

City of East Bethel
City Council Work Meeting
Date: March 11, 2024 at 6:00 p.m.



This City Council work meeting is open to the public but will not be broadcast.

6:00 PM

ITEM

- 1.0 Bass Ribbon Pines Event Permit Application (p. 2-17)

- 2.0 Rezoning Portion of R-1 Zone: West of Hwy 65 from Klondike to 207th Ave NE (p. 18-21)

**City of East Bethel
City Council Work Meeting
Agenda Item Information**



Date: March 11, 2204

Agenda Item Number: 1.0

Agenda Item: Bass Ribbon Pines Music Arts and Recreation Festival

Background Information: The City of East Bethel has received an Outdoor Entertainment Permit Application and Fees from the Blue Ribbon Pines Disc Golf Course for a 3 Day Music and Disc Golf Festival. The proposed dates for this event are July 18 – 20th, 2024.

This event will have camping, amplified music, portable toilets, a main stage, lighting, vendors, food trucks, alcohol, a staffed medical services station, off street parking, and onsite private security.

This is proposed to be a 4th annual event. Blue Ribbon Pines has applied for and been issued permits 3 out of the last 4 years. The 2023 event generated 7 - 8 documented residential complaints to the Anoka County Sheriff's Department regarding noise in 2023. Although 2023's event was not permitted Blue Ribbon Pines was billed for and paid the fees associated for the permitting after the fact.

Propose hours of the event: Thursday - 7/18/24 Time: 12 pm – 10 pm

Friday - 7/19/24 Time: 10 am – 12 am

Saturday - 7/20/24 Time: 10 am – 12 am

East Bethel's Outdoor Entertainment Ordinance and Noise Ordinance are attached for reference.

Recommendation: Although Outdoor Entertainment Permit Approval is an administrative function city staff is requesting the City Council provide staff guidance with determining conditions or requirements, if any, necessary based on the request to include but not be limited to denial, restrictions of hours, or the obligation of an onsite Deputy.

Attachments:

1. Outdoor Entertainment - Article VII
2. Noise – Article III
3. Aerial Map
4. Permit Application

City Council Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

Sec. 26-240. - Purpose and intent.

It is the purpose and intent of this article to protect the public's health, safety and welfare through the issuance of permits for outdoor entertainment activities conducted within the city.

(Ord. No. 199A, § 1, 6-20-2007)

Sec. 26-241. - Definitions.

As used in this chapter, the following words and terms shall have the meaning ascribed to them in this section.

Applicant means any person or organization who seeks an outdoor entertainment permit to conduct or sponsor an outdoor entertainment event within the city.

Amplified event means any event that includes electronically amplified music and/or voices.

Nonamplified event means any event that does not include electronically amplified music and/or voices.

Nonprofit/fund raising event means any event conducted by a commercial, residential/agricultural or nonprofit entity for the purpose of raising funds to be and which are subsequently donated to an organization described in section 501(c) or (d) of the Internal Revenue Code of 1986 as amended.

Outdoor entertainment means a specific event or activity held in the open and not within an enclosed structure. Enclosed structures do not include tents, sound stages, pavilions or amphitheaters.

Outdoor entertainment - commercial means a specific outdoor entertainment event or activity conducted or sponsored by a commercial entity for profit or promotion of its business with an estimated attendance of 500 people or more. Commercial shall mean the current defined zoning, based on the city's official zoning map.

Outdoor entertainment - nonprofit means a specific outdoor entertainment event or activity conducted or sponsored by a nonprofit community organization or club for the purpose of raising funds for charitable, educational, religious or other similar purposes with an estimated attendance of 500 people or more. Nonprofit shall mean the current defined zoning public-institutional, based on the city's official zoning map.

Outdoor entertainment - public means a specific outdoor entertainment event or activity conducted or sponsored by the city or any of its agencies, and any event or activity conducted or sponsored by a public or private school with an estimated attendance of 500 people or more. Public shall mean the current defined zoning public-institutional, based on the city's official zoning map.

Outdoor entertainment - private means a specific outdoor event or activity conducted or held on private property by the property owner or the owner's lessee such as a wedding reception, private party, or similar family or social functions with an estimated attendance of 250 people or more. Residential/agriculture shall mean the current defined zoning residential/agriculture based on the city's official zoning map.

Permittee means a person to whom an outdoor entertainment permit is issued.

Person means an individual, firm, partnership, corporation, trustee, association, or any body of persons whether incorporated or not. With respect to acts prohibited or required herein, person shall include employees and licensees.

School means an institution or place for instruction or education where 25 or more persons receive a full course of educational instruction with an organized body of teachers associated for pursuit and dissemination of knowledge.

