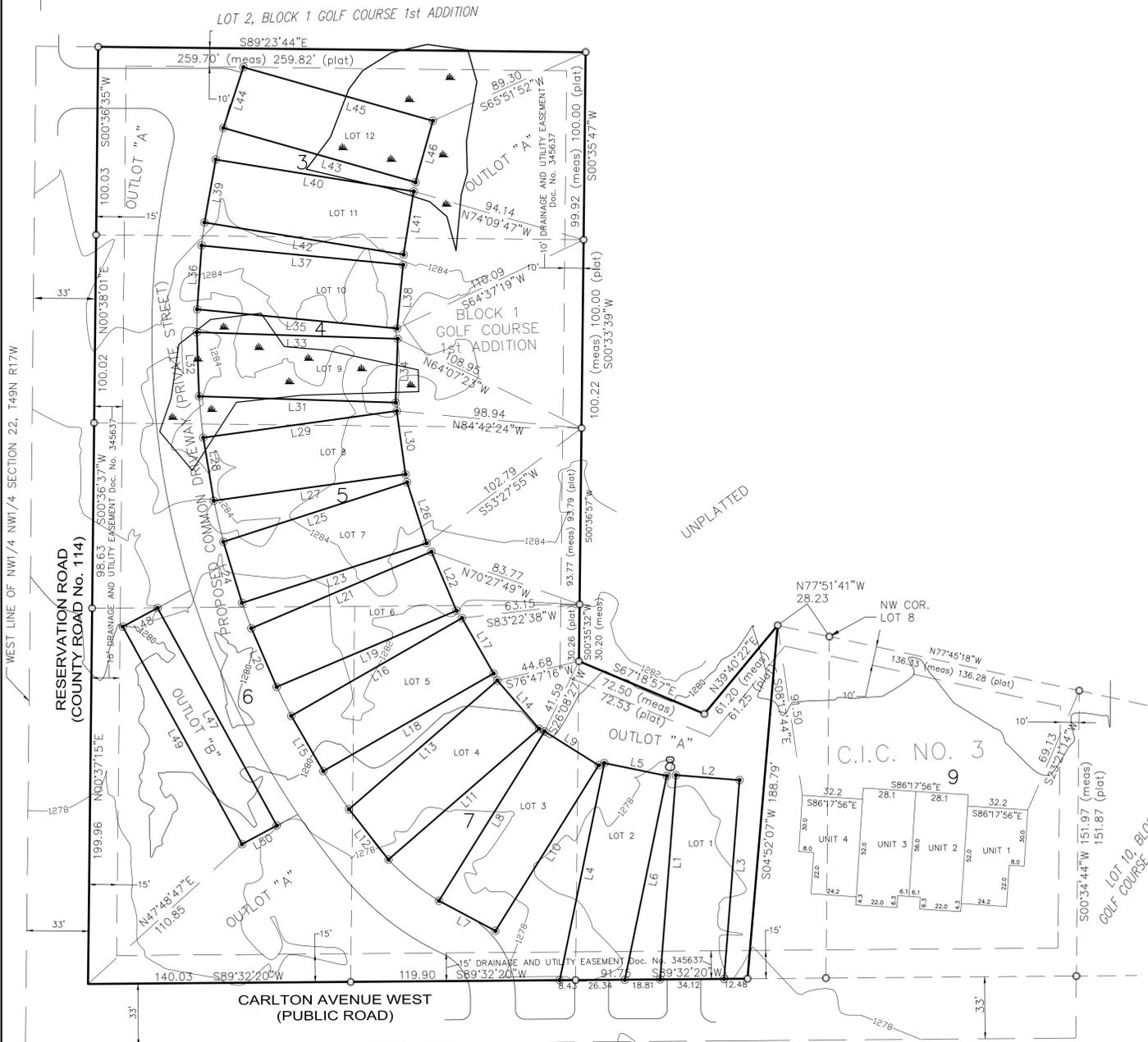
I hereby certify that the taxes for the year _____ on the property described herein are paid.

County Auditor, Carlton County, Minnesota.

Document Number _____

I hereby certify that the within plat of COUNTRY CLUB PATIO HOMES was filed in the office of the County Recorder, for record, this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded in Carlton County Records.

Carlton County Recorder



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N04°26'25"E	109.00	L26	S17°53'49"E	34.00
L2	S85°33'35"E	34.00	L27	S82°09'50"W	103.16
L3	S04°26'25"W	106.08	L28	N09°31'01"W	34.00
L4	N11°38'13"E	117.98	L29	N82°09'50"E	104.16
L5	S78°21'47"E	34.00	L30	S07°50'10"E	34.00
L6	S11°38'13"W	110.69	L31	N88°09'32"W	104.87
L7	N62°03'20"W	34.09	L32	N02°04'56"W	34.00
L8	N32°00'05"E	106.26	L33	S88°09'32"E	107.20
L9	S57°59'55"E	34.00	L34	S01°50'28"W	34.00
L10	S32°00'05"W	103.84	L35	N84°32'20"W	107.09
L11	S49°05'52"W	106.28	L36	N04°02'32"E	34.00
L12	N38°09'18"W	34.04	L37	S84°32'20"E	107.93
L13	N49°05'52"E	104.65	L38	S05°27'40"W	34.00
L14	S40°54'08"E	34.00	L39	N10°10'43"E	34.00
L15	N30°10'33"W	34.00	L40	S80°51'57"E	106.93
L16	N60°13'47"E	104.83	L41	S09°08'03"W	34.00
L17	S29°46'13"E	34.00	L42	N80°51'57"W	107.55
L18	S60°13'47"W	104.59	L43	N74°13'47"W	106.45
L19	S67°01'08"W	104.09	L44	N18°19'15"E	34.00
L20	N23°23'31"W	34.00	L45	S74°13'47"E	104.94
L21	N67°01'08"E	104.33	L46	S15°46'13"W	34.00
L22	S22°58'52"E	34.00	L47	N28°12'27"W	132.00
L23	S72°06'11"W	103.41	L48	S61°47'33"W	21.00
L24	N16°59'11"W	34.00	L49	S28°12'27"E	132.00
L25	N72°06'11"E	102.87	L50	N61°47'33"E	21.00

SOUTHWEST CORNER OF NW1/4 NW1/4 SECTION 22, T49N R17W
S89°32'20"W 385.31'
SOUTH LINE OF NW1/4 NW1/4 SECTION 22, T49N R17W



BLACKHOOF

2020 14th Street Tel: 218-384-9727
Cloquet, MN 55720

CLIENT:
**COUNTRY CLUB
TOWNHOMES, LLC**

2020 14TH STREET
SUITE A
CLOQUET, MN 55720

02-6-17 ISSUED FOR REVIEW

NO DATE REVISION

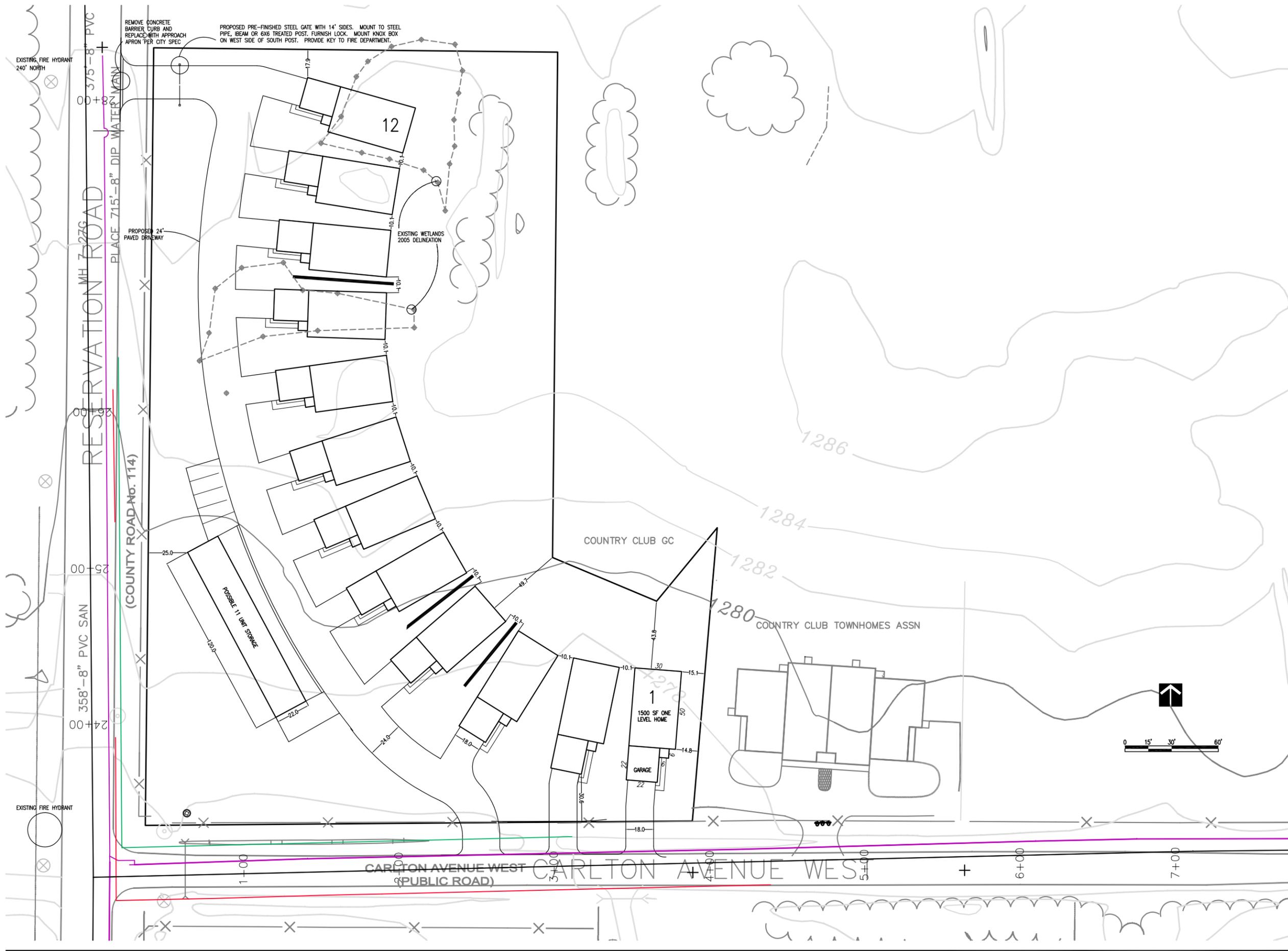
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the state of Minnesota.

Signature:
Typed or Printed Name: DAVID M. CHMIELEWSKI
Date 02-17-17 Reg. No 40639

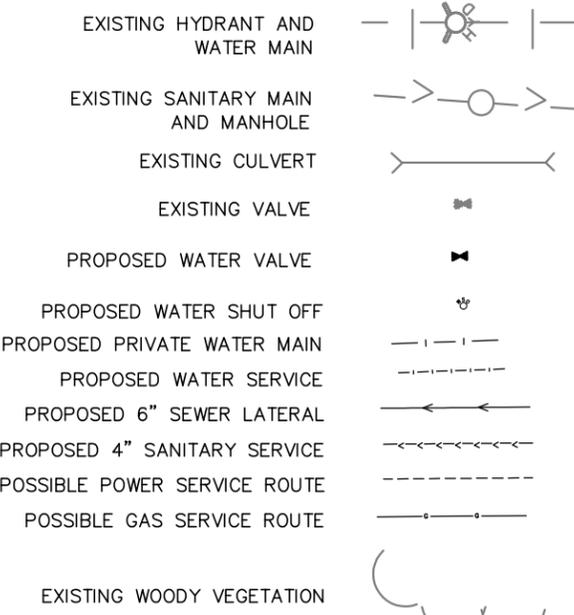
PROJECT NAME:
**COUNTRY CLUB
PATIO HOMES**

DRAWING TITLE:
LAYOUT

FILE:
DRAWN BY:
CHECKED BY:
PROJ. NO.:
DRAWING NO.: **1.0**



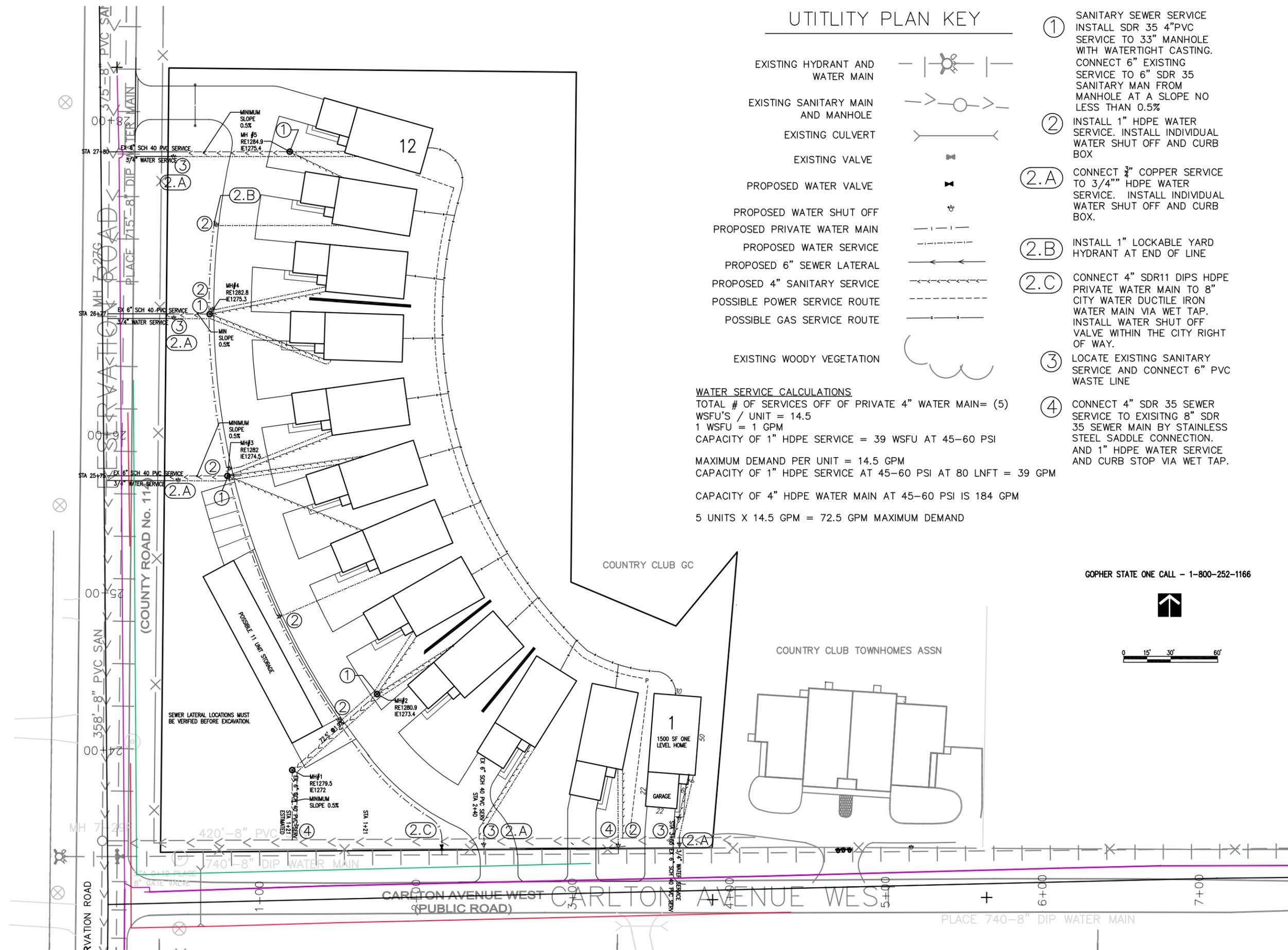
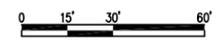
UTILITY PLAN KEY



- ① SANITARY SEWER SERVICE
INSTALL SDR 35 4" PVC SERVICE TO 33" MANHOLE WITH WATERTIGHT CASTING. CONNECT 6" EXISTING SERVICE TO 6" SDR 35 SANITARY MAN FROM MANHOLE AT A SLOPE NO LESS THAN 0.5%
- ② INSTALL 1" HDPE WATER SERVICE. INSTALL INDIVIDUAL WATER SHUT OFF AND CURB BOX
- ②.A CONNECT 3/4" COPPER SERVICE TO 3/4" HDPE WATER SERVICE. INSTALL INDIVIDUAL WATER SHUT OFF AND CURB BOX.
- ②.B INSTALL 1" LOCKABLE YARD HYDRANT AT END OF LINE
- ②.C CONNECT 4" SDR11 DIPS HDPE PRIVATE WATER MAIN TO 8" CITY WATER DUCTILE IRON WATER MAIN VIA WET TAP. INSTALL WATER SHUT OFF VALVE WITHIN THE CITY RIGHT OF WAY.
- ③ LOCATE EXISTING SANITARY SERVICE AND CONNECT 6" PVC WASTE LINE
- ④ CONNECT 4" SDR 35 SEWER SERVICE TO EXISTING 8" SDR 35 SEWER MAIN BY STAINLESS STEEL SADDLE CONNECTION. AND 1" HDPE WATER SERVICE AND CURB STOP VIA WET TAP.

