

City of East Bethel
Planning Commission Agenda
Planning Commission Regular Meeting
Date: February 25, 2025



Two or more Council Members and/or the Mayor may be in attendance at this meeting.
If two or more Council Members and the Mayor attend the event, there will be a quorum of Council Members.

This meeting may be monitored live via the following means:
Cable Channel 10, MidcoTV Channel 77, or the City of East Bethel YouTube channel
(www.youtube.com/channel/UC8_7ShcME-XG14pN5JrmBGg/live)

1. Call To Order
2. Adopt Agenda
3. Updates
4. Approval of Minutes: December 17, 2024 (p. 2-4)
5. Variance. Consider the request by applicant, Allen Pagnac, for a variance to allow a second driveway for access to an accessory structure at 1670 229th Lane NE (File 24-020) (p. 5-18)
6. **Public Hearing.** Consider the request by applicant, Petra and Jon Fager, for an Interim Use Permit (IUP) for grazing of sheep at 20485 East Bethel Boulevard NE (25-001) (p. 19-29)
7. **Public Hearing.** Consider the request by applicant/owner, Matthew Chacich, for "Blanco de Cola Pradera" a Preliminary Plat for three lots located at PID #26-33-23-32-0012 and #26-33-23-23-0001. (25-003) (p. 30-46)
8. **Public Hearing.** Consider the request by applicants, Troy and Laurie Slater, for a zoning map amendment to rezone a property from Rural Residential to Agriculture at 22206 Durant St NE (25-007) (p. 47-55)
9. Adjourn

DRAFT MINUTES: NOT YET APPROVED

EAST BETHEL PLANNING COMMISSION MEETING
December 17, 2024

MEMBERS PRESENT: Vice Chair Gabriel Hanschen, Tanner Balfany, Kory Jorgensen, and Diana Saenger.

MEMBERS ABSENT: Chair Sharon Johnson, Glenn Terry, and Brian Downie

ALSO PRESENT: Matt Look, City Administrator
Eric Larson, City Attorney
Aaron Berg, Community Development Director
Carrie Frost, Administrative Coordinator
Jim Smith, City Council Liaison

1.0 Call to Order

Vice Chair Hanschen called the Planning Commission regular meeting to order at 7:00 pm.

2.0 Adopt Agenda

Commissioner Balfany moved and Commissioner Saenger seconded to adopt the agenda as presented. Hanschen asked any discussion? To the motion, all in favor say aye. **All in favor.** Hanschen asked any opposed? That motion passes. **Motion passes unanimously.**

3.0 Updates

Council Liaison Smith updated the Commission on recent Council actions.

The next Planning and Zoning Commission meeting is scheduled for ???, 2024.

4.0 Approve November 26, 2024 meeting minutes

Commissioner Hanschen moved and Commissioner Jorgensen seconded to adopt the November 26, 2024 regular meeting minutes as written. Hanschen asked any discussion? To the motion, all in favor say aye. **All in favor.** Hanschen asked any opposed? That motion passes. **Motion passes unanimously.**

5.0 Public Hearing – Amending Appendix A Zoning to Regulate Cannabis and Hemp Businesses and Amending Chapter 18 Providing for the Registration of Cannabis and Hemp Businesses in the City of East

Look reviewed staff's report stating this is an ordinance of the City of East Bethel, Anoka County, Minnesota amending appendix A Zoning to regulate cannabis and hemp businesses and amending chapter 18 providing the registration of cannabis and hemp businesses in the City.

Look noted that the City of East Bethel has the authority to adopt this ordinance pursuant to: Minn. Stat. 342.13c, regarding the authority of a local unit of government to adopt reasonable restrictions on the time, place, and manner of the operation of a cannabis business provided that such restrictions do not prohibit the establishment or operation of cannabis businesses. He added that this is done to protect the public health, safety, and welfare of the City of East Bethel residents by regulating cannabis businesses within the legal boundaries of the City of East Bethel.

Christina Benson provided a presentation regarding cannabis and Benson gave a description of the terminology used when discussing cannabis. She discussed the difference between hemp and cannabis. She listed the limits to the number of licenses available. Benson described the different businesses that can sell cannabis, noting that a cannabis retailer sells immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer

50 products, and other products. A microbusiness grows cannabis plants from seed or immature plant to
51 mature plant, harvests the cannabis flower from a mature plant, makes cannabis and/or hemp
52 concentrate, manufactures artificially derived cannabinoids, adult-use cannabis products, lower-potency
53 hemp edibles, and/or hemp-derived consumer products, and sells immature cannabis plants and
54 seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-
55 derived consumer products, and other products. She mentioned that a microbusiness is similar to a
56 brewery. A mezzobusiness grows cannabis plants from seed or immature plant to mature plant, harvests
57 the cannabis flower from a mature plant, makes cannabis and/or hemp concentrate, manufactures
58 artificially derived cannabinoids, adult-use cannabis products, lower-potency hemp edibles, and/or
59 hemp-derived consumer products, and sells immature cannabis plants and seedlings, adult-use cannabis
60 flower, adult-use cannabis products, lower potency hemp edibles, hemp-derived consumer products, and
61 other products. A mezzobusiness cannot allow on-site consumption. A cannabis event can last no more
62 than four days operating, you must obtain local approval, any attendee must be at least 21 years of age,
63 there must be a designated retail area, and the city can decide if on-site consumption is allowed. She
64 reviewed some requirements for all cannabis businesses.

65 Benson explained that lower-potency hemp edible retailers are hemp businesses that sell lower-potency
66 hemp edibles to customers, including on-site consumption. They are not able to sell cannabis items. She
67 noted the limited things the City has control over.

68 Benson reviewed the five questions that need to be discussed tonight. The registration ordinance will be
69 for both hemp and cannabis businesses. The registration ordinance is for retail sales. The City does not
70 get to pick the fee. If they adopt the ordinance, the local government must conduct compliance checks at
71 least once a year. She added that the next question is whether they would like to limit the number of
72 retailers. They will also need to discuss the distance requirements. She displayed a presentation of the
73 schools, daycares, and parks in the City. She also discussed the performance standards and the signage
74 restrictions as well as the zoning districts of where each business is drafted. She presented a map of
75 where these businesses would be allowed in each district of the City.

76 Hanschen opened the public hearing at 7:34 pm

77 Hanschen closed the public hearing at 7:35 pm

78 Hanschen asked what type of performance standards are in place for odor control. Benson explained that
79 at a State level, it is the same as any other business. In regard to the City ordinance, they have drafted
80 that the business must be ventilated so that all odors cannot be detected by a person at the exterior of the
81 property. She added that within the ordinance activities are prohibited from taking place outdoors since
82 you cannot control the odor.

83 Hanschen asked what performance standards for signage are drafted into the ordinance. Benson noted
84 that in the City Code, there are regulations for the number of wall signs allowed based on the district.
85 She added that they will only be permitting the wall signs, and the signs can only contain words.

86 Jorgensen noted that his biggest concern is the odor. Saenger discussed requiring air reports for the
87 businesses. Benson noted that it is heavy on staff to have to check in on the reports.

88 Benson asked about their thoughts on having a registration ordinance and having the highest fees
89 allowed. Balfany noted that he is in favor of those two. Hanschen also added he is in favor.

90 Saenger asked if adding all these ordinances today will be jumping ahead since Council has not made a
91 decision. Benson explained that this will all be adopted in one night and the decisions go hand in hand.

92 Benson asked if they would like to limit the number of places where cannabis will be sold. Balfany
93 noted that he is in support of being open to more businesses and not being too restrictive. Saenger noted

94 that they could limit it in the first year as a test and then come back and decide if they would like to add
95 more in the future. She noted that she is specifically talking about cannabis retailers. Jorgensen added
96 that he thinks this is a good plan.

97 Balfany also added that they could limit per zoning area rather than the whole City.

98 Saenger discussed that she had some concerned parents call her regarding the decision. She also noted
99 that Council should discuss a limit with staff.

100 Benson noted that she hears consensus to limit two to three of each type of business.

101 Benson asked if they would like to require the cannabis businesses to be 1,000 feet from schools, 500
102 feet from daycares, 500 feet from residential treatment facilities, and 500 feet from attractions in parks.

103 Hanschen noted that if he could vote for them to be longer he would. He noted some concerns about
104 how close they are.

105 Benson added that she has it drafted in the ordinance that cannabis businesses cannot be closer than
106 1,000 feet from each other. Benson noted that they can prohibit cannabis businesses in all residential
107 districts other than industrial. She discussed the businesses that are allowed in each zoning district.

108 Balfany stated he likes how it is drafted, and he is not in support of adding more restrictions. Saenger
109 noted that she has not seen any concerns in what is written.

110 **Commissioner Balfany moved and Commissioner Saenger seconded to recommend approval to**
111 **City Council of the ordinance as amended.** Hanschen asked any discussion? To the motion, all in
112 favor say aye. **All in favor.** Hanschen asked any opposed? That motion passes. **Motion passes**
113 **unanimously.**

114 This item goes before City Council on December 23, 2024.

115

116 6.0 Adjournment

117 **Commissioner Balfany moved and Commissioner Jorgensen seconded to adjourn at 8:36 pm.**

118 Hanschen asked any discussion? To the motion, all in favor say aye. **All in favor.** Hanschen asked any
119 opposed? That motion passes. **Motion passes unanimously.**

120 Submitted by:

121 Sylvia Rokosz

122 *TimeSaver Off Site Secretarial, Inc.*

123

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



Date: February 25, 2025

Agenda Item Number: 5

Request: A Variance from Section 10.15. Subd. A of the Zoning Ordinance to allow a second driveway access for an accessory structure for the property located at 1670 229th Lane NE (city file VAR20-24).