Weekday means that time between 9:01 p.m. Sunday to 12:01 a.m. Friday.

Weekend means that time between 12:01 a.m. Friday to 9:01 p.m. Sunday.

(Ord. No. 199A, § 2, 6-20-2007; Ord. No. 199B, § 2, 2-20-2008)

Sec. 26-242. - Permit required.

Any person desiring to conduct or sponsor an outdoor entertainment activity in the city shall obtain a permit from the city administrator.

(Ord. No. 199A, § 3, 6-20-2007; Ord. No. 199B, § 3, 2-20-2008)

Sec. 26-243. - Permit application requirements.

(a) *Filing of application.* Any person conducting or sponsoring an outdoor entertainment activity for any activity, other than an outdoor entertainment - commercial entity, shall make application for a permit by filing a completed application with the city administrator at 15 days in advance for a residential/agriculture, nonprofit and nonprofit/fundraising outdoor entertainment event of the date on which the event is to occur. The application shall require the following information:

- (1) The name and address of the person or organization conducting the event and the names and dates of birth of the persons or of the managers and officers of the organization.
- (2) The date, time, and place of the event to be held.
- (3) Whether the persons conducting the event or the officers of the organization sponsoring the event are over 18 years of age; and whether such persons have been convicted of any crimes other than minor traffic offenses.
- (4) The approximate number of persons expected to attend the event.

- (5) A description of the type of outdoor entertainment to be conducted.
 - (6) The name, address and telephone number of the entity providing the entertainment.
 - (7) Whether amplified or non-amplified music or singing will be part of the entertainment.
 - (8) The number of security personnel to be employed together with their names and address.
 - (9) Such other information as the city administrator shall require.
- (b) *Filing of application outdoor entertainment—Commercial.* Any person conducting or sponsoring an outdoor entertainment - commercial, shall file a notice of event and application for a permit by filing a completed notice of event and permit application with the city administrator at least 60 days in advance of the event. The application shall require the following information:
- (1) The name and address of the person or organization conducting the event and the names and dates of birth of the persons or of the managers and officers of the organization.
 - (2) The date, time, and place of the event to be held.
 - (3) Whether the persons conducting the event or the officers of the organization sponsoring the event are over 18 years of age; and whether such persons have been convicted of any crimes other than minor traffic offenses.
 - (4) The approximate number of persons expected to attend the event.
 - (5) A description of the type of outdoor entertainment to be conducted.
 - (6) The name, address and telephone number of the entity providing the entertainment.
 - (7) Whether amplified or non-amplified music or singing will be part of the entertainment.
 - (8) The type of temporary structure(s), if any, that will be erected for the event.
 - (9) The number of security personnel to be employed together with their names and address.
 - (10) Such other information as the city administrator shall require.

The city administrator shall review the notice of event and application for a permit to determine if an outdoor entertainment permit will be required and provide notice to the individual conducting or sponsoring the event within 30 days of receipt of the notice of event and application of the requirements for the event up to and including a permit for the event.

The event sponsor shall be required to comply with all event requirements as identified by the city administrator.

(Ord. No. 199A, § 4, 6-20-2007; Ord. No. 199B, § 4, 2-20-2008; Ord. No. 14, Second Series, 11-18-2009)

Sec. 26-244. - Investigation.

The application shall be referred to the county sheriff or city police department, as appropriate, for investigation into the contents of the application and for recommendation as to matters of public safety.

Sec. 26-245. - Permit conditions.

The city administrator or the administrator's designee may issue the permit with such conditions and requirements as are necessary to protect the safety and rights of the public including the requirement that private security personnel be employed by the permittee in the conduct of the event.

(Ord. No. 199A, § 6, 6-20-2007; Ord. No. 199B, § 6, 2-20-2008)

Sec. 26-246. - Permit fees.

A permit fee in an amount established by a duly adopted resolution of the city council shall be paid with the application.

(Ord. No. 199A, § 7, 6-20-2007; Ord. No. 199B, § 7, 2-20-2008)

Sec. 26-247. - Insurance.

As a condition of the granting of a permit for an outdoor entertainment conducted on public property or public streets or parking lots, the permittee shall provide to the city a public liability insurance policy naming the city as an additional insured entity with limits of not less than \$1,000,000.00 per occurrence.

(Ord. No. 199A, § 8, 6-20-2007; Ord. No. 199B, § 8, 2-20-2008)

Sec. 26-248. - Denial of application.