WATER SERVICE CALCULATIONS
 TOTAL # OF SERVICES OFF OF PRIVATE 4" WATER MAIN= (5)
 WSFU'S / UNIT = 14.5
 1 WSFU = 1 GPM
 CAPACITY OF 1" HDPE SERVICE = 39 WSFU AT 45-60 PSI
 MAXIMUM DEMAND PER UNIT = 14.5 GPM
 CAPACITY OF 1" HDPE SERVICE AT 45-60 PSI AT 80 LNFT = 39 GPM
 CAPACITY OF 4" HDPE WATER MAIN AT 45-60 PSI IS 184 GPM
 5 UNITS X 14.5 GPM = 72.5 GPM MAXIMUM DEMAND

GOPHER STATE ONE CALL - 1-800-252-1166



CLIENT:
COUNTRY CLUB TOWNHOMES, LLC

2020 14TH STREET
SUITE A
CLOQUET, MN 55720

02-6-17 ISSUED FOR REVIEW

NO	DATE	REVISION

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 Professional Engineer under the laws of the state of Minnesota.

Signature: *Todd A. Erickson*
 Typed or Printed Name: TODD A. ERICKSON
 Date 02-17-17 Reg. No. 40418

PROJECT NAME:
COUNTRY CLUB PATIO HOMES

DRAWING TITLE:
SEWER AND WATER UTILITY PLAN

FILE:
DRAWN BY:
CHECKED BY:
PROJ. NO.:
DRAWING NO.:



BLACKHOOF

2020 14th Street Tel: 218-384-9727
Cloquet, MN 55720

CLIENT:
**COUNTRY CLUB
TOWNHOMES, LLC**

2020 14TH STREET
SUITE A
CLOQUET, MN 55720

02-6-17 ISSUED FOR REVIEW

NO DATE REVISION

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 Landscape Architect under the laws of the state of Minnesota.

Signature:
Typed or Printed Name: DAVID M. CHMIELEWSKI
Date 02-17-17 Reg. No. 40639

PROJECT NAME:
**COUNTRY CLUB
PATIO HOMES**

DRAWING TITLE:
**GRADING
AND DRAINAGE
PLAN**

FILE:
DRAWN BY:
CHECKED BY:
PROJ. NO.:
DRAWING NO.: **1.3**

GRADING AND DRAINAGE PLAN KEY

- PROPOSED SPOT ELEVATION
- EXISTING CULVERT
- AGGREGATE SUBDRAIN
- PROPOSED 2' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING WOODY VEGETATION
- PROPOSED DIRECTION OF FLOW

- ⑤ INSTALL 4" HDPE PERFORATED DRAIN TILE IN TDA ENCLOSURE WRAPPED WITH FILTER FABRIC SEE DETAIL.
DAYLIGHTING. LAST 5' OF PIPE AT POINT OF DAYLIGHT MUST BE 6" CAST IRON WITH RODENT SCREEN
- ⑥ INSTALL 6" SDR 35 DRAIN PIPE, NON PERFORATED BEDDED IN NATIVE SOIL.
DAYLIGHTING. LAST 5' OF PIPE AT POINT OF DAYLIGHT MUST BE 6" CAST IRON WITH RODENT SCREEN
- ⑦ INSTALL 12" CPP WITH FLARED ENDS. SLOPE EAST TO WEST 0.5% WITH 1' MINIMUM COVER



GOPHER STATE ONE CALL - 1-800-252-1166



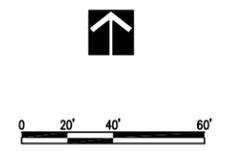
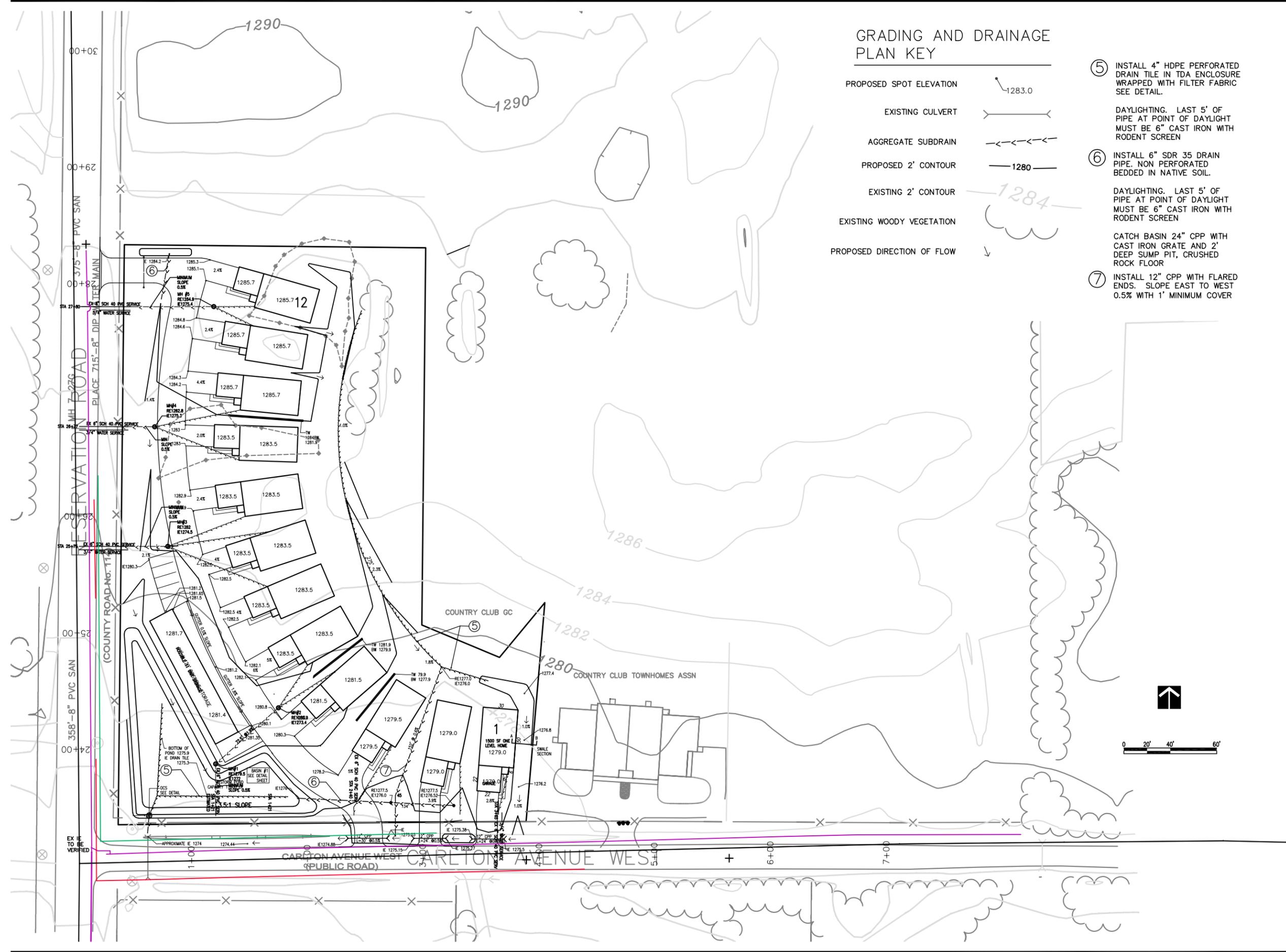
BLACKHOOF

2020 14th Street Cloquet, MN 55720 Tel: 218-384-9727

GRADING AND DRAINAGE PLAN KEY

- PROPOSED SPOT ELEVATION 1283.0
- EXISTING CULVERT
- AGGREGATE SUBDRAIN
- PROPOSED 2' CONTOUR 1280
- EXISTING 2' CONTOUR 1284
- EXISTING WOODY VEGETATION
- PROPOSED DIRECTION OF FLOW

- ⑤ INSTALL 4" HDPE PERFORATED DRAIN TILE IN TDA ENCLOSURE WRAPPED WITH FILTER FABRIC SEE DETAIL.
DAYLIGHTING. LAST 5' OF PIPE AT POINT OF DAYLIGHT MUST BE 6" CAST IRON WITH RODENT SCREEN
- ⑥ INSTALL 6" SDR 35 DRAIN PIPE. NON PERFORATED BEDDED IN NATIVE SOIL.
DAYLIGHTING. LAST 5' OF PIPE AT POINT OF DAYLIGHT MUST BE 6" CAST IRON WITH RODENT SCREEN
- ⑦ INSTALL 12" CPP WITH FLARED ENDS. SLOPE EAST TO WEST 0.5% WITH 1' MINIMUM COVER



CLIENT:
COUNTRY CLUB TOWNHOMES, LLC

2020 14TH STREET
SUITE A
CLOQUET, MN 55720

02-6-17 ISSUED FOR REVIEW

NO	DATE	REVISION

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 Professional Engineer under the laws of the state of Minnesota.

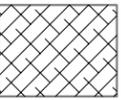
Signature:
Typed or Printed Name: TODD A. ERICKSON
Date 02-17-17 Reg. No. 40418

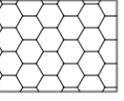
PROJECT NAME:
COUNTRY CLUB PATIO HOMES

DRAWING TITLE:
STORMWATER PLAN

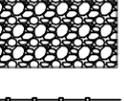
FILE:
DRAWN BY:
CHECKED BY:
PROJ. NO.:
DRAWING NO.: **1.4**

EROSION CONTROL AND PLANTING KEY

- 

SEED WITH GENERAL TURF ESTABLISHMENT METHOD. COVER WITH SINGLE NET STRAW BLANKET AT 1 ANCHOR PER SQ YD AND ONE ANCHOR PER 3 LNFT O LEADING EDGES. TRENCH IN LEADING EDGES THAT RECEIVE FLOW FROM SWALES. PRIMARY PROTECTION HERE IS SCOURING OFF THE EDGE OF PAVED SURFACES AND SHALLOW CHANNEL FLOW.
- 

SEED WITH BWSR W-7 (33-36) AT 10 LBS PER ACRE. OVERSEED WITH 200LBS PER ACRE SEED OATS. LIGHTLY HARROW. COVER WITH DOUBLE NET STRAW BLANKET AND ANCHOR AT 1 STAPLE PER SQ YARD. ONE ANCHOR EVERY 3 LNFT ALONG LEADING EDGES.
- 

STABILIZED CONSTRUCTION ENTRANCE. GEOTEXTILE SEPARATOR FABRIC, 6" OF 2" CLEAN ROCK. REMOVE VISIBLE SEDIMENT FROM ROADWAY DAILY.
- 

RIP RAP MAT. GEOTEXTILE SEPARATOR FABRIC, 2-6" CLEAN
- 

SILT FENCE OR 12" TALL 24" WIDE COMPACTED CONTAINMENT BERM SEED WITH 5LBS SEED OATS PER 1000 SF, HARROW AND COVER WITH 90% HAY OR STRAW. REMOVE WHEN FINAL TURF STABILIZATION HAS REACHED 90% COVER.
- 

GENERAL TURF ESTABLISHMENT AFTER INSTALLING PERIMETER CONTROL, STRIP AND STOCKPILE TOPSOIL FOR REAPPLICATION AFTER CONSTRUCTION. REAPPLIED TOPSOIL WILL BE POWER RAKED AND SEEDED WITH GENERAL TURF GRASS IX AT A RATE OF 200 LBS PER ACRE. APPLY SEED OATS COVER AT 200 LBS PER ACRE. LIGHTLY HARROW. APPLY BLOWN STRAW ULCH AT 90% COVER.
- 

THIS METHOD INCLUDES ALL DISTURBED AREAS THAT ARE NOT RECEIVING EROSION CONTROL BLANKET.
- 

1.5" CALIPER DECIDUOUS TREE. QUANTITY WILL BE 12
- 

5-6" EVERGREEN. TOTAL QUANTITY WILL BE 24.