Review Deadline: April 11, 2025

Background/Context

The City's discretion in approving or denying a variance is limited to whether or not the proposed project meets the standards in the Zoning Ordinance for a variance. The City has a higher level of discretion with a variance because the burden of proof is on the applicant to show that the variance standards have been met.

On December 12, 2024, the city received an application from Allen Pagnac, the owner of property at 1670 229th Lane NE, to allow for a second driveway in order to build an accessory structure storage shed on their 1.99-acre property.

The property is guided as Future Growth Area and is zoned R-1 Single Family Residential. The intent of the Future Growth Area land use designation is to preserve these areas to accommodate future subdivision in the event of MUSA expansion. The properties surrounding it are all guided and zoned the same.

Analysis

Section 10, subd. 15 of the Zoning Ordinance establishes driveway standards. Properties in the R-1 zoning district are allowed one access point from a public street. Cities limit access points on public streets to limit potential conflict points on a public street.

The applicant did not provide a survey to show compliance with the other performance standards for driveways including:

1. Driveways located on an improved street require a bituminous or concrete driveway extending from the street a minimum of 75 feet or to the garage apron, whichever is less.
2. Driveway width shall be a minimum of 12 feet wide and cannot exceed 24 feet in width at the right-of-way.

Section 4, subd. 10 of the Zoning Ordinance establishes standard for review of a variance request. Consideration of a variance requires the following three-factor test for practical difficulties. Economic considerations alone do not constitute a practical difficulty. All three must be met in order to grant the variance:

1. *Reasonableness. The property owner proposes to use the property in a reasonable manner not permitted by an official control.*

The landowner would like to construct a 30' x 60' (1,800 sq. ft.) accessory structure west of the existing home. The landowner is allowed to construct an accessory structure of this size if they meet the setback and design requirements. The applicant has not yet provided a survey to confirm this but a survey will be required prior to issuance of a building permit. The variance is for a driveway, not for the accessory structure.

The existing driveway to the home is roughly 109 feet long and 12 to 30 feet wide and could connect to the proposed accessory structure. There is adequate space to add a new connection from the existing driveway to the new accessory structure. This is a very common approach and can be seen on other nearby properties. The applicant does have space to reorient the planned building if desired to have a more direct connection to the driveway.

The Planning Commission could find that a second driveway on this 440 foot wide lot is reasonable.

The Planning Commission could find that a second driveway is unreasonable given the size of the lot.

2. *Uniqueness. The plight of the landowner is due to circumstances unique to the property not created by the landowner. The uniqueness generally relates to the physical characteristics of the particular property.*

The existing driveway is roughly 109 feet long and ranges from 12 to 30 feet wide. The applicant indicates that the location of the well limits options for placement of the accessory structure, however, it appears that the planned location of the structure could be served by a shared driveway. While the placement of the structure may be limited, extending the current driveway to it would not be restricted by the lot shape or placement of the proposed structure. The applicant has not identified any unique, physical site constraints that would require a second driveway.

3. *A variance would not alter the essential character of the neighborhood. This factor is used to consider whether the resulting structure or improvement will be out of scale, out of place, or otherwise inconsistent with the surrounding area.*

This property is at the end of a cul-du-sac and the last property on the road. There are no current plans for extending development further south. The lots across from this home are vacant. The applicant indicated that multiple properties on the street have more than one access, however, staff has not found any lots on 229th Lane that have a second driveway. Even so, a variance must be reviewed based on the unique circumstances on a property, and other homes having a second driveway would not set precedent for others.

The Planning Commission may find that the addition of a second driveway would alter the existing character of the neighborhood and add another conflict point on the public street.

Alternatively, the Commission may find that the second driveway does not alter the essential character of the neighborhood.

Summary

In order to grant a variance, the applicant must demonstrate that the request meets all three of the tests for “practical difficulties” including reasonable use of the land, uniqueness of the land that is out of the control of the owner, and that the request would not alter the existing character of the neighborhood. If Planning Commission finds that one or more of the test are not met, they must recommend denial of the variance to the City Council who ultimately makes the final decision.

Requested Action

In consideration of the request, the Planning Commission has the following options:

A. Recommend denial

Based on the applicant's submission, the contents of City Staff report, received public testimony and other evidence available to the Planning Commission, the Planning Commission should recommend denial of the request based on the finding that the applicant has not met the three-part practical difficulties test. A draft resolution with findings of fact has been included in the packet.

Or

B. Recommend approval

If the Planning Commission finds that all three parts of the practical difficulties test has been met by the applicant, the Planning Commission should recommend approval of the variance request to allow a second driveway for the property located at 1670 229th Lane NE. A draft resolution with findings of fact and conditions of approval has been included in the packet.

Attachments:

1. Draft Resolution denying the variance
2. Draft Resolution approving the variance
3. Location Map
4. Aerial of Property
5. Applicant Narrative and Map

**CITY OF EAST BETHEL
COUNTY OF ANOKA
STATE OF MINNESOTA**

RESOLUTION NO. 2025-XX

A RESOLUTION **DENYING** A VARIANCE FROM SECTION 10.15, SUBDIVISION A. OF THE ZONING ORDINANCE FOR A SECOND DRIVEWAY ON PROPERTY LOCATED AT 1670 229TH LANE NE (PIN: 05-33-23-11-0014) LEGALLY DESCRIBED AS:

LOT 4, BLOCK 2, CEDAR CREEK MEADOWS

WHEREAS, the property owner, Allen Pagnac, requested a variance for a second driveway access on a public road, and;

WHEREAS, the Planning Commission held a public meeting on February 25, 2025; and,

WHEREAS, the City finds the request:

1. Is not reasonable request:
 - The addition of a second driveway is not necessary for the reasonable use of the property.
 - The issuance of a variance is not necessary for access to the planned accessory structure as the existing driveway is sufficient.
2. Is not due to circumstances unique to the property, not caused by the landowner;
 - There are no physical site constraints nor issues related to the location of the well that would require a second driveway. A new accessory structure could be accessed from the existing driveway.
3. Will have a negative effect on the characteristic of the neighborhood;
 - The home is at the end of a dead end road and has vacant parcels across from it, however, a new driveway adds an additional conflict point on the public street.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby denies the variance from Section 10.15. Subdivision A, based on the findings in this resolution.

Adopted this xxth day of March, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

ATTEST

Ardie Anderson, Mayor

Matt Look, City Administrator

**CITY OF EAST BETHEL
COUNTY OF ANOKA
STATE OF MINNESOTA**

RESOLUTION NO. 2025-XX

A RESOLUTION **GRANTING** A VARIANCE FROM SECTION 10.15. SUBDIVISION A. OF THE ZONING ORDINANCE FOR A SECOND DRIVEWAY ON A PROPERTY LOCATED AT 1670 229TH LANE NE (PIN: 05-33-23-11-0014) LEGALLY DESCRIBED AS:

LOT 4, BLOCK 2, CEDAR CREEK MEADOWS

WHEREAS, the property owner, Allen Pagnac, requested a variance for a second driveway access on a public road, and;

WHEREAS, the Planning Commission held a public meeting on February 25, 2025; and,

WHEREAS, the City finds the request:

1. Is a reasonable request:
 - The addition of a second driveway is reasonable for the property to be utilized
2. Is due to circumstances unique to the property, not caused by the landowner;
 - The 1.99-acre property has limited space for accessory structure placement and cannot serve the accessory building from the existing driveway access.
 - The issuance of a variance is necessary for access to the planned accessory structure.
3. Will not have a negative effect on the characteristic of the neighborhood;
 - The home is at the end of a dead end road, has vacant parcels across from it and will not be visible from other properties.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby approves the variance from Section 10.15. Subdivision A. for the property located at 1670 229th Lane NE with the following conditions:

1. Prior to construction of any driveway, the applicant must provide the City with a Certificate of Survey showing all existing and proposed conditions on the site, including the driveway locations, structures, well, etc.
2. The applicant obtains a building permit from the City prior to construction on of the planned accessory structure.

Adopted this xx day of March, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

ATTEST

Ardie Anderson, Mayor

Matt Look, City Administrator

Variance Request



-  Parcels
-  City Mask

1 inch equals 958 feet



Location Map- Variance



-  Parcels
-  City Mask

1 inch equals 140 feet



Item 5.0; Attachment 4

N
February 11, 2025
Map Powered By DataLink



Permit Variance Request

1670 229th lane ne
East Bethel MN 55005
Allen and Kristina Pagnac

INTERNAL USE

Proposal:

We would like to request a permit variance for a second driveway on our property. We are building a 30'x60' shop to the south west of our house and will need a second driveway to access this building. The driveway would be paved and would be no larger than 20' wide. It would run from the street to the front apron of the shop.