A permit may be denied based upon a determination that:

- (1) The event would seriously endanger public safety;
- (2) The event would unreasonably inconvenience the general public;
- (3) The event would unreasonably infringe upon the rights of abutting properties;
- (4) The event would conflict with another proximate event or interfere with construction or maintenance work;
- (5) There are not sufficient safety personnel or other necessary city staff to accommodate the event;
- (6) The applicant failed to complete the application form after being notified of the additional information required;
- (7) The applicant cannot meet, or is unwilling to meet, all of the requirements of this chapter;
- (8) Other issues in the public interest were identified by the city administrator;
- (9) Failure to prepay expenses;

- (10) The applicant has violated a provision, restriction or condition of this article or an outdoor entertainment activity permit issued to the applicant within the past 12 months;
- (11) The property on which the event is to take place or the owners of the property on which the event is to take place is delinquent in the payment of property taxes, assessments, employment taxes or other financial claims of the city and/or contracted public agencies.

(Ord. No. 199A, § 9, 6-20-2007; Ord. No. 199B, § 9, 2-20-2008)

Sec. 26-249. - Exemption from permit.

The city and its agencies and a school as defined herein shall be exempt from the permit requirements of this chapter.

(Ord. No. 199A, § 10, 6-20-2007; Ord. No. 199B, § 10, 2-20-2008)

Sec. 26-250. - Restrictions on outdoor entertainment events.

- (a) Except as otherwise specifically provided in this article, an "event" for the purposes of this section is defined as any part of (a) one weekend day (a Saturday or a Sunday) between the hours of 9:00 a.m. and 12:00 midnight or (b) two consecutive weekend days between the hours of 9:00 a.m. and 12:30 a.m. and any part of one week day (Mondays through Fridays) between the hours of 9:00 a.m. and 9:00 p.m.
- (b) Outdoor entertainment - commercial. No more than four amplified outdoor entertainment events, no more than eight non-amplified outdoor entertainment events and no more than eight nonprofit/fund raising outdoor entertainment events shall be permitted on any one business site in any one calendar year. Any single event shall be limited to 1,500 attendees.
- (c) Outdoor entertainment - nonprofit. No more than four amplified outdoor entertainment events, no more than eight non-amplified outdoor entertainment events on any one site shall be permitted in any one calendar year. Any single event shall be limited to 1,500 attendees.
- (d) Outdoor entertainment - residential/agriculture. No more than four amplified outdoor entertainment events, no more than four non-amplified outdoor entertainment events and no more than four nonprofit/fund raising outdoor entertainment events on any one site shall be permitted in any one calendar year.
- (e) No outdoor entertainment - commercial or outdoor entertainment - nonprofit shall be held or conducted between the hours of 12:30 a.m. and 9:00 a.m. on weekends or between 9:00 p.m. to 9:00 a.m. on weekdays; notwithstanding any other provision of this article, no outdoor entertainment - residential/agricultural shall be held or conducted between the hours of 9:00 p.m. and 9:00 a.m. on any day of the week.

(Ord. No. 199A, § 11, 6-20-2007; Ord. No. 199B, § 11, 2-20-2008)

Sec. 26-251. - Noise regulation.

Each person who is issued an outdoor entertainment permit shall comply in all respects with Ord. No. 195.

(Ord. No. 199A, § 12, 6-20-2007; Ord. No. 199B, § 12, 2-20-2008)

Sec. 26-252. - Termination of activities.

In the event it is determined by the county sheriff's office or a designated representative of the city that the permittee has violated the terms of this chapter, the county sheriff's office or the city reserves the right to order a cease and desist of any and all activities for the permitted event.

(Ord. No. 199A, § 13, 6-20-2007; Ord. No. 199B, § 13, 2-20-2008)

Sec. 26-253. - Penalty.

Any person who violates any provision of this chapter is guilty of a misdemeanor and shall, upon conviction thereof, be punished according to law. Each act of violation and each day a violation occurs or continues constitutes a separate offense. In all cases the city shall be entitled to collect the costs of prosecution to the extent outlined by law, the rules of criminal procedure, and the rules of court.

(Ord. No. 199A, § 14, 6-20-2007; Ord. No. 199B, § 14, 2-20-2008)

Secs. 26-254—26-284. - Reserved.

Sec. 26-108. - Purpose.

It is the purpose of this article to regulate noise and establish noise standards in the city.

(Ord. No. 195, § 1, 9-7-2005)

Sec. 26-109. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Circulating mobile source means noise which emanates from a mobile source which remains in a close proximity to a single location.

Daytime means those hours from 7:00 a.m. and 10:00 p.m.

Lot maintenance means noise-generating activities which are necessary to the use of residential property, including, without limitation, lawn mowing, snow removal, noncommercial lot clearing, housing maintenance activities, hobby farming, gardening, residential construction (including landscaping, repair, and remodeling), vegetation trimming or removal, and sidewalk, patio, or driveway construction.