BLANKET 1	4858 SF
BLANKET 2	10,880 SF
OAT COVER CROP	308 LBS
BWSR W-733-36	2.5 LBS
6-12" RIP RAP	8 CY
2" WASHED ROCK	14 CY
SPECIALTY TURF AND AG LANDSCAPERS MIX LAWN SEED	309 LBS

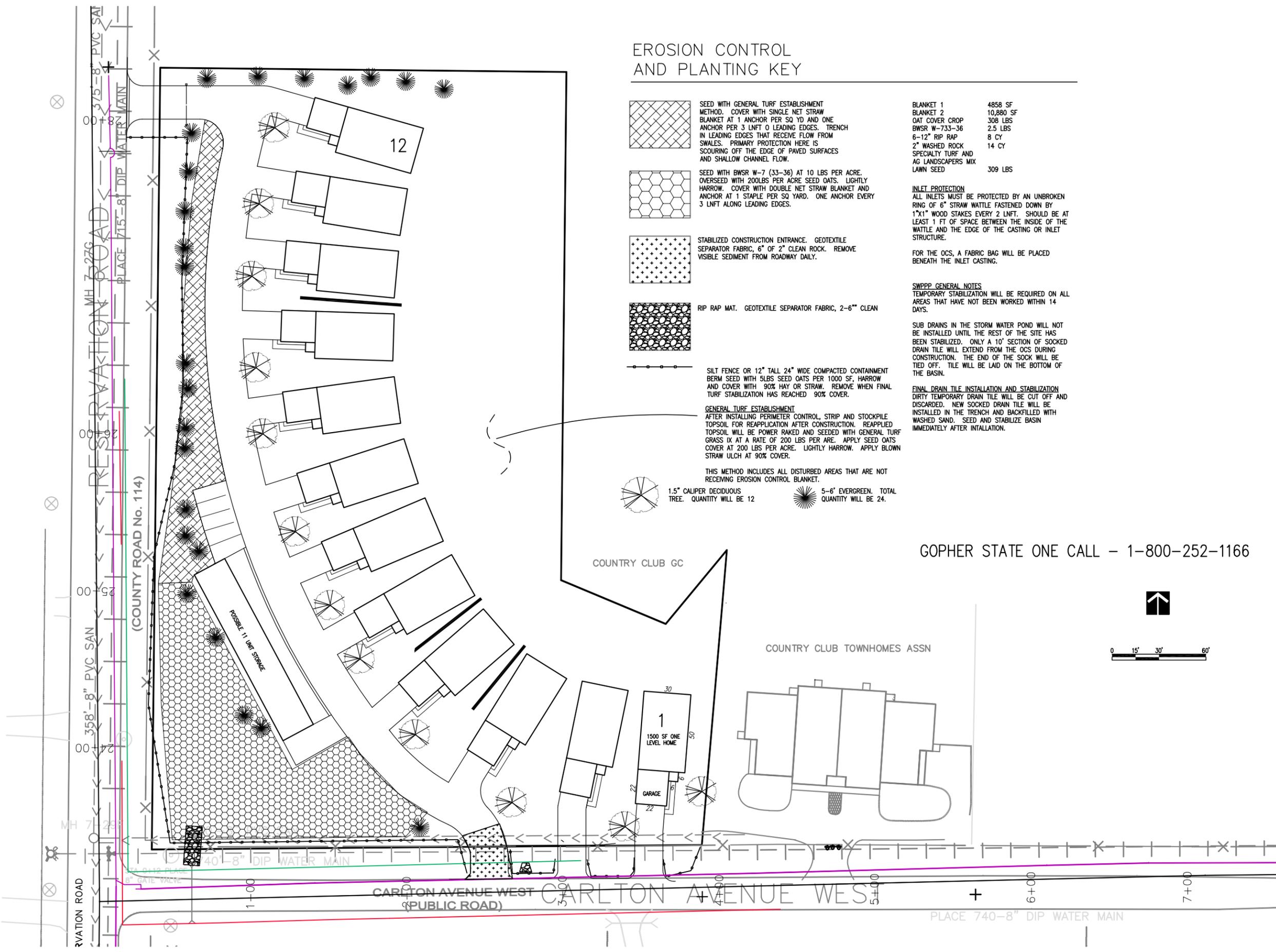
INLET PROTECTION
ALL INLETS MUST BE PROTECTED BY AN UNBROKEN RING OF 6" STRAW WATTLE FASTENED DOWN BY 1"x1" WOOD STAKES EVERY 2 LNFT. SHOULD BE AT LEAST 1 FT OF SPACE BETWEEN THE INSIDE OF THE WATTLE AND THE EDGE OF THE CASTING OR INLET STRUCTURE.

FOR THE OCS, A FABRIC BAG WILL BE PLACED BENEATH THE INLET CASTING.

SWPPP GENERAL NOTES
TEMPORARY STABILIZATION WILL BE REQUIRED ON ALL AREAS THAT HAVE NOT BEEN WORKED WITHIN 14 DAYS.

SUB DRAINS IN THE STORM WATER POND WILL NOT BE INSTALLED UNTIL THE REST OF THE SITE HAS BEEN STABILIZED. ONLY A 10' SECTION OF SOCKED DRAIN TILE WILL EXTEND FROM THE OCS DURING CONSTRUCTION. THE END OF THE SOCK WILL BE TIED OFF. TILE WILL BE LAID ON THE BOTTOM OF THE BASIN.

FINAL DRAIN TILE INSTALLATION AND STABILIZATION
DIRTY TEMPORARY DRAIN TILE WILL BE CUT OFF AND DISCARDED. NEW SOCKED DRAIN TILE WILL BE INSTALLED IN THE TRENCH AND BACKFILLED WITH WASHED SAND. SEED AND STABILIZE BASIN IMMEDIATELY AFTER INTALLATION.



GOPHER STATE ONE CALL - 1-800-252-1166

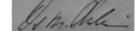
CLIENT:
COUNTRY CLUB TOWNHOMES, LLC

2020 14TH STREET SUITE A CLOQUET, MN 55720

02-6-17 ISSUED FOR REVIEW

NO DATE REVISION

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 Landscape Architect under the laws of the state of Minnesota.

Signature: 

Typed or Printed Name: DAVID M. CHMIELEWSKI

Date 02-17-17 Reg. No. 40639

PROJECT NAME:
COUNTRY CLUB PATIO HOMES

DRAWING TITLE:
EROSION CONTROL

FILE:
DRAWN BY:
CHECKED BY:
PROJ. NO.:
DRAWING NO.:

1.5



DEPARTMENT OF PUBLIC WORKS

1307 Cloquet Avenue; Cloquet, MN 55720
Phone: (218) 879-6758 Fax: (218) 879-6555
Street - Water - Sewer – Engineering - Park
www.ci.cloquet.mn.us

MEMO

To: Al Cottingham, City Planner
From: John Anderson, Assistant City Engineer
Date: April 4, 2017

SUBJECT: Country Club Patio Homes, Preliminary Plat Review

I have reviewed the preliminary plat materials, dated 2/17/17 and 3/17/17, submitted by Blackhoof. The plans contained the following pages:

- Preliminary Plat
- Layout
- Sewer and Water Utility Plan
- Grading and Drainage Plan
- Drainage Map
- Erosion Control and Landscape Plan

The following are my comments on the plans submitted; comments in ~~strike through~~ have been addressed

Preliminary Plat

1. The preliminary plat does not contain the data required in 13.1.06 subd such as topography, existing and proposed easements, plat data such as areas and zoning to mention a few.
2. ~~The preliminary plat should indicate the proposed common driveway is a private street.~~
3. This plan is not signed by the professional who prepared it.

Layout

1. The layout identifies a “possible 11 unit storage” building which appears to be an accessory building that will be in common ownership by a home owners association. It is proposed to be built in an outlot as shown on the preliminary plat which is not permitted. The building is situated very close to the private street but no dimension is shown.
2. A permit may be required from Carlton County for the private road connection to Reservation Road.
3. ~~The routing of private utilities should be shown including Telephone, electric, and natural gas if available~~
4. ~~This plan is not signed by the professional who prepared it.~~

5. The Private Road has a gate at the north end which will make it difficult for vehicles to turn around. A full sized turn around should be provided or the gate should be removed. Appropriate signage indicating the private road and addresses along that road should be placed at the Carlton Ave W. entrance.

Sewer and Water Utility Plan

1. Any sanitary sewer service over 100 feet will require a cleanout
- ~~2. The plan does not show all the existing water service taps that are in place. For each existing sewer service along Reservation Road and Carlton Avenue there is a water tap. Any existing water services not used to serve a lot in this development must be cut off at the main at the developer's expense as per city code.~~
3. The plan proposes to install a private watermain to serve the building with a domestic water service. This is acceptable but the water shut offs need to be located in the front yard to provide adequate access to the curb stop in the future.
4. On a typical residential installation the water service from the main to the curb stop is the city's' to maintain. In this case where the entire system is private The City will own and maintain the tap on the main and the gate valve associated with that tap. The rest of the system is the responsibility of the home owners association.
- ~~5. The tap on the watermain in Carlton Avenue to serve this development should be specified as a wet tap.~~
- ~~6. The calculations showing the sizing of the private watermain should be submitted~~
- ~~7. Fixtures that facilitate flushing the private watermain need to be incorporated into the system.~~
8. The Developer should demonstrate to the Fire Department there is adequate access to fire hydrants within this development.
9. Show the proposed storm sewer and draitile on this plan. A minimum of 10 feet, horizontal distance, is required between watermain and any sewer.
- ~~10. This plan is not signed by the professional who prepared it.~~
11. There is note along Reservation Road "place 715' – 8" DIP watermain" the intent of this note is not clear.
12. Some sewer and water services cross from one lot to another, such as the services that serve lot 6 cross lot 7. Appropriate easement need to be in place to allow for this or the services should be reconfigured to eliminate the need for the easement.
13. The private watermain appears to be fairly close to the garage building. There should be a minimum of 15 feet between the watermain and the building to facilitate future repairs to the watermain.

Drainage and Grading Plan

1. The National wetland inventory shows a wetland on this site. The developer should provide a wetland delineation to document if this exists or not. A current delineation report is needed.
2. ~~Spot elevations along the private street at each driveway need to be shown~~
3. ~~Percent of grade needs to be shown along the private street and on each driveway.~~
4. A drainage easement should be provided for the drainage swale along the rear of the buildings and where drainage is routed between unit 1 and the east plat line
5. A drainage easement should be provided for the storm pond at the southwest corner of the site.
6. A hard surface or rock armored spillway is needed at the south end of the valley gutter in front of the storage building.
7. Percent of grade and spot elevations needs to be shown along the centerline of all swales. The swale at the rear of lots 8 through 12 appears to be extremely flat.
8. Provide details on the structures proposed to be installed in conjunction with the storm sewer / drain tile.
9. ~~Provide spot elevations along the ditch centerline on the north side of Carlton Avenue~~
10. ~~A culvert is needed along the east ditch of Reservation Road where the private street connection is made.~~
11. ~~The 1280 contour connecting to unit 4 should be shown connecting to the retaining wall on the east side of this building as the FFE of this building is 1281.5.~~
12. ~~The 1282 contour connecting to unit 5 should be shown between the building and the retaining wall to the south east as the FFE of this unit is 1283.5.~~
13. ~~A typical section of the private road should be shown on the plan. The section provided shows a select granular base but no draintile. The designer should confirm the soils below are free draining and that drain tile is not needed.~~
14. Indicate if it is the intent to remove the existing fencing on the site
15. ~~Include details of the pond outlet structure and how it is to be constructed to control discharge.~~
16. This plan will require a NPDES construction permit as well as a city issued grading permit.
17. ~~This plan is not signed by the professional who prepared it.~~

Stormwater Watershed Plan

1. The plan only identifies one sub watershed which is fine for the existing condition. The watershed boundary needs to be divided to show what flows to the pond and what flows to the ditch on Carlton Avenue in the developed condition.
2. Provide Stormwater calculations for sizing of the storm sewer piping showing the pipes and inlets have the capacity to convey the 5 year storm.
3. Provide Stormwater calculations showing the swales are contained in an easement that can convey a 100 year event. The swale between units 2 and 3 may need to be wider or a storm sewer inlet provided in the rear yard at this location.
- ~~4. Provide Stormwater calculation to show the proposed 2, 10 and 100 year storm event discharges from the site do not exceed the existing discharge rates.~~
- ~~5. Provide stormwater calculations showing the drawdown time in the filtration basin~~
6. Provide soil boring data that explains why infiltration is not included in the Stormwater design.
7. Provide storm water calculations that show the 100 year highwater level is contained in the Stormwater pond.
- ~~8. Provide a detailed section of pond construction including soil specification used to construct the pond and proposed planting.~~
9. Provide for an emergency overflow out of the Stormwater filtration basin
- ~~10. This plan is not signed by the professional who prepared it.~~

Erosion Control and Landscape Plan

- ~~1. No inlet protection is specified as required in the NPDES permit~~
- ~~2. Silt fence is shown in the legend but is not shown anywhere on the plan.~~
3. Evergreen trees are shown close to the swale along the west side of the private street and southwest of the storage building. In order to maintain this swale in the future the trees should be placed a minimum of 10 feet back from the top of the side slope of the swale.
4. Trees are shown in the front yards of each lot, placement of the sewer and water service connections should be considered so the trees are not placed on top of these utilities.
5. Trees along the south plat line should be setback a minimum of 10 feet from the edge of the sewer and water easement for the existing pipe or any proposed sewer and water lines in this area.
- ~~6. This plan is not signed by the professional who prepared it.~~

Stormwater Pollution Prevention Plan

No revised SWPPP was submitted some items have been moved to the erosion control plan. Those items shown in strikethrough have been addressed

1. ~~Correct the title, currently shown as 14th Street Apartments.~~
2. The NPDES permit for this project will remain open until the final house building is completed and final turf establishment is in place.
3. Temporary stabilization will be required on all areas that have not actively been worked within 14 days. The plan needs to call this out and it may require multiple mobilization to stabilize each building site after initial backfill of the foundation of a building
4. Provide MPCA / U of M credentials of SWPPP designer in the plan.
5. ~~Provide an estimate of pay items related to the SWPPP as required in the NPDES permit.~~
6. Since the pond is used as a temporary sedimentation basin provide a detail of an outlet structure used while it functions as a temporary sedimentation basin. Additionally add a note to the plan related to the timing of the construction of the final storm pond and require the final storm pond construction to take place after such time as necessary to insure sediment from the site does not contaminate the soil in the pond and reduces or eliminates its effectiveness.
7. The contractor will be required to inspect the site as required by the NPDES permit, copies of these inspections shall be provided to the City of Cloquet.
8. A private maintenance agreement needs to be written and recorded for the storm water facilities on the site.
9. A bond in the amount of \$5000 will need to be provided to insure proper function of the stormwater treatment pond



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: April 5, 2017

**ITEM DESCRIPTION: ZONING CASE 17-05: ZONING ORDINANCE TEXT
AMENDMENT – BREWERIES, TAPROOMS, BREW PUBS
AND MICRO-DISTILLERIES**

Background

The City of Cloquet is proposing to amend the Section 17.1.05 Definitions; Section 17.6.11 RC – Regional Commercial; Section 17.6.12 HC – Historic Commercial; Section 17.6.13 CC – City Center; Section 17.6.14 LI – Light Industry; Section 17.6.15 HI – Heavy Industry; and, Section 17.6.16 OM – Office/Manufacturing District of the City Code (Zoning Ordinance).

The proposed amendment is to add the following definitions: Brewer, Brewery Taproom, Brew Pub, Cocktail Room and Micro-Distillery. Also to allow these different uses as permitted uses within the RC, HC, CC, LI, HI and OM Districts

In December 2016 the City Council amended the City Code to include these uses in the Alcoholic Beverage Licensing section. With these changes it was determined that the Zoning Ordinance should be amended to include these uses also.

A public hearing will be held on Tuesday, April 11, 2017 to consider a possible amendment to Section 17. A legal notice was published in the Pine Journal on March 30, 2017, Property owners were **not** sent a notice of the hearing since this is a textual amendment.