1. Reasonableness

The placement of our shop will be on the SW section of our land which is a wooded area. This is a practical place for the shop due to the fact that there is only 80' from our house to the property line on the NE side of the house vs 225' from our house to the property line on the SW side.

We are unable to place the shop behind our house due to the location of our septic and the placement of our well. The well is located SW of our house which is causing access issues to the shop from our current driveway.

2. Uniqueness

The shape of the lot is a triangle which limits the space on the property to build.

Due to the placement of our house on our lot, which is the far NE corner, as well as the placement of our well and septic, building the shop in the SW section of our property is the most reasonable.

3. Essential character

There are multiple properties on our street that have a second driveway.

The proposed driveway and shop will be behind the line of site of our house and in a wooded area. This will not alter the character of community.

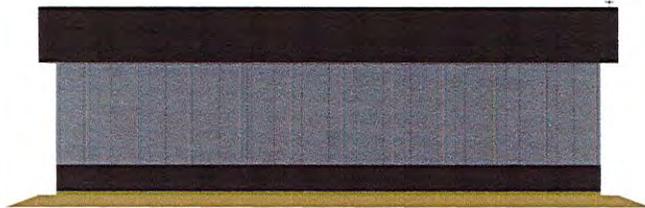
We are located on a dead end street and there are no other houses to the SW of our property.

INTERNAL USE



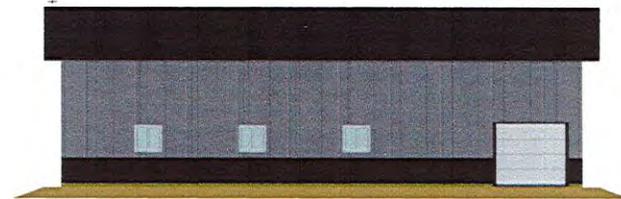
Notes:

INTERNAL USE



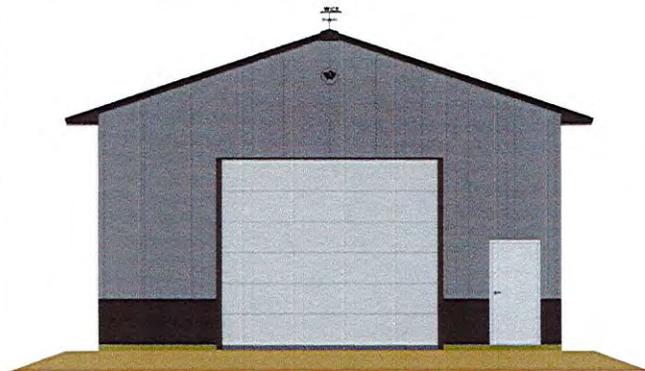
Top Elevation

	ALLAN DORNEY CONSTRUCTION MN DANIEL TOUSIGNANT 7935 Mann Street NE Fridley, MN 55432	WickBuildings.com 763-551-2224 763-551-0924 10/14/2024	Pagnac - Pole Shed 32'-0" x 86'-0" x 14'-0" ICM	Allan Pagnac Bethel, MN 55005
	PRODUCT SCALE			

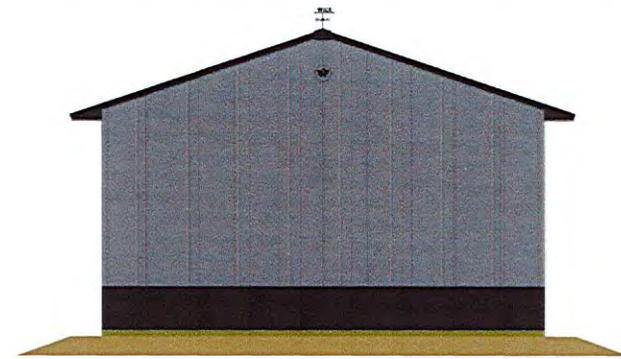


Bottom Elevation

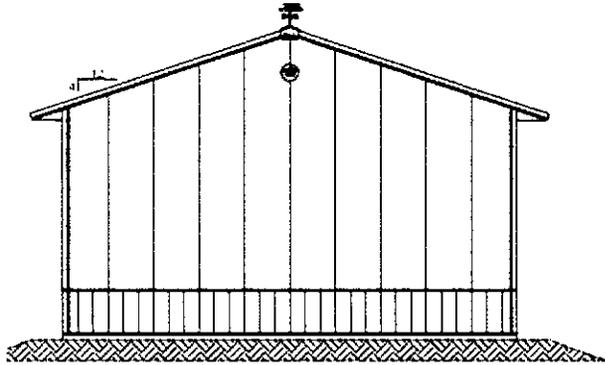
	ALLAN DORNEY CONSTRUCTION MN DANIEL TOUSIGNANT 7935 Mann Street NE Fridley, MN 55432	WickBuildings.com 763-551-2224 763-551-0924 10/14/2024	Pagnac - Pole Shed 32'-0" x 86'-0" x 14'-0" ICM	Allan Pagnac Bethel, MN 55005
	PRODUCT SCALE			