Mobile source means noise which emanates from a source that is either in motion or capable of being in motion.

Nighttime means those hours from 10:00 p.m. and 7:00 a.m.

Personal recreational vehicle means a motorized vehicle designed for use by one person, sometimes including a passenger, including, without limitation, vehicles commonly known as off-highway motorcycles, off-road vehicles, snowmobiles, all-terrain vehicles, jet-skis, personal watercraft, motor-cross bikes, motorized dirt bikes, motorbikes, motorcycles, go-carts, motorized gliders, three-wheelers, and four-wheelers.

Residential property means real property used for residential purposes, including all parcels of real property located within the RR residential district under the city zoning ordinance, set forth in Appendix A to this Code.

Stationary source means noise which emanates from a source that remains stationary.

(Ord. No. 195, § 2, 9-7-2005)

Sec. 26-110. - Incorporation of Minnesota noise control rules and standards by reference.

Chapter 7030 of the Minnesota Rules is hereby adopted and incorporated herein by reference. The definitions in section 26-109 are in addition to those set forth in Minnesota Rules, ch. 7030. A violation of the noise standards established in Minnesota Rules, ch. 7030, shall constitute a violation of this article; exceeding either the L10 or the L50 standard for a noise area will constitute a violation.

(Ord. No. 195, § 3, 9-7-2005)

Sec. 26-111. - Penalty.

Any person who violates any provision of this article shall be guilty of a misdemeanor, and upon conviction thereof may be punished as provided in section 1-14 and may be required to complete eight hours of community service for each violation. Violators will be responsible for all costs of prosecution.

(Ord. No. 195, § 4, 9-7-2005)

Secs. 26-112—26-135. - Reserved.



- RV/CAR CAMPING 
- CAMPING 
- VENDORS 
- VENDOR CAMP 
- PUTTING COURSE 
- AUTO CAMP ENTRANCE 
- FESTIVAL ENTRANCE 
- CHECKPOINT 



CAR CAMPING ENTRANCE

KLONDIKE DR NE

FIRE/EMERGENCY ACCESS



OUTDOOR ENTERTAINMENT

A specific event or activity held in the open and not within an enclosed structure.
 Enclosed structures do not include tents, sound stages, pavilions or amphitheaters.

Fee: \$150

Required for commercial, nonprofit, or public properties if **500** or more people are expected.

Required for private properties if **250** or more people are expected.

EVENT ADDRESS: 1901 Klondike Dr NE, East Bethel, MN 55011 PRESENT ZONING: Rural Residential

BUSINESS NAME (IF APPLICABLE): Blue Ribbon Pines Disc Golf Course

DESCRIPTION OF EVENT: Bass Ribbon Pines - 3 Day Music & Disc Golf Festival

PROPERTY OWNER:

NAME: Ray Jordan
 PHONE: 763-464-6090
 ADDRESS: 1901 Klondike Dr NE,
 CITY/STATE/ZIP: East Bethel, MN 55011
 EMAIL: rayjgrass@gmail.com

APPLICANT:

SAME AS PROPERTY OWNER

NAME: _____
 PHONE: _____
 ADDRESS: _____
 CITY/STATE/ZIP: _____
 EMAIL: _____

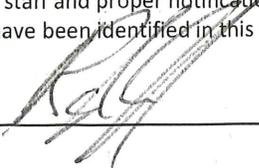
The event will be held on these dates:

No outdoor entertainment - commercial or nonprofit shall be held or conducted between the hours of 12:30 a.m. and 9:00 a.m. on weekends or between 9:00 p.m. to 9:00 a.m. on weekdays.

No outdoor entertainment - residential/agricultural shall be held or conducted between the hours of 9:00 p.m. and 9:00 a.m. on any day of the week.

Day of the week	Date	Start time	End time
Thursday	7/18/2024	12:00pm	10:00pm
Friday	7/19/2024	10:00am	12:00am
Saturday	7/20/2024	10:00am	12:00am

The undersigned agrees that the outdoor entertainment event(s) listed in this application will be performed in compliance with all applicable state laws, and ordinances of the City of East Bethel and any directions or conditions placed on the issuance of the permit. The undersigned applicant will assume full responsibility for payment to the city for all costs, if any, for cleanup of City streets and property incurred in connection with the outdoor entertainment event (s). The undersigned also agrees to secure and pay for any additional police protection required in connection with the outdoor entertainment event(s) listed in this application prior to issuance of the permit. The undersigned certifies that they are authorized to apply for this outdoor entertainment permit. I fully understand that all of the required information must be submitted at least thirty (30) days prior to the scheduled event dates to ensure review by City staff and proper notification of all appropriate departments, and that the event will be held within the proposed dates, times, and locations that have been identified in this document.