Policy Objectives

As times change amendments to the Ordinance are made to try to stay current with things.

Financial Impacts

The Zoning Ordinance Text Amendment fee is \$300. These fees have been waived since the city is the applicant.

Advisory Committee Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing and review the proposed language changes. Following this review the Planning Commission can recommend approval of the request, recommend denial of the request or table the request for some additional information.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

Staff Recommendation

Staff would recommend approval of the Zoning Ordinance Text Amendments as identified in the attached pages.

Supporting Documents Attachments

- Resolution No. 17-05

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 17-05

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE ATTACHED ORDINANCE RELATING BREWERIES, TAPROOMS, BREW
PUBS, COCKTAIL ROOMS AND MICRO-DISTILLERIES**

WHEREAS, the City of Cloquet is proposing to amend the Zoning Ordinance Breweries, Taprooms, Brew Pubs, Cocktail Rooms and Micro-Distilleries; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Journal. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on April 11, 2017 at which time Zoning Case / Development Review No. 17-05 was heard and discussed; and

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the attached Ordinance.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 17-05 to the Cloquet City Council.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: _____ NAY: _____ ABSENT: _____

JESSE BERGLUND	_____	BRYAN BOSTA	_____
KELLY JOHNSON	_____	TERRI LYYTINEN	_____
JOHN SANDERS	_____	NATHANIEL WILKINSON	_____
URIAH WILKINSON	_____		

Passed and adopted this 11th day of April 2017.

CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

ORDINANCE NO. XXX

AN ORDINANCE TO AMEND CHAPTER 17 OF THE MUNICIPAL CODE PERTAINING TO BREWERIES, TAPROOMS, BREW PUB AND MICRO-DISTILLERIES

The City Council of the City of Cloquet does hereby ordain as follows:

Section 1. **Section 17.1.05, Definitions** is amended to add:

Subd. 18.2 Brew Pub. Means a brewer who also holds one or more retail on-sale license(s) and who manufactures fewer than 3,500 barrels of malt liquor in a year, at any one licensed premises, the entire production of which is solely for consumption on tap on any licensed premises owned by the brewer, or for off-sale from those licensed premises as permitted in Minn. Stat. 340A.24.

Subd. 18.4 Brewer. Means a person who manufactures malt liquor for sale and who holds a Brewers License issued by the State of Minnesota.

Subd. 18.6 Brewery Taproom (also known as a microbrewery). Means a facility on the premises of or adjacent to the premises owned by a brewer, licensed under Minn. Stat. 340A.301, intended for the on-sale consumption and limited off-sale of beer produced on site by the brewer as authorized by Minn. Sata. 340A.26.

Subd. 22.2 Cocktail Room. Means a facility on or adjacent to the premises of a micro distillery licensed under Minn. Stat. 340A.22, which has been issued a cocktail room license for the on-sale of distilled liquor by the distiller for consumption on the premises of or adjacent to one distillery location by the distiller.

Subd. 82.2 Micro Distillery. Means a distillery operated within the State producing premium, distilled spirits in total quantity not to exceed 40,000 proof gallons in a calendar year and licensed under Minn. Stat.340.A.22.

Section 2. **Section 17.6.11 RC – Regional Commercial District, Subd. 2 Permitted Uses** is amended to add:

P. Brew Pub, Brewery Taproom, Cocktail Room and Micro-Distillery.

Section 3. **Section 17.6.12 HC – Historic Commercial District, Subd. 2 Permitted Uses** is amended to add:

I. Brew Pub, Brewery Taproom, Cocktail Room and Micro-Distillery.

Section 4. Section 17.6.13 CC – City Center District, Subd. 2 Permitted Uses is amended to add:

T. Brew Pub, Brewery Taproom, Cocktail Room and Micro-Distillery.

Section 5. Section 17.6.14 LI – Light Industry District, Subd. 2 Permitted Uses is amended to add:

D. Brew Pub, Brewery Taproom, Cocktail Room and Micro-Distillery.

Section 6. Section 17.6.15 HI – Heavy Industry District, Subd 2 Permitted Uses is amended to add:

B. Brew Pub, Brewery Taproom, Cocktail Room and Micro-Distillery.

Section 7. Section 17.6.16 OM – Office/Manufacturing District, Subd. 2 Permitted Uses is amended to add:

G. Brew Pub, Brewery Taproom, Cocktail Room and Micro-Distillery.

Section 8. **Effective Date.** This ordinance shall take effect and be in force from and after its passage and publication in accordance with law.

Passed this 18th day of April 2017.

CITY OF CLOQUET

By: _____
Its Mayor

ATTEST:

By: _____
Its City Administrator



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: April 5, 2017

**ITEM DESCRIPTION: ZONING CASE 17-06: ZONING ORDINANCE TEXT
AMENDMENT – SPECIAL EVENT DEFINITION**

Background

The City of Cloquet is proposing to amend the Section 17.1.05 Definitions of the City Code (Zoning Ordinance). The proposed amendment is to add the following definition: Special Event.

In March 2017 SKB Environmental/Shamrock Landfill requested approval of additional hours of operation for a special event in order to bring materials in from Ashland, WI. In the approval of the Conditional Use Permit in 2011 it included wording for hours of operation being Monday through Saturday 7:00 am to 5:00 pm and the Landfill may operate on a 24-hour basis as needed for special events, leachate hauling, and emergency conditions (as defined below). This statement only defines emergency conditions and not special events. It has been suggested by the City Attorney that the city may want to define a special event in order to eliminate any confusion as to what may be allowed.

A public hearing will be held on Tuesday, April 11, 2017 to consider a possible amendment to Section 17. A legal notice was published in the Pine Journal on March 30, 2017, Property owners were **not** sent a notice of the hearing since this is a textual amendment.

Policy Objectives

Since there currently is not a definition for a “special event” in the Ordinance it was felt that a definition should be added.

Financial Impacts

The Zoning Ordinance Text Amendment fee is \$300. These fees have been waived since the city is the applicant.

Advisory Committee Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing and review the proposed language for a special event. Following this review the Planning Commission can recommend approval of the request, recommend denial of the request or table the request for some additional information.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

Staff Recommendation

Staff would recommend approval of the Zoning Ordinance Text Amendment as identified in the attached pages. There are portions of the definition that need to be discussed and decisions made as highlighted in the definition.

Supporting Documents Attachments

- Resolution No. 17-06
- City Attorney Letter March 13, 2017

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 17-06

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE ATTACHED ORDINANCE RELATING TO A SPECIAL EVENT**

WHEREAS, the City of Cloquet is proposing to amend the Zoning Ordinance to define a “Special Event”; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Journal. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on April 11, 2017 at which time Zoning Case / Development Review No. 17-06 was heard and discussed; and

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the attached Ordinance.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 17-06 to the Cloquet City Council.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: ____ NAY: ____ ABSENT: ____

JESSE BERGLUND	_____	BRYAN BOSTA	_____
KELLY JOHNSON	_____	TERRI LYYTINEN	_____
JOHN SANDERS	_____	NATHANIEL WILKINSON	_____
URIAH WILKINSON	_____		

Passed and adopted this 11th day of April 2017.

CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

ORDINANCE NO. XXX

AN ORDINANCE TO AMEND CHAPTER 17 OF THE MUNICIPAL CODE PERTAINING TO A DEFINITION OF A “SPECIAL EVENT”

The City Council of the City of Cloquet does hereby ordain as follows:

Section 1. **Section 17.1.05, Definitions** is amended to add:

Subd. 107.2 Special Event. Means a unique and unforeseen event of no more than _____ days/weeks duration occurring within the Cloquet Area / the Carlton County Region / the Northeastern Minnesota Region / a _____ mile radius from Cloquet, or a combination of a radius and an area or region, which is of such significance as to allow for the relaxing of zoning requirements and the implementation of special provisions when provided in any permit, variance or other zoning document.

The Zoning Administrator shall make the final determination as to whether the significance of a qualifying event rises to the level of a Special Event. A Special Event may be extended for an additional durational period by approval of the Zoning Administrator.

Section 2. **Effective Date.** This ordinance shall take effect and be in force from and after its passage and publication in accordance with law.

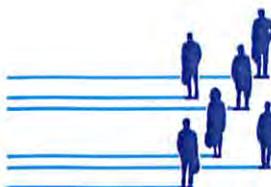
Passed this 18th day of April 2017.

CITY OF CLOQUET

By: _____
Its Mayor

ATTEST:

By: _____
Its City Administrator



FRANK YETKA
DAVID C. PRITCHETT**
WILLIAM T. HELWIG*††***
SARA JANKOFSKY***
BENNETT JOHNSON****
ABAGAIL M. NOUSKA

JOHN M. GASSERT†, *Of Counsel*
DENNIS KORMAN, *Of Counsel*
FLOYD D. RUDY, *Founder (1935-2015)*
LAWRENCE R. YETKA, *Retired*

**Rudy, Gassert, Yetka,
Pritchett & Helwig, P.A.**
A T T O R N E Y S • A T • L A W

March 13, 2017

Al Cottingham
City Planner / Zoning Administrator
1307 Cloquet Avenue
Cloquet, MN 55720

Re: Shamrock CUP - Special Events

Dear Al:

You have asked me for an opinion regarding the definition of *Special Events* found in the Shamrock Conditional Use Permit, specifically with regard to the following project on which SKB/Shamrock Landfill is preparing to bid, described as follows by Shamrock:

Xcel Energy has an environmental dredge project this summer on Lake Superior – Chequamegon Bay in Ashland, WI. The material extracted from the lake bottom will have to be landfilled. This project is set to start in mid May and run through September. The material will be de-watered, solidified and transported to our facility. The estimated volume will be 180,000 +/- 10% tons of material. It is required our facility have hours of material acceptance of Monday-Saturday from 7:00am – 7:00pm. It is estimated that we will receive up to 8 trucks per hour on average to accommodate this volume. The material will be transported in Side-Dump trucks which will limit the amount of backing (back-up alarms) and will not have the potential noise of tail gates slamming.

Shamrock's present approved CUP has the hours of operation specified as follows:

The normal operating hours for waste acceptance at the Landfill will be from 7:00 am to 5:00 pm Monday through Saturday, except during periods of construction (e.g. during landfill liner construction, subgrade construction, or other construction related to cell expansion for the landfill, or construction related to installation of final cover when a cell is being capped) when hours are 7:00 am to 7:00 pm Monday through Friday and 7:00 am to 5:00 pm on Saturdays. ***The Landfill may operate on a 24-hour basis as needed for special events, leachate hauling, and emergency conditions*** (as defined below). When possible, the Owner/Operator will provide written notice to the City and receive City approval when accepting waste outside of normal operating hours. In the event of an emergency where

Re: Shamrock CUP - Special Events

March 13, 2017

Page 2

written request for approval is not possible, the Owner/Operator must notify the City verbally and follow up in writing within 72 hours after the request providing justification for the changed hours and the estimated time when normal operating hours will resume. ***An “emergency condition” is defined as a catastrophic event in the region requiring immediate removal of waste to restore order.***

Shamrock is requesting expanded hours of an additional 2 hours per day Monday through Saturday, for which they are currently approved to be operating for 10 hours per day. Shamrock’s CUP allows 24-hour operation for special events, leachate hauling, and emergency conditions. If this special project is determined to be a *special event* under the CUP, it would allow for 24-hour per day operation. As the term *special events* is not defined in the CUP (only *emergency conditions* is) the term must be understood by its usual meaning within the context used.

A special event is a unique or particular activity of some importance, occurring in a certain location for a limited or fixed duration. Under this definition, if MNDOT were going to demolish and replace a local overpass and required 24-hour availability of the landfill over a two week period to keep the project on schedule, I believe that would fall within the definition of a *special event* under the CUP. The project proposed by Shamrock is not that much different, however it is on a much larger scale and over a more extended period of time. The CUP does not use any qualifier such as “unforeseen”, which could be used to limit the application of the special event language, and in general use the term *special events* refers to planned activities. The project proposed by Shamrock is not the same as if an overpass collapsed (an unforeseen event) and repairs required 24-hour availability of the landfill until the job was completed, which would fall within the definition of emergency conditions (a catastrophic event in the region). *Special events* also generally refer to events occurring within the local region. However, with regard to a business such as the landfill, the region would necessarily include the area it normally services. If the landfill’s service area includes Northern Wisconsin then activities there would be included in the definition.

Based upon the forgoing discussion, I would advise that the extended hours be approved for the requested “special project” without referring to it as a *special event* (however I do believe it qualifies as a *special event*). If the City denies the extended hours for this special project and the decision were challenged in court, a judge could very well decide that this special project meets the requirements of a *special event* which would allow for 24-hour per day operation. It would also be hard to defend denying this request by Shamrock since with the additional 2 hours per day of operation it is still restricting its hours to the same as those of the gravel pit operation on the adjacent property, whose gravel crushing generates considerably more noise than Shamrock’s trucks.

Sincerely,



William T. Helwig

Cloquet City Attorney’s Office

Rudy, Gassert, Yetka, Pritchett & Helwig, P.A.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: April 5, 2017

ITEM DESCRIPTION: ZONING CASE 17-02: TAX INCREMENT FINANCING (TIF) – COUNTRY CLUB TOWNHOMES, LLC, COUNTRY CLUB PATIO HOMES

Background

Country Club Townhomes, LLC has applied to the City of Cloquet for TIF assistance in order to construct the Country Club Patio Homes development. As part of the approval for a Development Program for Development District No. 4 and a Tax Increment Financing Plan for Tax Increment Financing District No. 4-1 need to conform to the general plans for the development and redevelopment of the City. The Planning Commission will review the variance, planned unit development, preliminary plat and final plat for this project at their meeting on April 11, 2017.

State Statute requires that a TIF conform to the Comprehensive Plan for the City. The Planning Commission needs to review the attached plan as provided by Ehlers & Associates for this proposal and determine if it is in conformance with the comprehensive Plan.

The attached graphic shows the proposed Development District No. 4 and the new TIF District No. 4-1.

Policy Objectives

The proposed Development District No. 4 and the TIF District No. 4-1 (a housing district) is for the 13 lots and 1 outlot being created for the 12 single family homes.

The Comprehensive Plan for this area is “Low Density Residential”. The proposal for residential development is consistent with the Comprehensive Plan.

Financial Impacts

The applicant has paid the required fees to cover the TIF application process.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

Advisory Committee Action Requested

The Planning Commission should review the Development Program for Development District No. 4 and the Tax Increment Financing Plan for the establishment of Tax Increment Financing District 4-1 (a housing district) within Development District No. 4 to see that it conforms to the plans for general development and redevelopment of the City. In simpler terms the Commission needs to be sure the plan conforms to the Comprehensive Plan.

Staff Recommendation

Staff recommends approval of the Development Program for Development District No. 4 and the Tax Increment Financing Plan for the establishment of Tax Increment Financing District No. 4-1 (a housing district) within Development District No. 4.