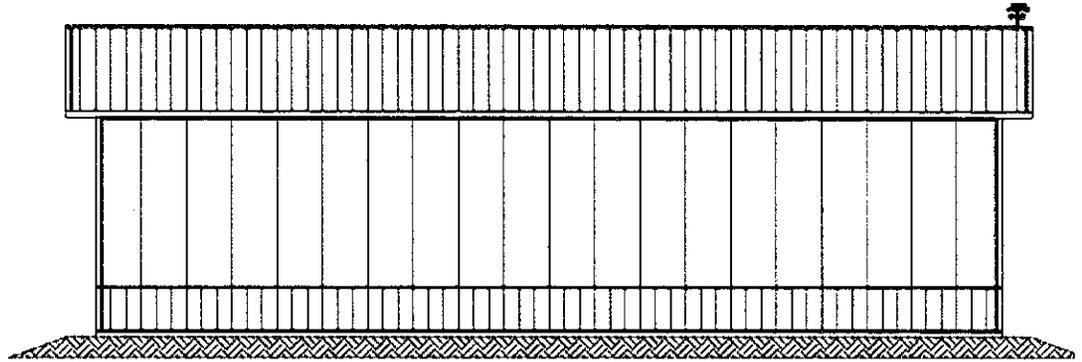
Left Elevation



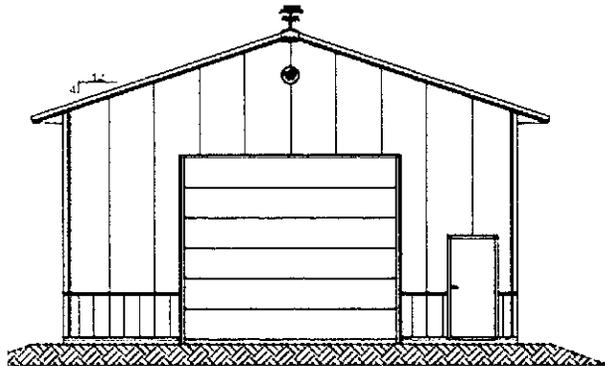
Right Elevation



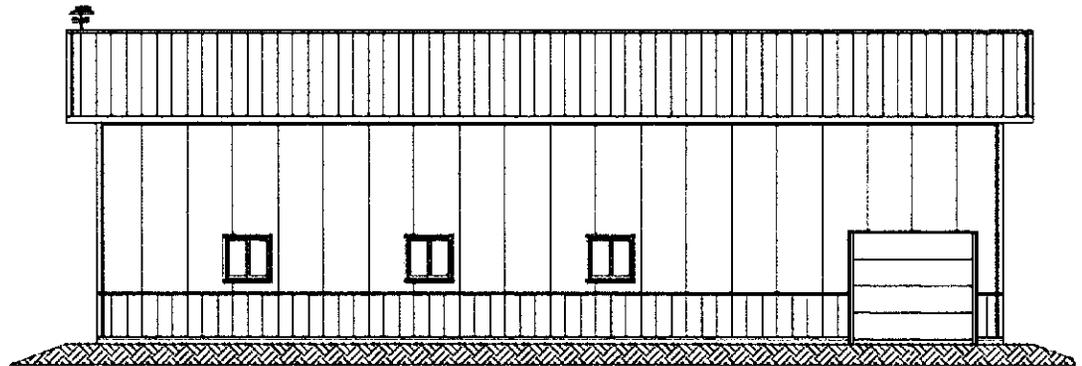
Right Elevation



Top Elevation

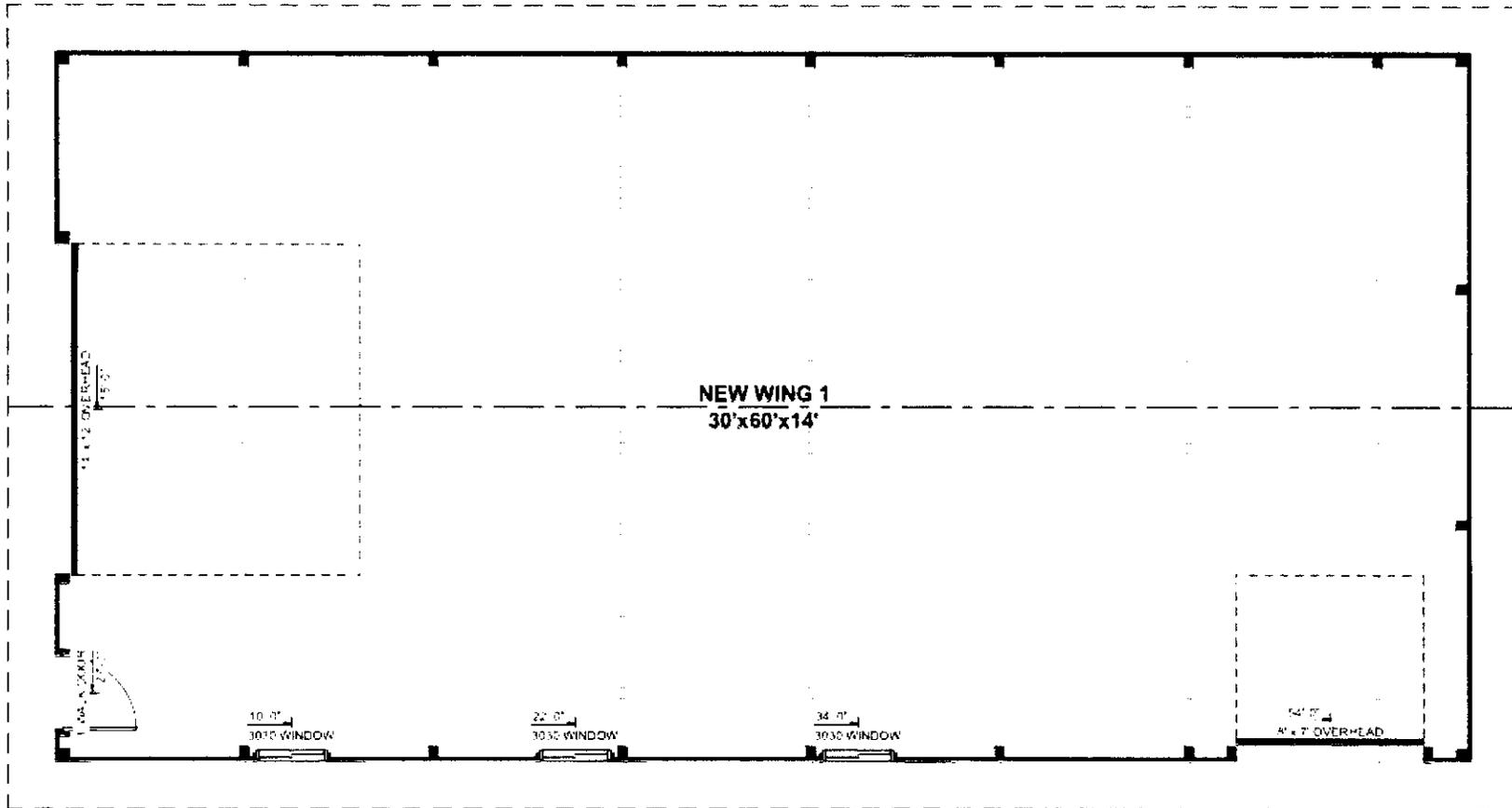


Left Elevation



Bottom Elevation

INTERNAL USE



INTERNAL USE

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



Date: February 25, 2025

Agenda Item Number: 6

Request: PUBLIC HEARING. An Interim Use Permit (IUP) for sheep grazing on a property located at 20845 East Bethel Boulevard NE (city file 25-001).

Review Deadline: March 18, 2025

Background/Context

The City received an application from Petra and Jon Fager for an IUP to allow grazing for sheep on a property owned by James Germain and located at 20845 East Bethel Boulevard NE. An IUP is required for grazing of animals in East Bethel. The applicant intends to use 6.6 acres of the land for grazing of sheep.

The property is guided Rural Residential and zoned RR- Rural Residential. The property to the north, south, east, and west are all guided and zoned the same.

Analysis

The City's discretion in approving or denying an interim use permit is limited to whether or not the proposed request meets the standards outlined in the City Code. If it meets these standards, the City must approve the interim use permit.

The applicant intends to graze sheep on the property and will contain the sheep in one acre areas by using electric fencing that will be moved around the site to contain the grazing areas.

The Planning Commission should evaluate the request for compliance with the general IUP ordinance standards in Section 4, Subd. 9. (D) of the Zoning Ordinance as noted below:

1) The planning commission shall consider if the proposed use is consistent with the general purpose and intent of this chapter and the comprehensive plan. Its judgment shall be based upon, but not limited to, the following:

a) The impact of the proposed use on the health, safety, and general welfare of the occupants of the surrounding lands;

The IUP will not impact the health, safety and welfare of the occupants on surrounding land. The sheep will be limited to one acre section at a time for a total of 6.6 acres on a larger lot. They will be in open areas that are buffered with woods and other natural features.

b) Existing and anticipated traffic conditions, including parking facilities on adjacent streets and lands;

No traffic impacts are expected from the grazing operation.

c) The effect of the proposed use on public utilities;

The grazing activity will have no impact on public utilities.

d) The effect of the proposed use on property values;

The grazing operation will have no anticipated impact on property values.

e) The effect of the proposed use on the comprehensive plan;

None, as this property is guided and zoned Rural Residential. The use, is compatible with the land use anticipated in this district.

f) The ability of the proposed use to meet the standards of this chapter;

The proposal meets the grazing standards in the Section 10, subd. 151 of the Zoning Ordinance as noted below.

g) The results of a market feasibility study, if requested by the city, when the purpose for which the conditional use is being requested relies on a business market for its success;

N/A

h) The effects of the proposed use on groundwater, surface water, and air quality;

The impact of this small-scale grazing operation similar to the existing agriculture uses existing today and no change in the effect on ground water, surface water and air quality.

i) The proposed use is allowed with a CUP or IUP in the zoning district in which it is proposed; and

This is a use allowed by IUP in the RR district.

j) The effect of the proposed use on natural resources.

The sheep will be allowed to graze in smaller section of the property at one time to prevent over grazing of one area or preference for one area.

Additionally, IUP for the grazing of animals is subject to the standards found in Chapter 5 Section 10-151. These include limits on the number of animals per acre of pastureland, setbacks of grazing areas, any related shelters and waste storage. The information provided by the applicant meets these standards for a grazing IUP for up to 13 sheep (6.6 acres of pastureland / 0.5 animal units per acre for sheep = 13 sheep allowed).

The applicant wishes to have up to 13 sheep on 6.6 acres of the parcel, and have indicated they will use an electric fence rotating the pasture land. While barbed wire and electric fences are generally prohibited in East Bethel, they are allowed with an IUP for valid animal grazing purposes such as this application.

The site plan shows the part of the parcel where the grazing will take place. The applicant has shown they will meet the following setbacks found in Section 10-152:

Natural/Manmade Features	Setbacks
Property Line	Fenced Pasture Land: 5 feet Shelters: 50 feet Manure Stockpile: 50 feet
Existing Well	Fenced Pasture Land: 50 feet Shelters: 50 feet Manure Stockpile: 100 feet
Residential Structure	75 feet

The City Council can establish termination clauses for IUPs. The code specifically notes that the IUP will terminate upon transfer of title of the parcel. Previously, the applicant was granted an IUP for grazing on a different parcel. The City Council added a condition that they would need to come back after one-year to renew the IUP for five-years to ensure compliance. Staff feels this time limit for renewal is unnecessary as any violation of the conditions below would revoke the IUP, and a one year check for renewal is not needed.

Summary

The application to allow an IUP for grazing of sheep meets the standards in the zoning and animal sections of the City Code. Staff finds that the request meets the intent of the code and Comprehensive Plan. The IUP, if approved, would allow the applicant to have up to 13 sheep on the 6.6 acres of dedicated pastureland.

Requested Action

In consideration of the request, the Planning Commission has the following options:

A) Recommend approval

Based on the applicant's submission, the contents of this report, public testimony and other evidence available to the Planning Commission, the Planning Commission could recommend approval of the request for an IUP for grazing of 13 sheep/goats on the property located at 20845 East Bethel Boulevard NE. Staff finds that the ordinance standards have been met and a draft resolution with findings of fact has been included in the packet.

B) Recommend denial

Based on the applicant's submission, the contents of City Staff report, received public testimony and other evidence available to the Planning Commission, the Planning Commission could recommend denial of the request if they find that the IUP standards have not been met. The Commission should clearly identify findings of fact for denial.

Attachments:

1. Draft Resolution approving the IUP
2. Location Map
3. Aerial of Property
4. Site Plan
5. Applicant Narrative

**CITY OF EAST BETHEL
COUNTY OF ANOKA
STATE OF MINNESOTA**

RESOLUTION NO. 2025-XX

A RESOLUTION **GRANTING** AN INTERIM USE PERMIT FOR THE KEEPING OF FARM ANIMALS ON PROPERTY LOCATED AT 20845 EAST BETHEL BOULEVARD NE, EAST BETHEL, MINNESOTA (PIN: 23-33-23-11-0004).