Property Owner Signature (required):  Date: 1/4/24

Applicant Signature (if different from owner): _____ Date: _____

General Information				
Describe nature of event:	3 Day Music, Disc Golf & Camping Festival			
Names, phone numbers, addresses, and birthdays of persons/managers/officers conducting the event: (must be 18 years or older)	Name	Phone #	Address	Birthday
	Ray Jordan	763-464-6090	1901 Klondike Dr NE, East Bethel, MN 55011	
	Angie Beimert	651-318-9570	1901 Klondike Dr NE, East Bethel, MN 55011	
	Jordan Strand	612-205-8132	1516 3rd St NE, Minneapolis, MN	
Estimated number of public attendance at event:	1,000 people			
The name, phone number, and description of any entities providing entertainment:	Name	Phone #	Description	
Does your current insurance cover this type of event? You will need to provide adequate coverage.	(Must attach insurance coverage – Label as Attachment #1) (Outdoor Entertainment application will be deemed incomplete if this is not included. If event is on City Property, then you must obtain a Certificate of Liability Insurance for \$1 million on an Acord form that lists the City of East Bethel as an additional insured. City parks and facilities need to be reserved separately with the Administration Dept.			
Will there be camping?	Yes, there are designated camping areas on site			
What time will the music and/or entertainment end?	Thursday - 2:00pm-10:00pm Friday - 10:00am - 12:00am Saturday - 10:00am - 12:00am			
Will there be amplified or non-amplified entertainment, music, or singing? (Must comply with noise ordinance)	Yes, Amplified Music			

Event Layout	
Location of outdoor entertainment event and any other areas to be used in conjunction with event must be shown in a site plan.	<p>(Must attach event layout – Label as Attachment #2) (Outdoor Entertainment application will be deemed incomplete if this is not included)</p> <p>Attach a layout of relevant areas to the event. Include location of porta potties, tables, seating areas, dance floors, DJs, vendors, camping areas, nurses station, etc.</p>
Describe the means and extent of any temporary structures, lighting or sound amplification to be employed at the event:	We have rented a Eurostage for the Main Stage area. Lighting will be provided by Antic Studios. Sound Amplification will be provided by Champion Sound.
Describe type and number of sanitation and health facilities to be provided by applicant:	<p>We will have 30 accessible bathrooms / porta potties in 3 main areas during the event. 2 bathrooms located in the Blue Ribbon Pines Pro Shop with running water + 28 porta potties with 2 hand washing stations located by stage areas.</p> <p>We have a medical team that sets up a medical triage area in case of emergencies</p>
Describe parking areas for event attendees and participants and arrangements for parking. If the parking area is not owned by the applicant attach a letter from the owner granting permission to use the facilities for this event and attach map of parking areas.	Parking is located behind the pro shop of the Blue Ribbon Pines Disc Golf Course. All parking areas are owned by the Blue Ribbon Pines
Attach a map of the parking areas and foot traffic to the event.	<p>(Must attach parking areas and foot traffic – Label as Attachment #3) (Outdoor Entertainment application will be deemed incomplete if this is not included)</p>
Is the event off of a county or state road?	No, It is off of a city road
Indicate the location and nature of possible interference with the normal flow or regulation of traffic within the City of East Bethel as a result of the outdoor entertainment event:	Klondike Drive off of HWY65 will have some car traffic as event attendees arrive on site. We check them in at the entrance of Blue Ribbon Pines parking lot and direct them to parking behind the pro shop

Food and Drink	
Describe food and/or beverage service for sale at the event:	Blue Ribbon Pines has a Bar + Food Shack. We also have 3 other Food Trucks that will be onsite for the duration of the event. Each Food truck already has a food permit for Anoka County.
If a caterer is being used, a copy of their license must be provided:	(Must attach caterer's license – Label as Attachment #4) (Outdoor Entertainment application will be deemed incomplete if this is not included) <input checked="" type="checkbox"/> Caterer is not being used
Will alcohol be sold or allowed at the event? If yes, describe practice and policy.	Yes - All attendees that wish to drink will be ID'd at the Blue Ribbon Pines Bar. They will be given a 21+ wristband showing they are of age to drink
2 deputies must be present for events with alcohol in accordance with the Anoka County Extra Duty Ratio. Contact Sergeant Hatton at 763-324-5163.	(Must attach confirmation that 2 deputies will be present – Label as Attachment #5) (Outdoor Entertainment application will be deemed incomplete if this is not included) <input type="checkbox"/> Alcohol will not be present at event
Does the applicant or owner have the appropriate liquor license? If so, attach a copy of the license.	(Must attach liquor license – Label as Attachment #6) <input checked="" type="checkbox"/> Check this box if you would like the City of East Bethel to obtain a copy of the existing liquor license from the East Bethel Administration Dept.
Anoka County Food Licensing Requirements (if not using a licensed caterer)	
Items that DO NOT require a food license from Anoka County include:	
<ul style="list-style-type: none"> ○ Pre-packaged non-dairy beverages (sports drinks, soda, juice, water) ○ Pre-packaged candy ○ Pre-packaged chips (not nachos- if cheese is added, a license is required) ○ Bake sale items ○ <u>Chili or Soup Cook-Off Fundraisers</u> 	
Have you completed the Anoka County Temporary Food License Application and submitted the applicable license fee in person to the Department of Public Health and Environmental Services at least 14 days before the event?	NA
Attach approved Anoka County Temporary Food License.	(Must attach approved Anoka County Temp Food License – Label as Attachment #7) (Outdoor Entertainment application will be deemed incomplete if this is not included)