Supporting Documents Attachments

- Resolution No. 17-02 TIF
- Development Program for Development District No. 4
- TIF Plan for Tax Increment Financing District No. 4-1



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: April 5, 2017

ITEM DESCRIPTION: ZONING CASE 17-02: TAX INCREMENT FINANCING (TIF) – COUNTRY CLUB TOWNHOMES, LLC, COUNTRY CLUB PATIO HOMES

Background

Country Club Townhomes, LLC has applied to the City of Cloquet for TIF assistance in order to construct the Country Club Patio Homes development. As part of the approval for a Development Program for Development District No. 4 and a Tax Increment Financing Plan for Tax Increment Financing District No. 4-1 need to conform to the general plans for the development and redevelopment of the City. The Planning Commission will review the variance, planned unit development, preliminary plat and final plat for this project at their meeting on April 11, 2017.

State Statute requires that a TIF conform to the Comprehensive Plan for the City. The Planning Commission needs to review the attached plan as provided by Ehlers & Associates for this proposal and determine if it is in conformance with the comprehensive Plan.

The attached graphic shows the proposed Development District No. 4 and the new TIF District No. 4-1.

Policy Objectives

The proposed Development District No. 4 and the TIF District No. 4-1 (a housing district) is for the 13 lots and 1 outlot being created for the 12 single family homes.

The Comprehensive Plan for this area is “Low Density Residential”. The proposal for residential development is consistent with the Comprehensive Plan.

Financial Impacts

The applicant has paid the required fees to cover the TIF application process.



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

Advisory Committee Action Requested

The Planning Commission should review the Development Program for Development District No. 4 and the Tax Increment Financing Plan for the establishment of Tax Increment Financing District 4-1 (a housing district) within Development District No. 4 to see that it conforms to the plans for general development and redevelopment of the City. In simpler terms the Commission needs to be sure the plan conforms to the Comprehensive Plan.

Staff Recommendation

Staff recommends approval of the Development Program for Development District No. 4 and the Tax Increment Financing Plan for the establishment of Tax Increment Financing District No. 4-1 (a housing district) within Development District No. 4.

Supporting Documents Attachments

- Resolution No. 17-02 TIF
- Development Program for Development District No. 4
- TIF Plan for Tax Increment Financing District No. 4-1



*As of April 4, 2017
Draft for Planning Commission*

**Development Program
for the establishment of
Development District No. 4**

City of Cloquet
Carlton County
State of Minnesota

Public Hearing: May 2, 2017
Adopted:



Prepared by: EHLERS & ASSOCIATES, INC.
3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105
(651) 697-8500 fax: (651) 697-8555 www.ehlers-inc.com

Table of Contents
(for reference purposes only)

Municipal Action Taken	i
<i>Section 1 - Development Program</i>	
<i>for Development District No. 4</i>	1-1
Subsection 1-1. Definitions	1-1
Subsection 1-2. Statutory Authority	1-2
Subsection 1-3. Statement of and Finding of Public Purpose	1-2
Subsection 1-4. Statement of Objectives	1-3
Subsection 1-5. Statement of Public Facilities and Costs to Be Financed	1-4
Subsection 1-6. Funding of Developments and Redevelopments	1-4
Subsection 1-7. Environmental Controls	1-4
Subsection 1-8. Proposed Reuse of Property	1-4
Subsection 1-9. Open Space to Be Created	1-5
Subsection 1-10. Administration and Maintenance of Development District No. 4	1-5
Subsection 1-11. Rehabilitation	1-5
Subsection 1-12. Relocation	1-5
Subsection 1-13. Property Acquisition	1-5
Subsection 1-14. Modification of the Development Program and/or Development District No. 4	1-5
Subsection 1-15. Description of Boundaries of Development District No. 4	1-6
Appendix A	
Boundary Map of Development District No. 4	A-1

Municipal Action Taken

(This Municipal Action is only for convenience of reference.)

Based upon the statutory authority described in the Development Program attached hereto, the public purpose findings by the City Council and for the purpose of fulfilling the City's development objectives as set forth in the Development Program, the City Council has created, established and designated Development District No. 4 pursuant to and in accordance with the requirements of the Municipal Development District Act and the TIF Act as defined in the definitions of this document.

Tax Increment Financing District No.4-1, a housing tax increment financing district, was established at the same time that the Development District No. 4 was established.

The following municipal action was taken in connection therewith:

Development District No. 4:

May 2, 2017: The Development Program for Development District No. 4 was adopted by the City in and for the City of Cloquet.

Tax Increment Financing District No.4-1:

May 2, 2017: The Tax Increment Financing Plan for Tax Increment Financing District No.4-1 was adopted by the City in and for the City of Cloquet.

**Section 1 - Development Program
for Development District No. 4**

Subsection 1-1. Definitions

The terms defined below shall, for purposes of this Development Program, have the meanings herein specified, unless the context otherwise specifically requires.

"City" means the City of Cloquet.

"City Council" means the City Council of the City of Cloquet.

"Comprehensive Plan" means the documents which contain the objectives, policies, standards and programs to guide public and private land use, development, redevelopment and preservation for all lands and water within the City.

"County" means the County of Carlton County, Minnesota.

"Enabling Act" means Minnesota Statutes, 469.124 to 469.133, as amended and supplemented from time to time.

"Development District" means the real property within the City constituting the Development District No. 4, as described in the Development Program.

"Development Program" means this Development Program for Development District No. 4, as initially proposed, and as it shall be modified.

"HRA Act" means Minnesota Statutes, Section 469.001 through 469.047.

"EDA Act" means Minnesota Statutes, Section 469.090 through 469.1082.

"Land Use Regulations" means all federal, state and local laws, rules, regulations, ordinances, and plans relating to or governing the use of development of land in the City, including but not limited to environmental, zoning and building code laws and regulations.

"Municipal Development District Act" means Minnesota Statutes, 469.124 to 469.134, inclusive, as amended.

"Public Costs" means the costs set forth in the Tax Increment Financing Plan, and any other costs eligible to be financed by Tax Increments under the TIF Act, EDA Act, HRA Act or the Municipal Development District Act.

"Public Improvements" means the public improvements described in the Development Program and Tax Increment Financing Plan.

"State" means the State of Minnesota.

"Tax Increment Bonds" means any tax increment bonds or notes issued by the City to finance the Public Costs as stated in the Development Program for Development District No. 4 and in the Tax Increment

Financing Plans, and any obligations issued to refund such bonds.

"TIF Act" means Minnesota Statutes, Sections 479.174 through 479.1794, inclusive, as amended.

"Tax Increment Financing District" means any tax increment financing district presently established or to be established in the future in Development District No. 4.

"Tax Increment Financing Plan" or "Plan" means the Plans adopted by the City for any Tax Increment Financing District.

Subsection 1-2. Statutory Authority

The City established the Development District pursuant to the Municipal Development District Act. It is authorized that the City will administer the Development District and any tax increment financing districts.

Within the Development District, the City plans to create one or more tax increment financing districts established pursuant to the Tax Increment Act to finance the public improvements proposed for the Development District. The public improvements may be initially financed from other City sources, including, but not limited to the use of improvement bonds issued pursuant to Minnesota Statutes, Chapter 429, which sources the City may reimburse from tax increment proceeds derived from tax increment districts to be created with the Development District.

The tax increment district or districts will be created at such time as will enable the City to capture the increase in taxable value of private improvements to be constructed within the Development District.

Subsection 1-3. Statement of and Finding of Public Purpose

In recent months, the City has been reviewing the future development of the community. This review has defined several important roles for the City of Cloquet.

- Facilitating development activities that are compatible with overall community development objectives of the City.
- Removing the physical and economic barriers to development.
- Providing the infrastructure needed to support development.
- Providing sites for future development.

The City intends to use the powers allowed under the Enabling Act to fill these roles, to promote development and redevelopment throughout the City, and to pool resources in order to reduce financial barriers to providing decent housing and development and redevelopment opportunities.

The City has found that there is a need for development and redevelopment within the Development District based upon the following conditions:

1. The Development District contains numerous parcels containing buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or

obsolete layout, and a combination of these and other factors is detrimental to the safety, health, morals or welfare of the community.

2. The Development District suffers from a lack of necessary streets, utilities and site improvements essential to preparing and making sites available for meaningful development.
3. The Development District requires active promotion, attraction, encouragement and development of economically sound commerce through government action for the purpose of preventing mergence and continuation of blight and the occurrence of conditions requiring redevelopment
4. The Development District contains vacant, unused, underused and inappropriately used land.

Therefore, the City has determined to exercise its authority to develop a program for improving the Development District to provide impetus for private development and redevelopment, to provide decent housing to residents, to maintain and increase employment, to provide infrastructure to serve citizens and employees of the City, to utilize existing land for potential redevelopment and to provide other facilities as are outlined in the Development Program.

The City has also determined that proposed developments to be assisted by the City would not occur solely through private investment in the foreseeable future. The City finds that the welfare of the City , as well as the State of Minnesota, requires active promotion, attraction, encouragement and development of economically sound industry and commerce to carry out its stated public purpose objectives.

The City has also determined that any tax increment financing plans to be proposed herein will be consistent with the Development Program, and that the tax increment financing plans will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of the Development District by private enterprise.

Subsection 1-4. Statement of Objectives

The City determines that it is necessary, desirable and in the public interest to establish, designate, develop and administer the Development District. The City determines that the establishment of Development District No. 4 will provide the City with the ability to achieve certain public purpose objectives not otherwise obtainable in the foreseeable future without City intervention in the normal development process. The City seeks to achieve the following program objectives:

1. Promoting and securing the prompt development of property in the Development District in a manner consistent with the City's planning and with a minimal adverse impact on the environment, which property is less productive because of the lack of proper utilization and lack of investment, and thereby promoting and securing the development of other land in the City;
2. Promoting and securing additional employment opportunities within the Development District and the City for residents of the City and the surrounding area, thereby improving living standards and preventing unemployment and the loss of skilled and unskilled labor and other human resources in the City;
3. Securing the increase in value of property subject to taxation by the City, Independent School District No. 94 and Carlton County, and any other taxing jurisdictions in order to better enable such entities to pay for public improvements and governmental services and programs required

to be provided by them;

4. Securing the construction and providing of moneys for the payment of the cost of public improvements in the Development District, which are necessary for the orderly and beneficial development of the Development District; and
5. Providing and securing the development of increased opportunities for families to reside in quality owner-occupied housing, for senior citizens to choose from housing options which offer a wide array of services without regard to income, and for residents looking for a wide range of multi-family units.

Subsection 1-5. Statement of Public Facilities and Costs to Be Financed

The preceding objectives will be promoted by providing improvements and opportunities within the Development District which may include various types of site improvements, land acquisition, redevelopment, demolition, parking, street, sewer, water and other public improvements. A description of the items of expenditure and the estimated costs can be found in the Tax Increment Financing Plans for the Tax Increment Financing Districts created within this Development District.

Subsection 1-6. Funding of Developments and Redevelopments

To implement the established objectives, the City plans to utilize a number of public and private financing tools. Funding of the necessary activities and improvements in the Development District is expected to be accomplished through, and is not limited to, tax increment financing, special assessments, state aid for road construction, proceeds from the sale of property, and federal and state grants.

Any public facilities within the Development District will be financially feasible and compatible with longer range development plans. Any acquisition of property for the public improvements will be done to provide the impetus for private development within the Development District.

Subsection 1-7. Environmental Controls

All municipal actions, public improvements and private development shall be carried out in a manner consistent with existing environmental controls and all applicable Land Use regulations.

Subsection 1-8. Proposed Reuse of Property

The Development Program contemplates that the City may acquire property and reconvey the same to another entity. Prior to formal consideration of the acquisition of any property, the City will require the execution of a binding development agreement with respect thereto and evidence that Tax Increments or other funds will be available to repay the Public Costs associated with the proposed acquisition. It is the intent of the City to negotiate the acquisition of property whenever possible. Appropriate restrictions regarding the reuse and redevelopment of property shall be incorporated into any development agreement to which the City is a party.

Subsection 1-9. Open Space to Be Created

Any open space within the Development District will be created in accordance with the zoning and ordinances of the City.

Subsection 1-10. Administration and Maintenance of Development District No. 4

Maintenance and operation of the Development District will be the responsibility of the City Administrator. Each year, the administrator of the Development District will submit to the City Council the maintenance and operation budget for the following year.

The administrator of the Development District will administer the Development District pursuant to the provision of the Enabling Act; provided, however, that such powers may only be exercised at the direction of the City. No action taken by the administrator of the Development District pursuant to the above-mentioned powers shall be effective without authorization by the City.

Subsection 1-11. Rehabilitation

Owners of properties within the Development District may be encouraged to rehabilitate their properties to conform with the applicable state and local codes and ordinances, as well as any design standards. Persons who purchase property within the Development District from the City may be required to rehabilitate their properties as a condition of sale of land. The City may provide such rehabilitation assistance as may be available from federal, state or local sources.

Subsection 1-12. Relocation

Any person or business that is displaced as a result of the Development Program will be relocated in accordance with Minnesota Statutes, Section 117.50 to 117.56. The City accepts its responsibility for providing for relocation assistance pursuant to the Enabling Act.

Subsection 1-13. Property Acquisition

The City intends to acquire such property, or appropriate interest therein, within the Development District as the Authority may deem to be necessary or desirable to assist in the implementation of the Development Program.

Subsection 1-14. Modification of the Development Program and/or Development District No. 4

The City reserves the right to alter and amend the Development Program and the Tax Increment Financing Plans, subject to the provisions of state law regulating such action. The City specifically reserves the right to enlarge or reduce the size of the Development District and the Tax Increment Financing District, the Development Program, the Public Costs and the amount of Tax Increment Bonds to be issued to finance such cost by following the procedures specified in Minnesota Statutes, Section 469.175, subdivision 4.

Subsection 1-15. Description of Boundaries of Development District No. 4

The boundaries of the Development District shall be coterminous with the boundaries of Tax Increment Financing District No. 4-1.