WHEREAS, the applicants, Petra and Jon Fager with permission from the James Germain, property owner of 20845 East Bethel Boulevard NE, requested an interim use permit for keeping of Farm Animals, and;

WHEREAS, the Planning Commission held a public hearing on February 25, 2025; and,

WHEREAS, the Planning Commission finds:

1. This property is zoned (RR) Rural Residential and the keeping of farm animals is allowed as an Interim Use within this district.
2. The application complies with the general Interim Use Permit (IUP) standards in Section 4, Subd. 9. (D) of the Zoning Ordinance.
3. The application complies with the grazing of animals Interim Use Permit (IUP) standards in Section 10-151 of the Animal Ordinance.

WHEREAS, the Planning and Zoning Commission recommends to the City Council approval of the interim use permit.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby approves the interim use permit to allow the keeping of 13 sheep/goats on property located at 20845 East Bethel Boulevard NE with the following conditions:

1. An Interim Use Permit Agreement must be signed and executed by the applicant and the City.
2. Applicants must comply with City Code Chapter 10. Article V. Farm Animals.
3. Permit shall expire when:
 - a. The property is sold, or
 - b. The applicant is found to be out of compliance with the IUP conditions.
4. Property owner shall have thirty (30) days to remove the approved domestic farm animals upon expiration of the IUP.
5. The IUP will expire if no grazing activities take place within three years of approval.
6. Property may be inspected and evaluated annually by city staff. Additionally, city staff shall be allowed access for an inspection upon a 12-hrs notice.
7. One extension of up to 75 days may be granted for site to become complaint if the

conditions are found violated and an approved action plan to come into compliance has been filed.

8. Applicant agrees to the Running at Large Ordinance in Chapter 10. Article V. Section 10-155.

Adopted this XXth day of March, 2025 by the City Council of the City of East Bethel.

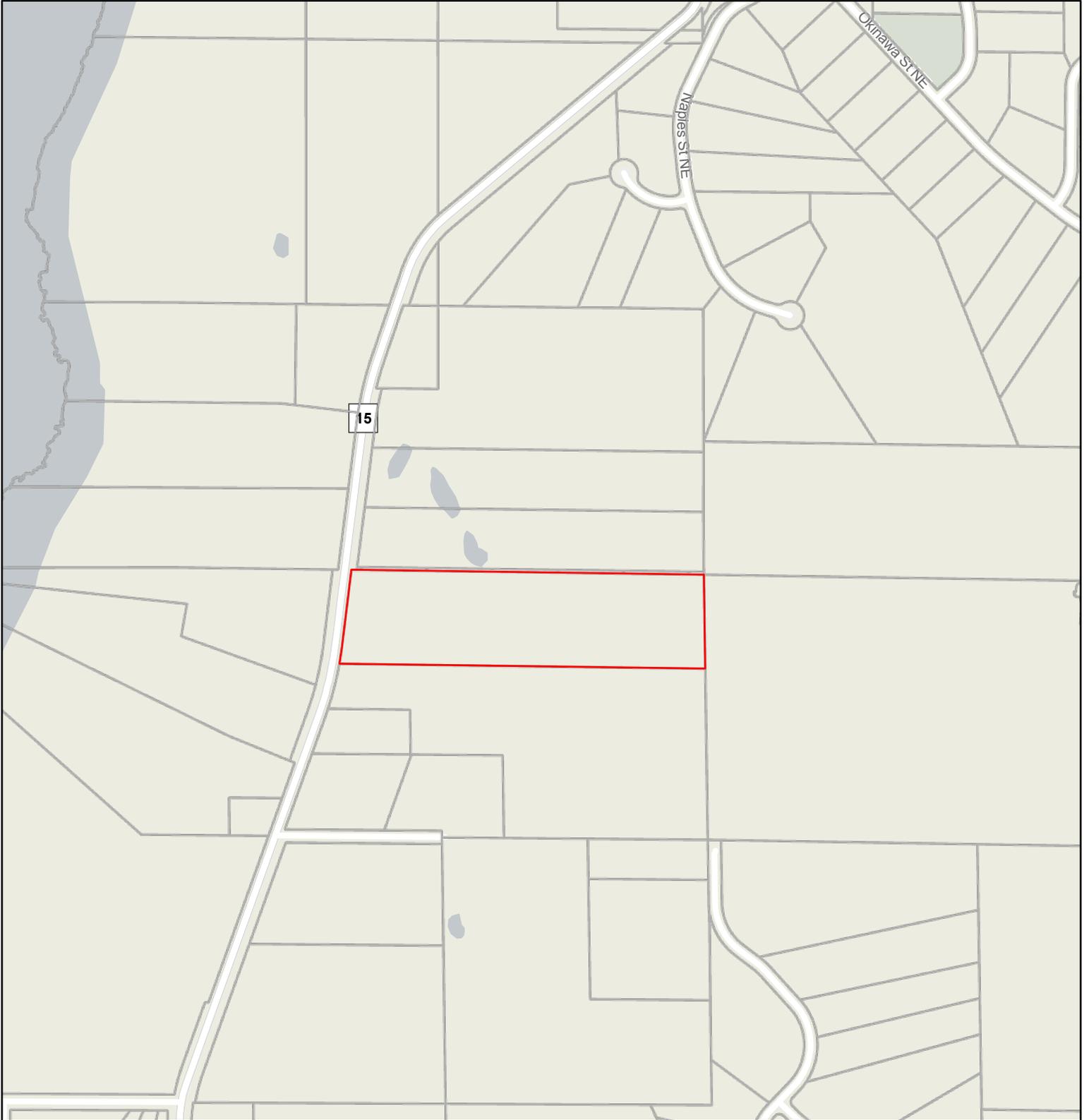
CITY OF EAST BETHEL

ATTEST

Ardie Anderson, Mayor

Matt Look, City Administrator

Grazing IUP



-  Parcels
-  City Mask

1 inch equals 958 feet

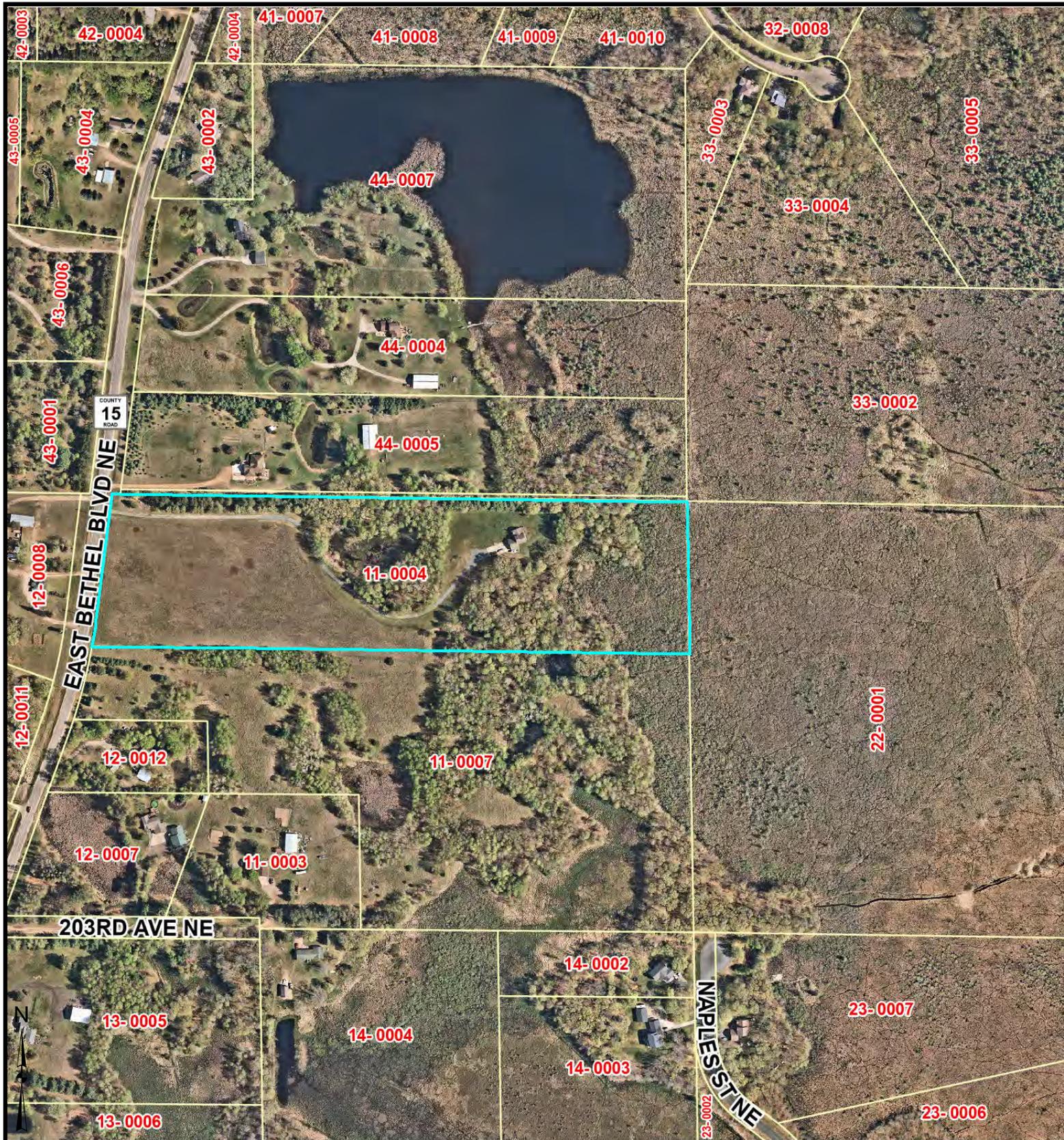


Item 6.0; Attachment 2


February 3, 2025
Map Powered By DataLink



Anoka County Parcel Viewer



Parcel Information: Approx. Acres: 19.34486686
 22-33-23-11-0004 Commissioner: JULIE BRAASTAD
 20485 EAST BETHEL BLVD NE
 EAST BETHEL
 MN 55011
 Plat:

Owner Information:
 GERMAIN JAMES R & KELLY J
 20485 E BETHEL BLVD NE
 EAST BETHEL
 MN
 55011

Item 6.0; Attachment 3





Show search results for 22-33-...