Safety and Security			
Describe all emergency services available at the event, including rescue, medical, fire and police services:	Medical Services provided by Emergency Solution Services. They are staffed for 24hr/day from 12:00pm Thursday - 10:00am Sunday		
Describe the number of security personnel available at the event and how they will be identifiable:	Name	Address	Phone #
	Taylor Minea	Minneapolis	218-409-3033
	There are 8-10 security guards on site at all times during the event. They wear black security vests + radios. They are stationed at event entrances + key points throughout the festival grounds		
Describe any city services & property requirements in connection with outdoor entertainment event (traffic control, parking, barricades, etc.) and what arrangements have been made with the city for these services and/or property?	NA		

OUTDOOR ENTERTAINMENT PERMIT REQUEST FOR INFORMATION

DATA PRIVACY ADVISORY: The data supplied on this form will be used to assess the qualifications for an outdoor entertainment permit. This data is not legally required but the City will not be able to grant the permit without it. If a permit is granted, the data will constitute a public record. The data is needed to distinguish this application from others, to identify this applicant in City Permit files, to contact the applicant if additional information is required and to determine if the applicant meets all ordinance requirements.

INFORMATION TO BE USED FOR OUTDOOR ENTERTAINMENT PERMIT PROCESSING ONLY

This form will be used to check whether the property on which the event is to take place or the owners of the property on which the event is to take place is delinquent in the payment of property taxes, assessments, employment taxes or other financial claims of the City and/or contracted public agencies.

Please Print

Business Name: Blue Ribbon Pines Disc Golf Course

Business Address: 1901 Klondike Dr NE, East Bethel, MN 55011

APPLICANT INFORMATION

Name: Ray Jordan **Date of Birth:** _____
First Middle Last

Address: 1901 Klondike Dr NE, East Bethel, MN 55011
Street City, State, Zip Code

Phone Number: 763-464-6090 **Alternate Phone:** _____

I, the undersigned do hereby authorize the agencies to disclose all information on property taxes, assessments, employment taxes or other financial claims of the City and/or contracted public agencies. Authorization shall be valid for one year from the date of my signature.


Signature

1/4/24
Date

**City of East Bethel
City Council Work Meeting
Agenda Item Information**



Date: March 11, 2024

Agenda Item Number: 2.0

Agenda Item: Area of rezoning consideration

Requested Action: Provide staff feedback and/or direction on a consideration to rezoning a portion of the west R1 Zone between Klondike Drive and 207th Ave NE.

Background Information: City Staff have received requests from the owner of 20454 Highway 65 NE (Hunter's Inn) for a rezoning of the property in order to facilitate the sale of the property. This property, although once an active commercial use in a residential zone, has been discontinued for more than 365 days. As a non-conformity it loses its ability to be used as a non – conformity after 1 year of discontinued use. This provision is contained in East Bethel Ordinance and State Statute.

Additionally, city staff have responded to zoning information requests for the property at 1351 Klondike Dr. NE, which is also currently on the market for sale. As a corner lot it may have more value as a commercial parcel than a residential parcel.

These properties are located in a larger area, approximately 120 acres, zoned Single Family Residential (R-1) which stretches from Klondike Drive NE north to the area of 207th Ave NE. Although there are two residential parcels directly on Hwy 65 in this R-1 Zone, it also contains the over 17 Acre U-Pull R-Parts Salvage Yard which was approved by a Conditional Use Permit on July 17, 1996, when this was a B2 Zone. If rezoning would be approved the two residences would be allowed to remain as residential uses.

This rezoning would create a continuous Commercial Zone on the west side of Hwy 65 from Sims Road NE south to 197th Ave NE.

This land is located in the Future Growth Area of the 2040 Comprehensive Plan which will likely require a Comp Plan Amendment along with MET Council approval.