Appendix A

Boundary Map of Development District No. 4



*As of April 4, 2017
Draft for Planning Commission*

Tax Increment Financing Plan
for the establishment of
Tax Increment Financing District No.4-1
(a housing district)
within
Development District No. 4

City of Cloquet
Carlton County
State of Minnesota

Public Hearing: May 2, 2017
Adopted:



Prepared by: EHLERS & ASSOCIATES, INC.
3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105
651-697-8500 fax: 651-697-8555 www.ehlers-inc.com

Table of Contents
(for reference purposes only)

Section 1 - Tax Increment Financing Plan	
for Tax Increment Financing District No.4-1	1-1
Subsection 1-1. Foreword	1-1
Subsection 1-2. Statutory Authority	1-1
Subsection 1-3. Statement of Objectives	1-1
Subsection 1-4. Development Program Overview	1-1
Subsection 1-5. Description of Property in the District and Property To Be Acquired	1-2
Subsection 1-6. Classification of the District	1-2
Subsection 1-7. Duration and First Year of Tax Increment of the District	1-3
Subsection 1-8. Original Tax Capacity, Tax Rate and Estimated Captured Net Tax Capacity	
Value/Increment and Notification of Prior Planned Improvements	1-4
Subsection 1-9. Sources of Revenue/Bonds to be Issued	1-5
Subsection 1-10. Uses of Funds	1-5
Subsection 1-11. Business Subsidies	1-6
Subsection 1-12. County Road Costs	1-7
Subsection 1-13. Estimated Impact on Other Taxing Jurisdictions	1-7
Subsection 1-14. Supporting Documentation	1-9
Subsection 1-15. Definition of Tax Increment Revenues	1-9
Subsection 1-16. Modifications to the District	1-10
Subsection 1-17. Administrative Expenses	1-10
Subsection 1-18. Limitation of Increment	1-11
Subsection 1-19. Use of Tax Increment	1-12
Subsection 1-20. Excess Increments	1-12
Subsection 1-21. Requirements for Agreements with the Developer	1-13
Subsection 1-22. Assessment Agreements	1-13
Subsection 1-23. Administration of the District	1-13
Subsection 1-24. Annual Disclosure Requirements	1-13
Subsection 1-25. Reasonable Expectations	1-13
Subsection 1-26. Other Limitations on the Use of Tax Increment	1-14
Subsection 1-27. Summary	1-14
 Appendix A	
Project Description	A-1
 Appendix B	
Map of Development District No. 4 and the District	B-1
 Appendix C	
Description of Property to be Included in the District	C-1
 Appendix D	
Estimated Cash Flow for the District	D-1
 Appendix E	
Housing Qualifications for the District	E-1
 Appendix F	
Findings for the District	F-1

Section 1 - Tax Increment Financing Plan for Tax Increment Financing District No. 4-1

Subsection 1-1. Foreword

The City of Cloquet (the "City"), staff and consultants have prepared the following information to expedite the establishment of Tax Increment Financing District No. 4-1 (the "District"), a housing tax increment financing district, located in Development District No. 4.

Subsection 1-2. Statutory Authority

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the City has certain statutory powers pursuant to *Minnesota Statutes ("M.S.")*, Sections 469.124 to 469.133, inclusive, as amended, and *M.S.*, Sections 469.174 to 469.1794, inclusive, as amended (the "Tax Increment Financing Act" or "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Development Program for Development District No. 4.

Subsection 1-3. Statement of Objectives

The District currently consists of six parcels of land and adjacent and internal rights-of-way. The District is being created to facilitate construction of 12-units of owner-occupied affordable housing in the City. Please see Appendix A for further District information. The City has not entered into an agreement with the developer, Country Club Townhomes, LLC, at the time of preparation of this TIF Plan, but development is likely to occur in May of 2017. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Development District No. 4.

The activities contemplated in the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Development District No. 4 and the District.

Subsection 1-4. Development Program Overview

1. Property to be Acquired - Selected property located within the District may be acquired by the City and is further described in this TIF Plan.
2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.
3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.
4. The City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

Subsection 1-5. Description of Property in the District and Property To Be Acquired

The District encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcels listed in Appendix C of this TIF Plan. Please also see the map in Appendix B for further information on the location of the District.

The City may acquire any parcel within the District including interior and adjacent street rights of way. Any properties identified for acquisition will be acquired by the City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan. The City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

Subsection 1-6. Classification of the District

The City, in determining the need to create a tax increment financing district in accordance with *M.S., Sections 469.174 to 469.1799*, as amended, inclusive, finds that the District, to be established, is a housing district pursuant to *M.S., Section 469.174, Subd. 11 and M.S., Section 469.1761* as defined below:

M.S., Section 469.174, Subd.11:

"Housing district" means a type of tax increment financing district which consists of a project, or a portion of a project, intended for occupancy, in part, by persons or families of low and moderate income, as defined in chapter 462A, Title II of the National Housing Act of 1934, the National Housing Act of 1959, the United States Housing Act of 1937, as amended, Title V of the Housing Act of 1949, as amended, any other similar present or future federal, state, or municipal legislation, or the regulations promulgated under any of those acts, and that satisfies the requirements of M.S., Section 469.1761. Housing project means a project, or portion of a project, that meets all the qualifications of a housing district under this subdivision, whether or not actually established as a housing district.

M.S., Section 469.1761:

Subd. 1. Requirement imposed.

(a) In order for a tax increment financing district to qualify as a housing district:

(1) the income limitations provided in this section must be satisfied; and

(2) no more than 20 percent of the square footage of buildings that receive assistance from tax increments may consist of commercial, retail, or other nonresidential uses.

(b) The requirements imposed by this section apply to property receiving assistance financed with tax increments, including interest reduction, land transfers at less than the authority's cost of acquisition, utility service or connections, roads, parking facilities, or other subsidies. The provisions of this section do not apply to districts located within a targeted area as defined in Section 462C.02 Subd 9, clause (e).

(c) For purposes of the requirements of paragraph (a), the authority may elect to treat an addition to an existing structure as a separate building if:

- (1) construction of the addition begins more than three years after construction of the existing structure was completed; and
- (2) for an addition that does not meet the requirements of paragraph (a), clause (2), if it is treated as a separate building, the addition was not contemplated by the tax increment financing plan which includes the existing structure.

Subd. 2. Owner occupied housing.

For owner occupied residential property, 95 percent of the housing units must be initially purchased and occupied by individuals whose family income is less than or equal to the income requirements for qualified mortgage bond projects under section 143(f) of the Internal Revenue Code.

Subd. 3. Rental property.

For residential rental property, the property must satisfy the income requirements for a qualified residential rental project as defined in section 142(d) of the Internal Revenue Code. The requirements of this subdivision apply for the duration of the tax increment financing district.

Subd. 4. Noncompliance; enforcement.

Failure to comply with the requirements of this section is subject to M.S., Section 469.1771.

In meeting the statutory criteria the City relies on the following facts and findings:

- The District consists of six parcels.
- The development will consist of 12 units of single family owner-occupied housing.
- At least 95% of the homes assisted with tax increment must be occupied with persons at 100% of median income for a family of two or less and 115% of median income for families of three or more (rental housing would have stricter income limitations). Median income under this provision is the greater of the statewide median or the county median. For Carlton County, the median income is \$62,700 and the statewide median is \$77,100 (year 2016). Therefore, the family of three or more could earn up to \$88,665 (115% of \$77,100) and still qualify to live in the homes. (See Appendix E).

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111, 273.112, or 273.114* or *Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

Subsection 1-7. Duration and First Year of Tax Increment of the District

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 25 years after receipt of the first increment by the City (a total of 26 years of tax increment). The City elects to receive the first tax increment in 2019, which is no later than four years following the year of approval of the District. Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2044, or when the TIF Plan is satisfied. The City reserves the right to decertify the District prior to the legally required date.

Subsection 1-8. Original Tax Capacity, Tax Rate and Estimated Captured Net Tax Capacity Value/Increment and Notification of Prior Planned Improvements

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2016 for taxes payable 2017.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2019) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the district;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the City.

The original local tax rate for the District will be the local tax rate for taxes payable 2017, assuming the request for certification is made before June 30, 2017. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Development District No. 4, upon completion of the projects within the District, will annually approximate tax increment revenues as shown in the table below. The City requests 100 percent of the available increase in tax capacity for repayment of its obligations and current expenditures, beginning in the tax year payable 2019. The Project Tax Capacity (PTC) listed is an estimate of values when the projects within the District are completed.

Project Estimated Tax Capacity upon Completion (PTC)	\$43,097	
Original Estimated Net Tax Capacity (ONTC)	\$729	
Estimated Captured Tax Capacity (CTC)	\$42,368	
Original Local Tax Rate	1.86075	Pay 2017
Estimated Annual Tax Increment (CTC x Local Tax Rate)	\$78,836	
Percent Retained by the City	100%	

Tax capacity includes a 2% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 25. The tax capacity of the District in year one is estimated to be \$26,269.

Pursuant to *M.S., Section 469.177, Subd. 4*, the City shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3*. The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City has reviewed the area to be included in the District and found no parcels for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan by the City.

Subsection 1-9. Sources of Revenue/Bonds to be Issued

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The City reserves the right to incur bonds or other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by a pay-as-you-go note/interfund loan/transfer. Any refunding amounts will be deemed a budgeted cost without a formal TIF Plan Modification. This provision does not obligate the City to incur debt. The City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The total estimated tax increment revenues for the District are shown in the table below:

<u>SOURCES OF FUNDS</u>	<u>TOTAL</u>
Tax Increment	\$1,604,781
<u>Interest</u>	<u>\$160,478</u>
TOTAL	\$1,765,259

The City may issue bonds (as defined in the TIF Act) secured in whole or in part with tax increments from the District in a maximum principal amount of \$1,090,882. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

Subsection 1-10. Uses of Funds

Currently under consideration for the District is a proposal to facilitate construction of 12-units of owner-occupied affordable housing. The City has determined that it will be necessary to provide assistance to the project(s) for certain District costs, as described. The City has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table on the following page.

<u>USES OF TAX INCREMENT FUNDS</u>	<u>TOTAL</u>
Land/Building Acquisition	\$245,000
Site Improvements/Preparation	\$488,400
Utilities	\$14,400
Other Qualifying Improvements	\$182,604
<u>Administrative Costs (up to 10%)</u>	<u>\$160,478</u>
PROJECT COST TOTAL	\$1,090,882
<u>Interest</u>	<u>\$674,377</u>
PROJECT AND INTEREST COSTS TOTAL	\$1,765,259

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in Subsection 2-9.

Estimated costs associated with the District are subject to change among categories without a modification to this TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory requirements. The City may expend funds for qualified housing activities outside of the District boundaries.

Subsection 1-11. Business Subsidies

Pursuant to *M.S., Section 116J.993, Subd. 3*, the following forms of financial assistance are not considered a business subsidy:

- (1) A business subsidy of less than \$150,000;
- (2) Assistance that is generally available to all businesses or to a general class of similar businesses, such as a line of business, size, location, or similar general criteria;
- (3) Public improvements to buildings or lands owned by the state or local government that serve a public purpose and do not principally benefit a single business or defined group of businesses at the time the improvements are made;
- (4) Redevelopment property polluted by contaminants as defined in *M.S., Section 116J.552, Subd. 3*;
- (5) Assistance provided for the sole purpose of renovating old or decaying building stock or bringing it up to code and assistance provided for designated historic preservation districts, provided that the assistance is equal to or less than 50% of the total cost;
- (6) Assistance to provide job readiness and training services if the sole purpose of the assistance is to provide those services;
- (7) Assistance for housing;
- (8) Assistance for pollution control or abatement, including assistance for a tax increment financing hazardous substance subdistrict as defined under *M.S., Section 469.174, Subd. 23*;
- (9) Assistance for energy conservation;
- (10) Tax reductions resulting from conformity with federal tax law;
- (11) Workers' compensation and unemployment compensation;
- (12) Benefits derived from regulation;
- (13) Indirect benefits derived from assistance to educational institutions;
- (14) Funds from bonds allocated under chapter 474A, bonds issued to refund outstanding bonds, and

bonds issued for the benefit of an organization described in section 501 (c) (3) of the Internal Revenue Code of 1986, as amended through December 31, 1999;

- (15) Assistance for a collaboration between a Minnesota higher education institution and a business;
- (16) Assistance for a tax increment financing soils condition district as defined under *M.S., Section 469.174, Subd. 19*;
- (17) Redevelopment when the recipient's investment in the purchase of the site and in site preparation is 70 percent or more of the assessor's current year's estimated market value;
- (18) General changes in tax increment financing law and other general tax law changes of a principally technical nature;
- (19) Federal assistance until the assistance has been repaid to, and reinvested by, the state or local government agency;
- (20) Funds from dock and wharf bonds issued by a seaway port authority;
- (21) Business loans and loan guarantees of \$150,000 or less;
- (22) Federal loan funds provided through the United States Department of Commerce, Economic Development Administration; and
- (23) Property tax abatements granted under *M.S., Section 469.1813* to property that is subject to valuation under Minnesota Rules, chapter 8100.

The City will comply with *M.S., Sections 116J.993 to 116J.995* to the extent the tax increment assistance under this TIF Plan does not fall under any of the above exemptions.

Subsection 1-12. County Road Costs

Pursuant to *M.S., Section 469.175, Subd. 1a*, the county board may require the City to pay for all or part of the cost of county road improvements if the proposed development to be assisted by tax increment will, in the judgment of the county, substantially increase the use of county roads requiring construction of road improvements or other road costs and if the road improvements are not scheduled within the next five years under a capital improvement plan or within five years under another county plan.

If the county elects to use increments to improve county roads, it must notify the City within forty-five days of receipt of this TIF Plan. In the opinion of the City and consultants, the proposed development outlined in this TIF Plan will have little or no impact upon county roads, therefore the TIF Plan was not forwarded to the county 45 days prior to the public hearing. The City is aware that the county could claim that tax increment should be used for county roads, even after the public hearing.

Subsection 1-13. Estimated Impact on Other Taxing Jurisdictions

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is \$0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

IMPACT ON TAX BASE

	2016/Pay 2017 Total Net Tax Capacity	Estimated Captured Tax Capacity (CTC) Upon Completion	Percent of CTC to Entity Total
Carlton County	30,513,324	42,368	0.1389%
City of Cloquet	8,175,405	42,368	0.5182%
ISD No. 94	9,800,875	42,368	0.4323%

IMPACT ON TAX RATES

	Pay 2017 Extension Rates	Percent of Total	CTC	Potential Taxes
Carlton County	0.794310	42.69%	42,368	33,653
City of Cloquet	0.416780	22.40%	42,368	17,658
ISD No. 94	0.446590	24.00%	42,368	18,921
Other	<u>0.203070</u>	<u>10.91%</u>	<u>42,368</u>	<u>8,604</u>
Total	1.860750	100.00%		78,836

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the actual Pay 2017 rate. The total net capacity for the entities listed above are based on actual Pay 2017 figures. The District will be certified under the actual Pay 2017 rates, assuming the request for certification is made before June 30, 2017.

Pursuant to *M.S. Section 469.175 Subd. 2(b)*:

- (1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is \$1,604,781;
- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is not expected. The City police department does track all calls for service including property-type calls and crimes. With any addition of new residents or businesses, police calls for service will be increased. New developments add an increase in traffic, and additional overall demands to the call load. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles.

The probable impact of the District on fire protection is not expected to be significant. Typically new buildings generate few calls, if any, and are of superior construction.

The impact of the District on public infrastructure is expected to be minimal. The development is not expected to significantly impact any traffic movements in the area. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there are no additional costs associated with street maintenance, sweeping, plowing, lighting and sidewalks. The development in the District is expected to contribute an estimated \$14,904 in sanitary sewer (SAC) and water (WAC) connection fees.

The probable impact of any District general obligation tax increment bonds on the ability to issue debt for general fund purposes is expected to be minimal. It is not anticipated that there will be any general obligation debt issued in relation to this project, therefore there will be no impact on the City's ability to issue future debt or on the City's debt limit.