(1 of 4)

Parcel Layer: 20485 EAST BETHEL BLVD NE

[Tax Link](#)

Property ID: 22-33-23-11-0004
 Address: 20485 EAST BETHEL BLVD NE
 City: EAST BETHEL
 State: MN
 Zip Code: 55011
 Plat Name:
 Estimated Acres: 19.34
 Commissioner: JULIE BRAASTAD
 Watershed District: SUNRISE RIVER WMO
 School District: 15
 Elementary Attendance Area: CEDAR CREEK ELEMENTARY
 Middle School Attendance Area: ST FRANCIS MIDDLE SCHOOL
 High School Attendance Area: ST. FRANCIS HIGH SCHOOL
 Owner: GERMAIN JAMES R & KELLY J
 Owner Address: 20485 E BETHEL BLVD NE
 Owner City: EAST BETHEL

[Zoom to](#)

Measurement

| Acres ▾

Measurement Result

6.77 Acres

Press CTRL to enable snapping

IUP Farm Animals



Applicant: PETRA & JON FAGER

Address of Farm Animal Location: 20485 EAST BETHEL BLVD NE

1. Nondomestic animals are considered to be those animals or species of indigenous naturally wild or exotic and not naturally trained or domesticated animals. Do you plan on keeping any nondomestic animals on your property? No, domestic sheep.

2. To determine if their property is within a platted subdivision, please provide either your Property Identification (PID) number or a copy of your Anoka County Property Tax Statement. You can find your PID by using our Geographic Information System (GIS) available here: www.ci.east-bethel.mn.us/Index.aspx?NID=278

3. How many acres do you have? 6.6 acres is what is in question

4. List how the species and the number of each type of farm animal will you be keeping:

Icelandic Sheep - 12 or whatever maximum allowed calculates to be.

5. An Interim Use Permit (IUP) is a land use permit that runs with the land and terminates upon the expressed termination date or upon the sale or vacating of the property. If you sell your property, move, or do not renew your IUP before the expressed termination date that the IUP by its terms shall become null and void?

Yes, understood.

6. How much pasture land is fenced in?

A minimum of 1 acre at a time will be fenced. Will use movable electric net fencing.

7. For the below questions (a-g) you will need to determine where your property lines are. This can be accomplished by submitting a Certificate of Land Survey or by going onto our GIS and printing a map of your property that displays the aerial photos. Indicate each of the following on your Survey/Aerial photo and include the measurements/distances. Aerial photos can be found here: www.ci.east-bethel.mn.us/Index.aspx?NID=278

a) Is the fenced pasture land greater than 5 feet from the property lines? Yes

b) Are the shelters greater than 50 feet from the property lines? Yes

c) Are the shelters greater than 50 feet from any existing wells? Yes

d) Are the manure stockpiles greater than 50 feet from the property lines?

Not using a manure stockpile approach

e) Are the manure stockpiles greater than 100 feet from any existing wells? ||

f) Are the shelters, pasture land, and manure stockpiles setback greater than 70 feet from the Ordinary High Water Level of streams, rivers, ponds, storm water retention ponds, and/or lakes? Yes

g) Are the shelters, pasture land, and manure stockpiles setback greater than 75 feet from the residential structure? Yes

2241 221st Ave NE | East Bethel, MN 55011

Phone: (763) 367-7844 | Fax: (763) 434-9578

www.ci.east-bethel.mn.us

8. I agree that manure must be handled or treated in such a manner as to not create a public and/or private nuisance, such as creating a noxious odor beyond a practicable extent, burning manure, leaving manure in the public right-of-way, stockpiling manure in view of neighboring properties, or in any other manner reasonably deemed a nuisance by the Code Enforcement Officer. *Understood and agreed*

9. I agree that paddocks or similar enclosures shall be maintained in a manner that minimizes concentrations of breeding insects and rodents. *Understood and agreed*

10. I agree that manure shall not be left on any public way. *Understood and agreed*

11. Please read the technical guidelines of manure stockpiling at this link: www.pca.state.mn.us/sites/default/files/wq-f8-06.pdf According to these guidelines, will you be stockpiling manure? *No*

12. I agree that the room or area of an animal shelter where feed is stored shall be reasonably secure from rodents, pests, and the animals kept in the shelter, to the extent practicable. *Understood and agreed.*

13. I agree that no animal regulated under this article shall be treated cruelly or inhumanely by any person or in violation of any provision of Minn. Stats. ch. 343, as amended and/or renumbered from time to time. *Understood and agreed.*

14. I agree that all animals shall be maintained to standards of health specific to the breed. *Understood and agreed*

15. I agree that all animals shall have access to potable water at all times. *Understood and agreed.*

16. I agree that veterinary records for each animal shall be disclosed upon the periodic request of the city's designated inspector. *Understood and agreed.*

17. I agree that animal shelters shall be kept in a sanitary manner, free of the odor of ammonia, to the extent practicable. *Understood and agreed.*

18. I agree that a consistent and adequate food and water supply shall be available to all animals. *Understood and agreed*

19. I agree that fencing shall be kept in a manner consistent with Minn. Stats. §§ 344.01—344.20, as amended and renumbered from time to time. *Understood and agreed*

20. I agree that all domestic farm animals shall have access to a shelter. *Understood and agreed*

21. I agree the city's designated inspector and any peace officers of the state and all other personnel under the direction and control of the city whom the inspector believes necessary shall be allowed access for inspection purposes on any parcel with an approved IUP upon 12-hours' notice. *Understood and agreed*

22. IUPs not in compliance with this article will be cited accordingly for non-compliance but may be granted reasonable additional time, at the city inspector's discretion, to come into compliance with the requirements of this section. In the event that an extension of time to comply is granted, a plan to implement the noncompliant requirements by an agreement reached with the city inspector shall be signed by the parties and filed at city hall. The plan shall include clearly defined goals for coming into compliance, each of which shall be completed by a specific date. Failure to complete the agreed upon goals by the specified dates will be grounds for termination of the IUP. In no case, however, may an extension exceed 75 days from the date of the initial inspection, and only one extension can be granted. I agree to cooperate with the city inspectors if I ever am deemed noncompliant and will make every reasonable effort to come into compliance.

Agreed.

23. I am aware that, the Running at Large Ordinance in Chapter 10, Article 5, Section 10-155 states “(a) No person, firm, or corporation will permit any animal regulated under this article to run at large within the city. Any such animal will be deemed to be "at large" when it is off the premises owned or rented by its owner and unattended by the owner or any agent or employee of the owner. (b) The animal control authority, any peace officer of the state, and any other personnel under the direction and control of the city, or any agent of the city, may impound any such animal found at large as regulated by Minn. Stats. § 374.14.” I agree to abide by the Running at Large ordinance.

Agreed.

For IUPs with horses only:

24. I agree that Class II and Class III horse operations will have the following requirements:
- a. Class II and class III horse operations in the city will be inspected and evaluated annually as a requirement of the IUP for conformance with all applicable regulations. The costs of such inspection and evaluation must be paid by the holder of the permit as part of the annual permit fee. Nonpayment of such costs will be grounds for termination of the permit. In addition to a class III horse operation, an inspection by a doctor of veterinary medicine licensed to practice in Minnesota must accompany the city's inspector on all inspections. Failure to provide access for inspection will be grounds for termination of the IUP.
 - b. Stall doors must be in good repair and easily opened and closed.
 - c. An evacuation plan for humans and animals must be displayed in all animal shelters.
 - d. Grain and hay dust must be minimized to the extent practicable.
 - e. Aisles must be kept free of debris and impediments to movement by humans and animals.
 - f. There must not be any protruding objects in any animal shelter which could cause injury to humans or animals.
 - g. Drainage must be adequate to prevent accumulations of water to facilitate cleaning of animal shelters and paddock areas.
 - h. Animal bedding must be clean and of a material customarily used for animal bedding purposes.
 - i. Lights and windows must be animal proofed to prevent breakage, to the extent practicable.
 - j. Grain and forage must be free from mold and miscellaneous debris, to the extent practicable.
25. I am aware that the Riding ordinance in Chapter 10, Article 5, Section 10-156 states “(a) No person may ride or drive an animal regulated under this article after sunset and before sunrise along or crossing a public way without appropriate lighting or reflectorized clothing. (b) No person may ride an animal regulated under this article in any public park or on any public beach, except in areas duly designated by the city park committee as a trail way or hitching area. (c) Every person riding an animal regulated under this article, or driving a vehicle powered by an animal regulated under this article, upon a public way, will be subject to those provisions of city articles and Minnesota Statutes applicable to the driver of a motor vehicle. (d) No animal regulated under this article may be ridden or driven in any manner which would cause damage to any hard-surfaced road. (e) No person may ride any animal regulated under this article upon private property without the permission of the owner or occupant thereof. (f) No person may interfere with any animal regulated under this article that is being ridden or kept in a lawful manner.” I agree to abide by the Riding ordinance.