Recommendation: Staff are asking the City Council to discuss the potential rezoning and direct staff, if necessary to research into rezoning, comp plan amendments and Met Council review.

Attachments:

1. Existing Zoning Map
2. Area of Consideration Map
3. Area of Consideration Map with Zoning

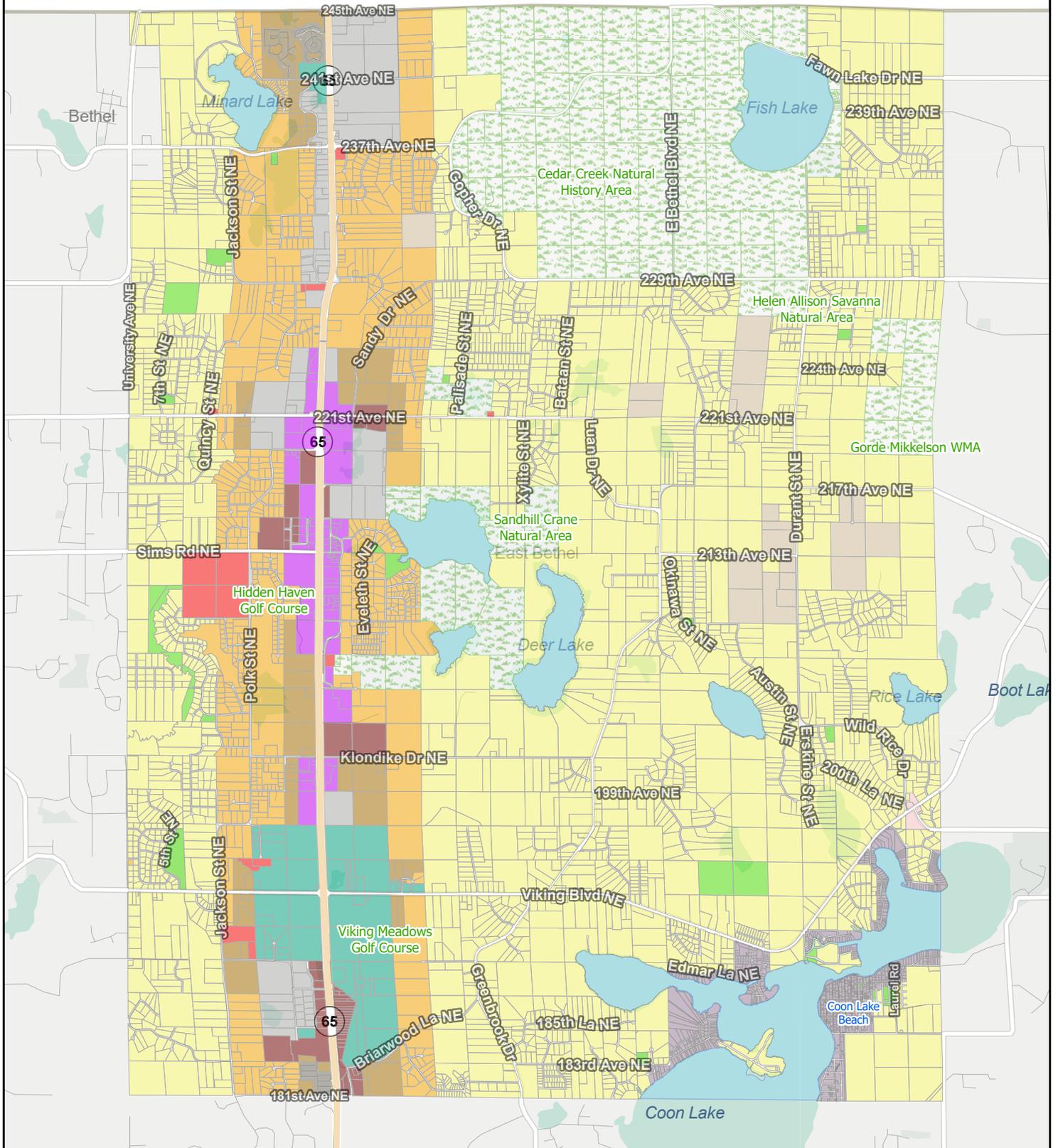
City Council Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____



Zoning	B-3 - Highway Business	R-1 - Single Family Residential	Park/Open Space
AG - Agriculture	I - Light Industrial	R-2 - Single Family & Townhome Residential	Natural Area
B-1 - Limited Business	MXU - Mixed Use	CL - Coon Lake	ROW
B-2 - Central Business	RR - Rural Residential	Public/Institutional	Water