- (3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$385,147;
- (4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is \$685,081;
- (5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S. Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

Subsection 1-14. Supporting Documentation

Pursuant to *M.S. Section 469.175, Subd. 1 (a), clause 7* the TIF Plan must contain identification and description of studies and analyses used to make the findings are required in the resolution approving the District. Following is a list of reports and studies on file at the City that support the City's findings:

- Housing Study
- Developer Proforma
- TIF Application

Subsection 1-15. Definition of Tax Increment Revenues

Pursuant to *M.S., Section 469.174, Subd. 25*, tax increment revenues derived from a tax increment financing district include all of the following potential revenue sources:

1. Taxes paid by the captured net tax capacity, but excluding any excess taxes, as computed under *M.S., Section 469.177*;
2. The proceeds from the sale or lease of property, tangible or intangible, to the extent the property was purchased by the authority with tax increments;
3. Principal and interest received on loans or other advances made by the authority with tax increments;
4. Interest or other investment earnings on or from tax increments;
5. Repayments or return of tax increments made to the Authority under agreements for districts for which the request for certification was made after August 1, 1993; and
6. The market value homestead credit paid to the Authority under *M.S., Section 273.1384*.

Subsection 1-16. Modifications to the District

In accordance with *M.S., Section 469.175, Subd. 4*, any:

1. Reduction or enlargement of the geographic area of the District, if the reduction does not meet the requirements of *M.S., Section 469.175, Subd. 4(e)*;
2. Increase in amount of bonded indebtedness to be incurred;
3. A determination to capitalize interest on debt if that determination was not a part of the original TIF Plan;
4. Increase in the portion of the captured net tax capacity to be retained by the City;
5. Increase in the estimate of the cost of the District, including administrative expenses, that will be paid or financed with tax increment from the District; or
6. Designation of additional property to be acquired by the City,

shall be approved upon the notice and after the discussion, public hearing and findings required for approval of the original TIF Plan.

Pursuant to *M.S. Section 469.175 Subd. 4(f)*, the geographic area of the District may be reduced, but shall not be enlarged after five years following the date of certification of the original net tax capacity by the county auditor. If a housing district is enlarged, the reasons and supporting facts for the determination that the addition to the district meets the criteria of *M.S., Section 469.174, Subd. 11* must be documented. The requirements of this paragraph do not apply if (1) the only modification is elimination of parcel(s) from the District and (2) (A) the current net tax capacity of the parcel(s) eliminated from the District equals or exceeds the net tax capacity of those parcel(s) in the District's original net tax capacity or (B) the City agrees that, notwithstanding *M.S., Section 469.177, Subd. 1*, the original net tax capacity will be reduced by no more than the current net tax capacity of the parcel(s) eliminated from the District.

The City must notify the County Auditor of any modification to the District. Modifications to the District in the form of a budget modification or an expansion of the boundaries will be recorded in the TIF Plan.

Subsection 1-17. Administrative Expenses

In accordance with *M.S., Section 469.174, Subd. 14*, administrative expenses means all expenditures of the City, *other than*:

1. Amounts paid for the purchase of land;
2. Amounts paid to contractors or others providing materials and services, including architectural and engineering services, directly connected with the physical development of the real property in the District;
3. Relocation benefits paid to or services provided for persons residing or businesses located in the District;
4. Amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to *M.S., Section 469.178*; or
5. Amounts used to pay other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (3).

For districts for which the request for certification were made before August 1, 1979, or after June 30, 1982, and before August 1, 2001, administrative expenses also include amounts paid for services provided by bond counsel, fiscal consultants, and planning or economic development consultants. Pursuant to *M.S., Section 469.176, Subd. 3*, tax increment may be used to pay any **authorized and documented** administrative expenses for the District up to but not to exceed 10 percent of the total estimated tax increment expenditures

authorized by the TIF Plan or the total tax increments, as defined by *M.S., Section 469.174, Subd. 25, clause (1)*, from the District, whichever is less.

For districts for which certification was requested after July 31, 2001, no tax increment may be used to pay any administrative expenses for District costs which exceed ten percent of total estimated tax increment expenditures authorized by the TIF Plan or the total tax increments, as defined in *M.S., Section 469.174, Subd. 25, clause (1)*, from the District, whichever is less.

Pursuant to *M.S., Section 469.176, Subd. 4h*, tax increments may be used to pay for the County's actual administrative expenses incurred in connection with the District and are not subject to the percentage limits of *M.S., Section 469.176, Subd. 3*. The county may require payment of those expenses by February 15 of the year following the year the expenses were incurred.

Pursuant to *M.S., Section 469.177, Subd. 11*, the County Treasurer shall deduct an amount (currently .36 percent) of any increment distributed to the City and the County Treasurer shall pay the amount deducted to the State Commissioner of Management and Budget for deposit in the state general fund to be appropriated to the State Auditor for the cost of financial reporting of tax increment financing information and the cost of examining and auditing authorities' use of tax increment financing. This amount may be adjusted annually by the Commissioner of Revenue.

Subsection 1-18. Limitation of Increment

The tax increment pledged to the payment of bonds and interest thereon may be discharged and the District may be terminated if sufficient funds have been irrevocably deposited in the debt service fund or other escrow account held in trust for all outstanding bonds to provide for the payment of the bonds at maturity or redemption date.

Pursuant to *M.S., Section 469.176, Subd. 6*:

if, after four years from the date of certification of the original net tax capacity of the tax increment financing district pursuant to M.S., Section 469.177, no demolition, rehabilitation or renovation of property or other site preparation, including qualified improvement of a street adjacent to a parcel but not installation of utility service including sewer or water systems, has been commenced on a parcel located within a tax increment financing district by the authority or by the owner of the parcel in accordance with the tax increment financing plan, no additional tax increment may be taken from that parcel, and the original net tax capacity of that parcel shall be excluded from the original net tax capacity of the tax increment financing district. If the authority or the owner of the parcel subsequently commences demolition, rehabilitation or renovation or other site preparation on that parcel including qualified improvement of a street adjacent to that parcel, in accordance with the tax increment financing plan, the authority shall certify to the county auditor that the activity has commenced and the county auditor shall certify the net tax capacity thereof as most recently certified by the commissioner of revenue and add it to the original net tax capacity of the tax increment financing district. The county auditor must enforce the provisions of this subdivision. The authority must submit to the county auditor evidence that the required activity has taken place for each parcel in the district. The evidence for a parcel must be submitted by February 1 of the fifth year following the year in which the parcel was certified as included in the district. For purposes of this subdivision, qualified improvements of a street are limited to (1) construction or opening of a new street, (2) relocation of a street, and (3) substantial reconstruction or rebuilding of an existing street.

The City or a property owner must improve parcels within the District by approximately May 2021 and report such actions to the County Auditor.

Subsection 1-19. Use of Tax Increment

The City hereby determines that it will use 100 percent of the captured net tax capacity of taxable property located in the District for the following purposes:

1. To pay the principal of and interest on bonds issued to finance a project;
2. To finance, or otherwise pay the capital and administration costs of Development District No. 4 pursuant to *M.S., Sections 469.124 to 469.133*;
3. To pay for project costs as identified in the budget set forth in the TIF Plan;
4. To finance, or otherwise pay for other purposes as provided in *M.S., Section 469.176, Subd. 4*;
5. To pay principal and interest on any loans, advances or other payments made to or on behalf of the City or for the benefit of Development District No. 4 by a developer;
6. To finance or otherwise pay premiums and other costs for insurance or other security guaranteeing the payment when due of principal of and interest on bonds pursuant to the TIF Plan or pursuant to *M.S., Chapter 462C, M.S., Sections 469.152 through 469.165*, and/or *M.S., Sections 469.178*; and
7. To accumulate or maintain a reserve securing the payment when due of the principal and interest on the tax increment bonds or bonds issued pursuant to *M.S., Chapter 462C, M.S., Sections 469.152 through 469.165*, and/or *M.S., Sections 469.178*.

Revenues derived from tax increment from a housing district must be used solely to finance the cost of housing projects as defined in *M.S., Sections 469.174, Subd. 11 and 469.1761*. The cost of public improvements directly related to the housing projects and the allocated administrative expenses of the City may be included in the cost of a housing project.

These revenues shall not be used to circumvent any levy limitations applicable to the City nor for other purposes prohibited by *M.S., Section 469.176, Subd. 4*.

Tax increments generated in the District will be paid by Carlton County to the City for the Tax Increment Fund of said District. The City will pay to the developer(s) annually an amount not to exceed an amount as specified in a developer's agreement to reimburse the costs of land acquisition, public improvements, demolition and relocation, site preparation, and administration. Remaining increment funds will be used for City administration (up to 10 percent) and for the costs of public improvement activities outside the District.

Subsection 1-20. Excess Increments

Excess increments, as defined in *M.S., Section 469.176, Subd. 2*, shall be used only to do one or more of the following:

1. Prepay any outstanding bonds;
2. Discharge the pledge of tax increment for any outstanding bonds;
3. Pay into an escrow account dedicated to the payment of any outstanding bonds; or
4. Return the excess to the County Auditor for redistribution to the respective taxing jurisdictions in proportion to their local tax rates.

The City must spend or return the excess increments under paragraph (c) within nine months after the end of the year. In addition, the City may, subject to the limitations set forth herein, choose to modify the TIF Plan in order to finance additional public costs in Development District No. 4 or the District.

Subsection 1-21. Requirements for Agreements with the Developer

The City will review any proposal for private development to determine its conformance with the Development Program and with applicable municipal ordinances and codes. To facilitate this effort, the following documents may be requested for review and approval: site plan, construction, mechanical, and electrical system drawings, landscaping plan, grading and storm drainage plan, signage system plan, and any other drawings or narrative deemed necessary by the City to demonstrate the conformance of the development with City plans and ordinances. The City may also use the Agreements to address other issues related to the development.

Pursuant to *M.S., Section 469.176, Subd. 5*, no more than 10 percent, by acreage, of the property to be acquired in the District as set forth in the TIF Plan shall at any time be owned by the City as a result of acquisition with the proceeds of bonds issued pursuant to *M.S., Section 469.178* to which tax increments from property acquired is pledged, unless prior to acquisition in excess of 10 percent of the acreage, the City concluded an agreement for the development of the property acquired and which provides recourse for the City should the development not be completed.

Subsection 1-22. Assessment Agreements

Pursuant to *M.S., Section 469.177, Subd. 8*, the City may enter into a written assessment agreement in recordable form with the developer of property within the District which establishes a minimum market value of the land and completed improvements for the duration of the District. The assessment agreement shall be presented to the County Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land upon which the improvements are to be constructed and, so long as the minimum market value contained in the assessment agreement appears, in the judgment of the assessor, to be a reasonable estimate, the County Assessor shall also certify the minimum market value agreement.

Subsection 1-23. Administration of the District

Administration of the District will be handled by the City Administrator.

Subsection 1-24. Annual Disclosure Requirements

Pursuant to *M.S., Section 469.175, Subds. 5, 6, and 6b* the City must undertake financial reporting for all tax increment financing districts to the Office of the State Auditor, County Board and County Auditor on or before August 1 of each year. *M.S., Section 469.175, Subd. 5* also provides that an annual statement shall be published in a newspaper of general circulation in the City on or before August 15.

If the City fails to make a disclosure or submit a report containing the information required by *M.S., Section 469.175 Subd. 5 and Subd. 6*, the Office of the State Auditor will direct the County Auditor to withhold the distribution of tax increment from the District.

Subsection 1-25. Reasonable Expectations

As required by the TIF Act, in establishing the District, the determination has been made that the anticipated development would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan. In making said determination,

reliance has been placed upon written representation made by the developer to such effects and upon City staff awareness of the feasibility of developing the project site(s) within the District.

Subsection 1-26. Other Limitations on the Use of Tax Increment

1. General Limitations. All revenue derived from tax increment shall be used in accordance with the TIF Plan. The revenues shall be used to finance, or otherwise pay the capital and administration costs of Development District No. 4 pursuant to *M.S., Sections 469.124 to 469.133*. Tax increments may not be used to circumvent existing levy limit law. No tax increment may be used for the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the state or federal government. This provision does not prohibit the use of revenues derived from tax increments for the construction or renovation of a parking structure.
2. Housing District Exceptions to Restriction on Pooling; Five Year Limit. Pursuant to *M.S., Section 469.1763, (1)* At least 80% of the tax increment derived from the District must be expended on Public Costs incurred within said district, and up to 20% of said tax increments may be spent on public costs incurred outside of the District but within Development District No. 4; provided that in the case of a housing district, a housing project, as defined in *M.S., Section 469.174, Subd. 11*, is deemed to be an activity in the District, even if the expenditure occurred after five years.

Subsection 1-27. Summary

The City of Cloquet is establishing the District to provide an impetus for residential development and provide safe and decent life cycle housing in the City. The TIF Plan for the District was prepared by Ehlers & Associates, Inc., 3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105, telephone (651) 697-8500.

Appendix A

Project Description

The tax increment collected from the District will enable the City to facilitate the development of twelve (12) detached, one-level, single-family units of approximately 1,500 square feet of living space in each two-car unit, with an attached garage. The units will be of modular construction (stick frame factory constructed), lap siding and architectural shingles, 8x12 patio in rear, and paved driveways. The units will be initially for-sale, but may be rented in the meantime if the absorption rate shows in the marketplace.

The tax increment assistance will likely include site preparation and utilities for completion at the end of 2017. The project will be financed by a pay-as-you-go note and an interfund loan for qualified expenses prior to the receipt of tax increment.