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



Date: February 25, 2025

Agenda Item Number: 7

Request: PUBLIC HEARING. A Preliminary Plat for “Blanco de Cola Pradera” for three lots located at PID #26-33-23-32-0012 and #26-33-23-23-0001 (city file 25-003)

Review Deadline: May 30, 2025

Background Information/Context

On August 27, 2024 the Planning Commission held a public hearing for a concept plan for this proposed plat. The City Council then reviewed the concept plan at their meeting held on September 9, 2024.

On January 30, 2025, the City received an application for a three-lot subdivision named “Blanco de Cola Pradera” located at PID#26-33-23-32-0012 and #26-33-23-23-0001. The total area of the two lots is 60.76 acres. The parcels are guided Rural Residential and zoned RR- Rural Residential. The properties surrounding this parcel are all guided and zoned the same.

Analysis

When reviewing a Preliminary Plat, the City’s discretion is limited to whether the proposed plat meets the standards outlined in the City’s subdivision and zoning ordinance. If it meets the standards, the city must approve the plat.

The plat is consistent with the concept plan that was reviewed previously from the City. The property is currently two vacant parcels totaling 60 acres. The north approximately 35 acres of the site are wetlands. Within the RR- Rural Residential zoning district a minimum lot size required is 2 acres, with a density not to exceed 1 unit per 2.5 acres. All lots within the proposed subdivision meet the 2-acre minimum lot size. Additionally, each lot meets the required minimum 200-foot width at the right-of-way setback line.

Streets

There are no internal streets, and each lot will need to obtain an individual Access Permit from Anoka County. A letter from Anoka County is attached to this report. The county also is requesting an additional 10 feet of ROW along CSAH 22.

Wetlands

A wetland delineation report was completed and a notice of decision approving the delineation was provided on December 9, 2024. There are six wetlands on site. A majority of the existing northern parcels are part of a wetland (DNR public basin 02046500) and will not be buildable. However, the lots are large enough that they still meet standards for development with the large wetlands being preserved.

The plans must be updated to show and dimension the wetland buffer and setbacks. This is included as a condition of approval.

Section 66-255 of the Subdivision provides specific standards for wetland buffers. The larger wetland that takes over most of the northern portions of the plat is considered a slight and moderately susceptible according to the City's Wetland Susceptibility Map in the Comprehensive Plan. This classification requires a 15 to 25 foot buffer strip. All other wetlands on site will require a 15 foot buffer strip. The table below demonstrates all setbacks and buffers for wetlands in East Bethel:

Table 1 (Section 66-255).

Water Body Type	Permanent Buffer Average Width (in feet)	Minimum Building and Septic System Setback from Delineated Wetland Edge (in feet)
Wetlands adjacent to Significant Natural Environmental Areas (SNEA) or *highly susceptible wetlands	25	50
All other remaining wetlands including *slightly and moderately susceptible wetlands	15	25

A wetland maintenance plan must be submitted for City review and approval and recorded against the properties. All wetland buffer strips must be included in drainage and utility easements as stated in Section 66-255 Subd. (4). This plan should also include wetland demarcation signs. This has been added as a condition of approval.

Floodplain

The northern part of the plat is in a floodplain. While the plans do indicate this, they only discuss the Flood zone X and not Flood Zone A. Plans should be updated to show both flood zones, and base flood elevation for each. This is necessary to verify that both home and building pads, as well as septic sites, are all located outside of the floodplains.

The City Engineer's memo, attached to this report, indicates that the applicant must provide a lot tabulation for each lot to tabulate estimated high groundwater, low floor, low opening, garage floor, high water elevation, emergency overflow, etc. The minimum acceptable lowest floor elevation for new construction of residential is three feet above the highest known water table, mottled soil or 100-year floodplain elevation, whichever is highest. This also includes setting the high-water level for all of the wetlands on site.

Shoreland

Part of the subdivision is in the Shoreland Overlay of Coon Lake and Goose Lake. These lakes each have different designations and requirements for lot sizes and setbacks. The plat meets setback standards for septic and structures within the shoreland, as well as lot size and dimensions.

The home pads appear to be out of the shoreland overlay on all three lots, however the plans will need to demonstrate this. The plans will need to be adjusted to show the shoreland overlay, and this has been added as a condition of approval.

County Ditch

County Ditch 56 runs east-west through the large wetland on the north. All wetland areas (including this ditch) will be covered with a drainage and utility easement.

Stormwater Management

The applicant also needs to provide a Stormwater Management Plan that is certified by a licensed Minnesota professional engineer.

Utilities

No public utilities are proposed with this lot. Each lot will be served by septic and well, with potential sites having been indicated on the plat. Septic permits are required and must show compliance with setbacks.

Parks Commission

The Parks Commission met on October 8, 2024, and recommended cash-in-lieu of land for the subdivision. The 2025 fee schedule would require \$6,000 (3 lots x \$2,000) in park dedication to be paid with final plat.

Engineering

The City Engineer reviewed the plat and has made comments that will need to be addressed prior to the approval of the final plat. This has been added as a condition of approval.

Summary

The Preliminary Plat request meets the standards in the code and matches the concept plan previously reviewed by the city. The plat requests is consistent with the comprehensive plan and density allowed for these parcels. The applicant's request for the Preliminary Plat aligns with the comprehensive plan.

Requested Action

In consideration of the request, the Planning Commission has the following options:

A) Recommend approval

Based on the applicant's submission, the contents of this report, public testimony and other evidence available to the Planning Commission, the Planning Commission could recommend approval of the Preliminary Plat request for "Blanco de Cola Pradera" for three lots located at PID #26-33-23-32-0012 and #26-33-23-23-0001. A draft resolution with findings of fact and conditions of approval has been included in the packet.

B) Recommend denial

Based on the applicant's submission, the contents of City Staff report, public testimony and other evidence available to the Planning Commission, the Planning Commission could recommend denial of the request.

- This option should be utilized if the Planning Commission can specifically identify one or more provisions of City Code that are not being met by the Preliminary Plat request. *Staff does not recommend this option.*

Attachments:

1. Draft Resolution approving the Preliminary Plat
2. Location Map
3. Aerial of Property
4. Preliminary Plat
5. Civil Plans
6. Anoka County Comment Letter, dated February 18, 2025
7. City Engineer's Memo, dated February 19, 2025

**CITY OF EAST BETHEL
COUNTY OF ANOKA
STATE OF MINNESOTA**

RESOLUTION NO. 2025-XX

A RESOLUTION APPROVING THE PRELIMINARY PLAT OF “BLANCO DE COLA PRADERA” FOR PROPERTY LEGALLY DESCRIBED AS:

That part of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section Twenty-six (26), Township Thirty-three (33), Range Twenty-three (23), Anoka County, Minnesota, lying Northerly of the centerline of County State Aid Highway No. 22; except the East 392.57 feet, as measured at right angles to the East line thereof.

AND

The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section Twenty-six (26), Township Thirty-three (33), Range Twenty-three (23), Anoka County, Minnesota.

WHEREAS, Matt Chacich has requested approval of a preliminary plat for “Blanco de Cola Pradera”; and

WHEREAS, the East Bethel Review Committee has reviewed the preliminary plat and have provided comments; and

WHEREAS, pursuant to published and mailed notice thereof, the Planning Commission has conducted a public hearing on said plat at the February 25, 2025 meeting; and

WHEREAS, as a result of such public hearing, the Planning Commission recommends approval of the preliminary plat to the City Council.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby approves the preliminary plat of “Blanco de Cola Pradera”, with the following conditions:

1. A preliminary plat for “Blanco de Cola Pradera” is approved to create three lots, in accordance with the application received by the City on January 16, 2025 and additional information received on January 30, 2025, excepted as amended by this resolution.
2. The Developer shall satisfy any and all comments on the Preliminary Plat from the City Engineer memo dated February 19, 2025 prior to filing a Final Plat application. The City Engineer will determine when all items have been addressed.
3. Anoka County Highway Department comments dated February 18, 2025 must be satisfactorily addressed prior to any site grading.
4. Wetland buffers must be planted and maintained as required by Section 66-255 of the City Code.

5. The shoreland boundary must be shown on the preliminary plat.
6. The Developer shall be responsible for the cost of construction of all improvements proposed as a part of the preliminary plat.
7. Prior to final plat recording at Anoka County, a Development Agreement acceptable to the City Attorney must be executed by the Developer and filed with Anoka County.
8. Park dedication fees for the three new lots must be paid prior to the release of the final plat.
9. All potential septic sites must be fenced off and protected during construction.

Approval shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of the final plat.

Adopted this xx day of March, 2025 by the City Council of the City of East Bethel.