Official Zoning Map

Adopted May 22, 2023

City of East Bethel, MN

City Council Work Mtg Packet, page 19



1 inch equals 1 mile



Area of Consideration

Item 2.0, Attachment 2

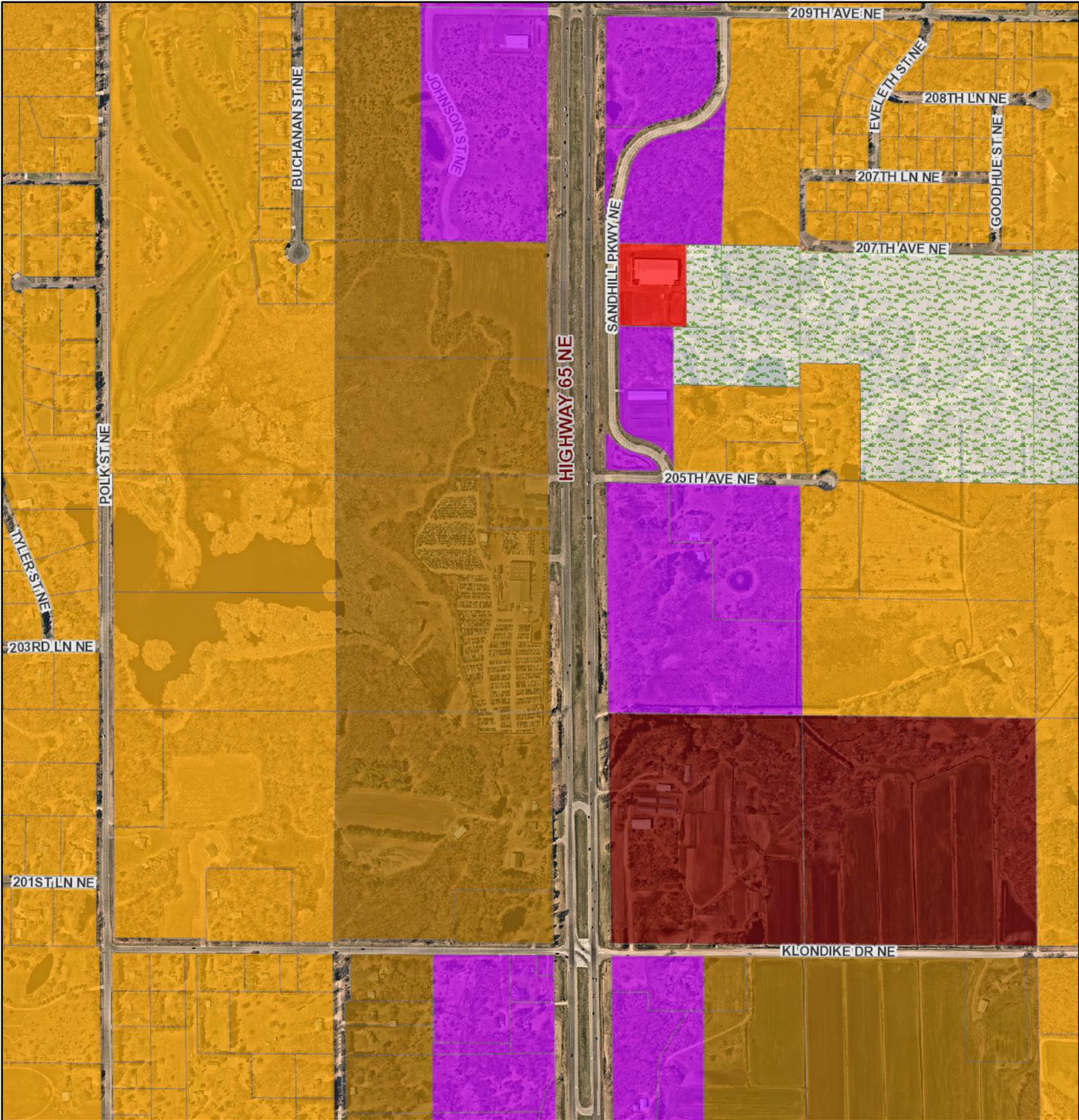


1 inch equals 1,085 feet

Parcels

City Mask





Current Zoning

- | | |
|---|--|
|  AG - Agriculture |  R-2 - Single Family & Townhome Residential |
|  B-1 - Limited Business |  CL - Coon Lake |
|  B-2 - Central Business |  Public/Institutional |
|  B-3 - Highway Business |  Park/Open Space |
|  I - Light Industrial |  Natural Area |
|  MXU - Mixed Use |  ROW |
|  RR - Rural Residential |  Water |
|  R-1 - Single Family Residential |  City Mask |

1 inch equals 1,085 feet