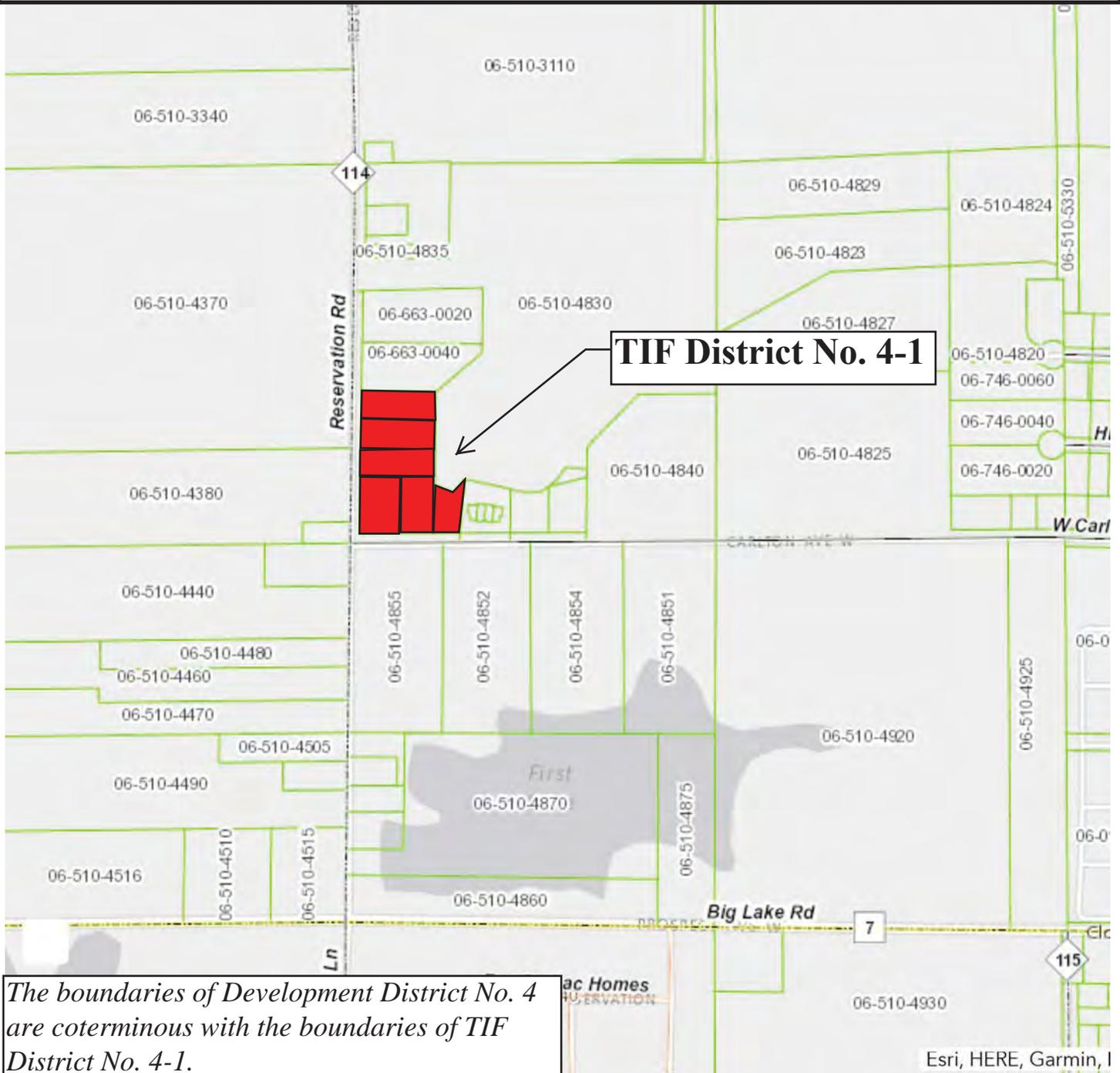
Appendix B

Map of Development District No. 4 and the District

TIF District No. 4-1

Development District No. 4

City of Cloquet
Carlton County, Minnesota



Appendix C

Description of Property to be Included in the District

The District encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcels listed below.

<u>Parcel Numbers</u>	<u>Address</u>	<u>Owner</u>
06-663-0060	Golf Course	Country Club Townhomes LLC
06-663-0080	Golf Course	Country Club Townhomes LLC
06-663-0100	Golf Course	Country Club Townhomes LLC
06-663-0120	Golf Course	Country Club Townhomes LLC
06-663-0140	Golf Course	Country Club Townhomes LLC
06-663-0160	Golf Course	Country Club Townhomes LLC

Appendix D

Estimated Cash Flow for the District



Blackhoof Housing Development - 2% Inflation

City of Cloquet, Minnesota

12-Unit Cloquet Country Club Patio Homes - Owner Occupied

ASSUMPTIONS AND RATES

DistrictType:	Housing
District Name/Number:	TBD
County District #:	TBD
First Year Construction or Inflation on Value	2017
Existing District - Specify No. Years Remaining	
Inflation Rate - Every Year:	2.00%
Interest Rate:	4.50%
Present Value Date:	1-Feb-18
First Period Ending	1-Aug-18
Tax Year District was Certified:	Pay 2016
Cashflow Assumes First Tax Increment For Development:	2019
Years of Tax Increment	26
Assumes Last Year of Tax Increment	2044
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	NA
Incremental or Total Fiscal Disparities	
Fiscal Disparities Contribution Ratio	0.0000% Final Pay 2017
Fiscal Disparities Metro-Wide Tax Rate	0.0000% Final Pay 2017
Maximum/Frozen Local Tax Rate:	186.075% Final Pay 2017
Current Local Tax Rate: (Use lesser of Current or Max.)	186.075% Final Pay 2017
State-wide Tax Rate (Comm./Ind. only used for total taxes)	45.8020% Final Pay 2017
Market Value Tax Rate (Used for total taxes)	0.15901% Final Pay 2017

Tax Rates

Exempt Class Rate (Exempt)	0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)	
First \$150,000	1.50%
Over \$150,000	2.00%
Commercial Industrial Class Rate (C/I)	2.00%
Rental Housing Class Rate (Rental)	1.25%
Affordable Rental Housing Class Rate (Aff. Rental)	
First \$100,000	0.75%
Over \$100,000	0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)	
First \$500,000	1.00%
Over \$500,000	1.25%
Homestead Residential Class Rate (Hmstd. Res.)	
First \$500,000	1.00%
Over \$500,000	1.25%
Agricultural Non-Homestead	1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map #	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/Phase
1	06-663-0060	Country Club	Golf Course	12,700	0	12,700	100%	12,700	Final Pay 2017		-	Hmstd. Res.	127	1
1	06-663-0080	Country Club	Golf Course	12,700	0	12,700	100%	12,700	Final Pay 2017		-	Hmstd. Res.	127	1
1	06-663-0100	Country Club	Golf Course	13,400	0	13,400	100%	13,400	Final Pay 2017		-	Hmstd. Res.	134	1
1	06-663-0120	Country Club	Golf Course	13,400	0	13,400	100%	13,400	Final Pay 2017		-	Hmstd. Res.	134	1
1	06-663-0140	Country Club	Golf Course	11,100	0	11,100	100%	11,100	Final Pay 2017		-	Hmstd. Res.	111	1
1	06-663-0160	Country Club	Golf Course	9,600	0	9,600	100%	9,600	Final Pay 2017		-	Hmstd. Res.	96	1
				72,900	0	72,900		72,900			0		729	

Note:

1. Base values are for taxes payable in 2017 based upon review of County website on January 13, 2017.



Blackhoof Housing Development - 2% Inflation

City of Cloquet, Minnesota

12-Unit Cloquet Country Club Patio Homes - Owner Occupied

PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2017	Percentage Completed 2018	Percentage Completed 2019	Percentage Completed 2020	First Year Full Taxes Payable
1	Townhouses	235,000	218,910	12	2,626,920	Hmstd. Res.	26,269	2,189	100%	100%	100%	100%	2019
TOTAL					2,626,920		26,269						
Subtotal Residential				12	2,626,920		26,269						
Subtotal Commercial/Ind.				0	0		0						

Note:

1. Market values are based upon estimates from the Developer.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Townhouses	26,269	0	26,269	48,880	0	0	4,177	53,057	4,421.46
TOTAL	26,269	0	26,269	48,880	0	0	4,177	53,057	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	53,057
less State-wide Taxes	0
less Fiscal Disp. Adj.	0
less Market Value Taxes	(4,177)
less Base Value Taxes	(1,356)
Annual Gross TIF	47,524



Blackhoof Housing Development - 2% Inflation
City of Cloquet, Minnesota
 12-Unit Cloquet Country Club Patio Homes - Owner Occupied

TAX INCREMENT CASH FLOW															
% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities -	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date	
							-	-	-	-				08/01/18	
														02/01/19	
100%	26,269	(729)	-	25,540	186.075%	47,524	23,762	(86)	(2,368)	21,309	19,933	0.5	2019	08/01/19	
							23,762	(86)	(2,368)	21,309	39,427	1	2019	02/01/20	
100%	26,795	(729)	-	26,066	186.075%	48,502	24,251	(87)	(2,416)	21,747	58,884	1.5	2020	08/01/20	
							24,251	(87)	(2,416)	21,747	77,914	2	2020	02/01/21	
100%	27,330	(729)	-	26,601	186.075%	49,499	24,749	(89)	(2,466)	22,194	96,907	2.5	2021	08/01/21	
							24,749	(89)	(2,466)	22,194	115,482	3	2021	02/01/22	
100%	27,877	(729)	-	27,148	186.075%	50,516	25,258	(91)	(2,517)	22,650	134,022	3.5	2022	08/01/22	
							25,258	(91)	(2,517)	22,650	152,154	4	2022	02/01/23	
100%	28,435	(729)	-	27,706	186.075%	51,553	25,777	(93)	(2,568)	23,115	170,250	4.5	2023	08/01/23	
							25,777	(93)	(2,568)	23,115	187,949	5	2023	02/01/24	
100%	29,003	(729)	-	28,274	186.075%	52,611	26,306	(95)	(2,621)	23,590	205,614	5.5	2024	08/01/24	
							26,306	(95)	(2,621)	23,590	222,890	6	2024	02/01/25	
100%	29,583	(729)	-	28,854	186.075%	53,691	26,845	(97)	(2,675)	24,074	240,132	6.5	2025	08/01/25	
							26,845	(97)	(2,675)	24,074	256,995	7	2025	02/01/26	
100%	30,175	(729)	-	29,446	186.075%	54,792	27,396	(99)	(2,730)	24,568	273,825	7.5	2026	08/01/26	
							27,396	(99)	(2,730)	24,568	290,285	8	2026	02/01/27	
100%	30,779	(729)	-	30,050	186.075%	55,915	27,957	(101)	(2,786)	25,071	306,712	8.5	2027	08/01/27	
							27,957	(101)	(2,786)	25,071	322,778	9	2027	02/01/28	
100%	31,394	(729)	-	30,665	186.075%	57,060	28,530	(103)	(2,843)	25,585	338,812	9.5	2028	08/01/28	
							28,530	(103)	(2,843)	25,585	354,494	10	2028	02/01/29	
100%	32,022	(729)	-	31,293	186.075%	58,228	29,114	(105)	(2,901)	26,108	370,144	10.5	2029	08/01/29	
							29,114	(105)	(2,901)	26,108	385,450	11	2029	02/01/30	
100%	32,662	(729)	-	31,933	186.075%	59,420	29,710	(107)	(2,960)	26,643	400,726	11.5	2030	08/01/30	
							29,710	(107)	(2,960)	26,643	415,665	12	2030	02/01/31	
100%	33,316	(729)	-	32,587	186.075%	60,636	30,318	(109)	(3,021)	27,188	430,575	12.5	2031	08/01/31	
							30,318	(109)	(3,021)	27,188	445,156	13	2031	02/01/32	
100%	33,982	(729)	-	33,253	186.075%	61,876	30,938	(111)	(3,083)	27,744	459,708	13.5	2032	08/01/32	
							30,938	(111)	(3,083)	27,744	473,940	14	2032	02/01/33	
100%	34,662	(729)	-	33,933	186.075%	63,140	31,570	(114)	(3,146)	28,311	488,144	14.5	2033	08/01/33	
							31,570	(114)	(3,146)	28,311	502,034	15	2033	02/01/34	
100%	35,355	(729)	-	34,626	186.075%	64,430	32,215	(116)	(3,210)	28,889	515,897	15.5	2034	08/01/34	
							32,215	(116)	(3,210)	28,889	529,455	16	2034	02/01/35	
100%	36,062	(729)	-	35,333	186.075%	65,746	32,873	(118)	(3,275)	29,479	542,985	16.5	2035	08/01/35	
							32,873	(118)	(3,275)	29,479	556,217	17	2035	02/01/36	
100%	36,783	(729)	-	36,054	186.075%	67,088	33,544	(121)	(3,342)	30,081	569,422	17.5	2036	08/01/36	
							33,544	(121)	(3,342)	30,081	582,337	18	2036	02/01/37	
100%	37,519	(729)	-	36,790	186.075%	68,457	34,228	(123)	(3,411)	30,695	595,225	18.5	2037	08/01/37	
							34,228	(123)	(3,411)	30,695	607,830	19	2037	02/01/38	
100%	38,269	(729)	-	37,540	186.075%	69,853	34,927	(126)	(3,480)	31,321	620,409	19.5	2038	08/01/38	
							34,927	(126)	(3,480)	31,321	632,710	20	2038	02/01/39	
100%	39,035	(729)	-	38,306	186.075%	71,277	35,639	(128)	(3,551)	31,959	644,987	20.5	2039	08/01/39	
							35,639	(128)	(3,551)	31,959	656,993	21	2039	02/01/40	
100%	39,815	(729)	-	39,086	186.075%	72,730	36,365	(131)	(3,623)	32,611	668,975	21.5	2040	08/01/40	
							36,365	(131)	(3,623)	32,611	680,693	22	2040	02/01/41	
100%	40,612	(729)	-	39,883	186.075%	74,212	37,106	(134)	(3,697)	33,275	692,386	22.5	2041	08/01/41	
							37,106	(134)	(3,697)	33,275	703,822	23	2041	02/01/42	
100%	41,424	(729)	-	40,695	186.075%	75,723	37,862	(136)	(3,773)	33,953	715,234	23.5	2042	08/01/42	
							37,862	(136)	(3,773)	33,953	726,396	24	2042	02/01/43	
100%	42,252	(729)	-	41,523	186.075%	77,265	38,632	(139)	(3,849)	34,644	737,533	24.5	2043	08/01/43	
							38,632	(139)	(3,849)	34,644	748,426	25	2043	02/01/44	
100%	43,097	(729)	-	42,368	186.075%	78,837	39,419	(142)	(3,928)	35,349	759,296	25.5	2044	08/01/44	
							39,419	(142)	(3,928)	35,349	769,926	26	2044	02/01/45	
Total							1,610,579	(5,798)	(160,478)	1,444,303					
Present Value From 02/01/2018 Present Value Rate 4.50%							858,565	(3,091)	(85,547)	769,926					

Appendix E

Housing Qualifications for the District

INCOME RESTRICTIONS - ADJUSTED FOR FAMILY SIZE (OWNER-OCCUPIED HOUSING DISTRICT) -STATE-WIDE		
No. of Persons	100% of Median Income	115% of Median Income
1-2 persons	\$77,100	N/A
3-4 persons	N/A	\$88,665

Source: U.S. Department of Housing and Urban Development

At least 95% of the houses assisted with tax increment must be occupied with persons at 100% of median income for a family of two or less and 115% of median income for families of three or more (rental housing would have stricter income limitations). Median income under this provision is the greater of the statewide median or the county median. For Carlton County, the median income is \$62,700 and the statewide median is \$77,100 (year 2016). Therefore, the family of three or more could earn up to \$88,665 (115% of \$77,100) and still qualify to live in the homes.

INCOME RESTRICTIONS - ADJUSTED FOR FAMILY SIZE (HOUSING DISTRICT) - CARLTON COUNTY CARLTON COUNTY MEDIAN INCOME: \$62,700		
No. of Persons	50% of Median Income	60% of Median Income
1-person	\$22,350	\$26,820
2-person	\$25,550	\$30,660
3-person	\$28,750	\$34,500
4-person	\$31,900	\$38,280

Source: Department of Housing and Urban Development and Minnesota Housing Finance Agency

The two options for income limits on a standard housing district are 20% of the units at 50% of median income or 40% of the units at 60% of median income. There are no rent restrictions for a housing district.

***PLEASE NOTE: THESE NUMBERS ARE ADJUSTED ANNUALLY. ALL INCOME FIGURES REPORTED ON THIS PAGE ARE FOR 2016. UPDATED NUMBERS FOR THE YEAR 2017 ARE NOT YET AVAILABLE.

Appendix F
Findings for the District

To be added prior to the public hearing