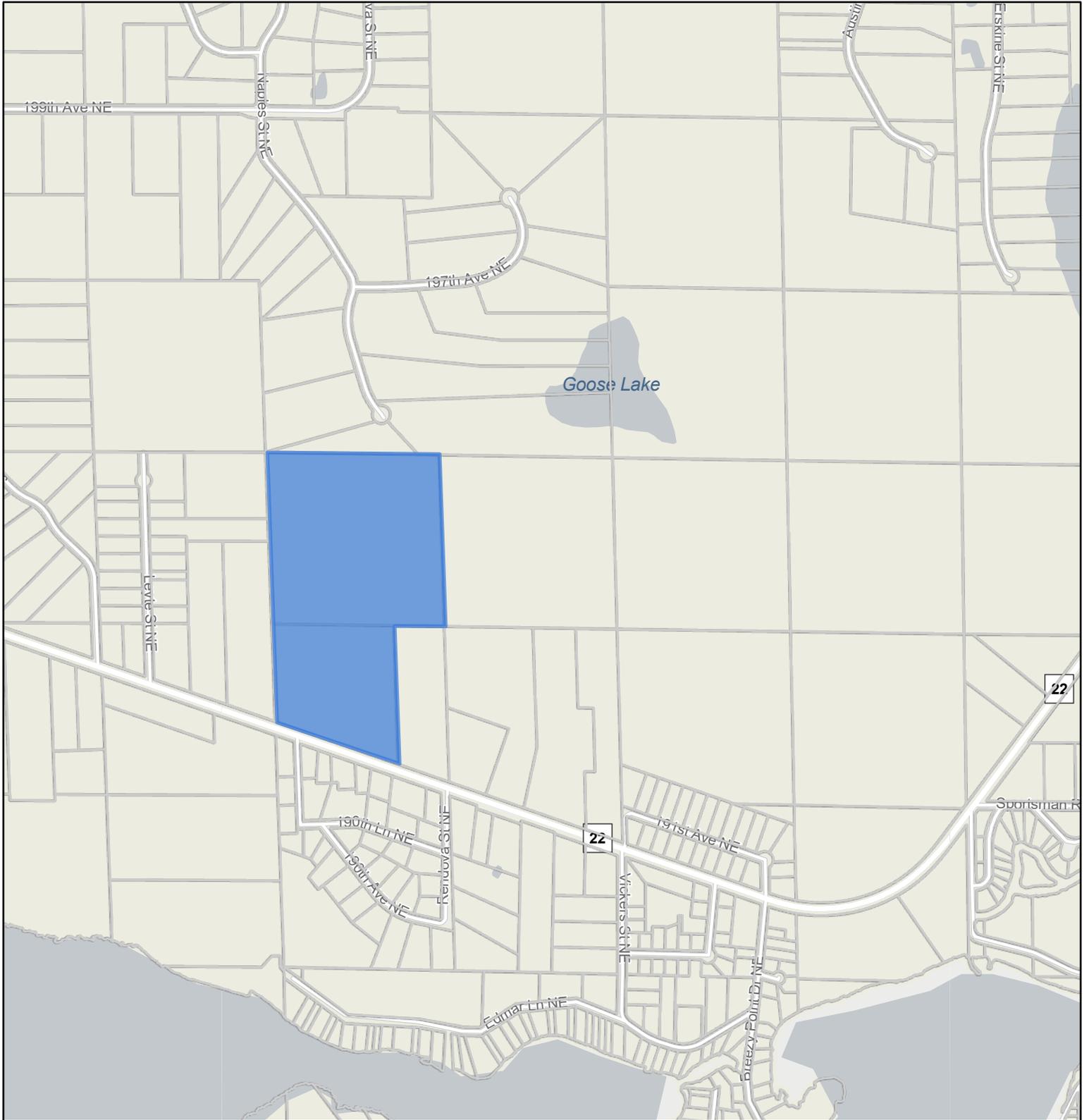
CITY OF EAST BETHEL

ATTEST

Ardie Anderson, Mayor

Matt Look, City Administrator

Location Map



-  Parcels
-  City Mask

1 inch equals 1,484 feet

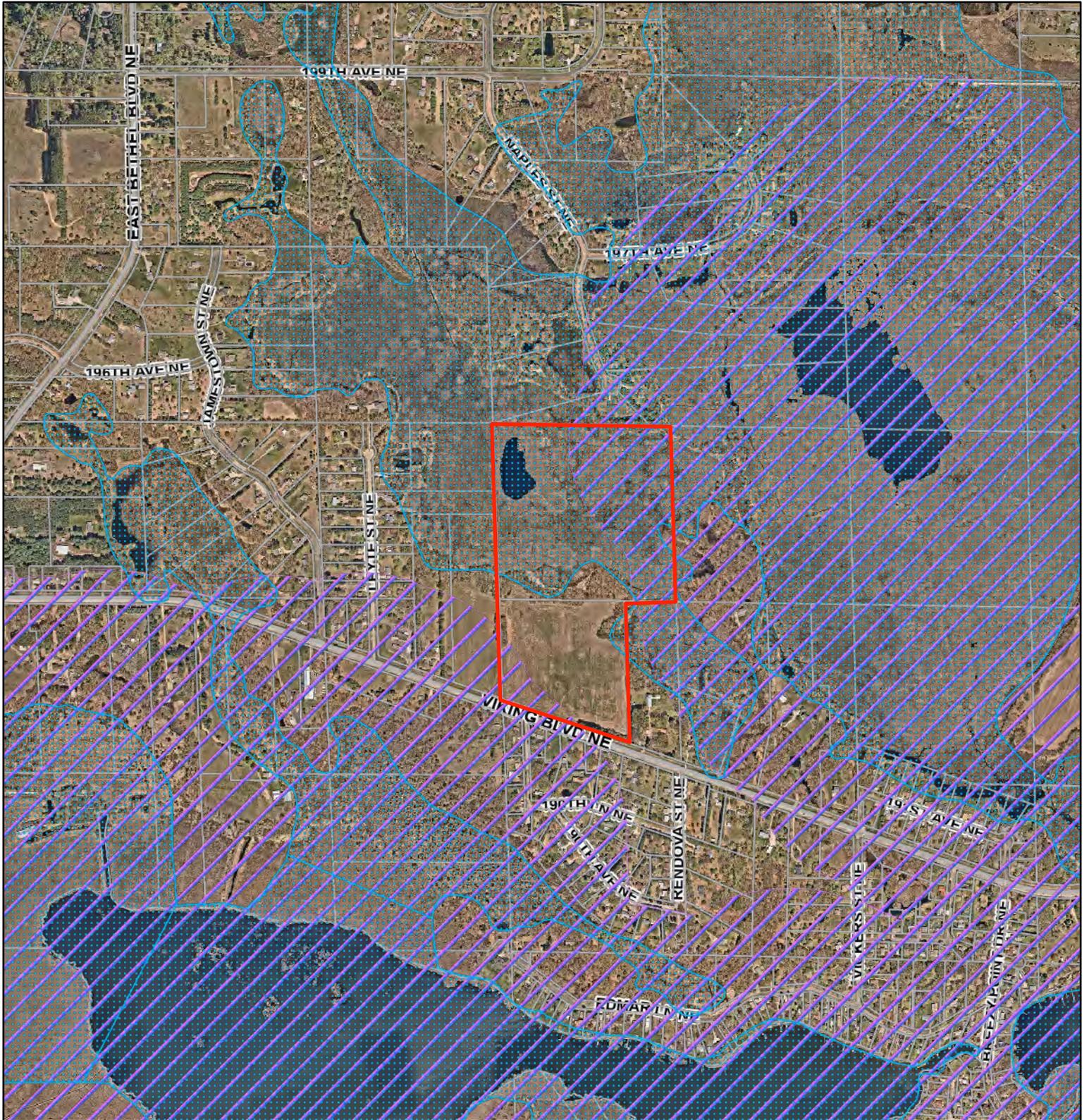


Item 7.0; Attachment 2

N
 February 11, 2025
 Map Powered By DataLink



Aerial- Shoreland and Floodplain



1 inch equals 1,447 feet

- FEMA Floodplain**
-  500-Year Floodplain
 -  100-Year Floodplain
- FLOODPLN**
-  Shoreland Overlay
 -  Parcels
 -  City Mask



PRELIMINARY PLAT

~of~ **BLANCO DE COLA PRADERA
EAST BETHEL, MN**

~for~ **MATTHEW CHACICH**

VICINITY MAP

PART OF SEC. 26, TWP. 33, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

(PER TRUSTEE'S DEED, DOCUMENT NO. 2406806.003)

That part of the Northwest Quarter of the Southwest Quarter of Section 26, Township 33, Range 23, Anoka County, Minnesota, lying northerly of the centerline of County State Aid Highway No. 22; except the east 392.57 feet, as measured at right angles to the east line thereof.

AND

The Southwest Quarter of the Northwest Quarter of Section 26, Township 33, Range 23, Anoka County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 6/11/2024 and 6/26/2024.
- Bearings shown are on Anoka County datum.
- Parcel ID Numbers: 26-33-23-32-0012 and 26-33-23-23-0001.
- Total parcel area = 2,697,171 sq. ft. (61.92 acres).
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland delineation by Anderson Engineering in June 2024.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 270021 Panel No. 0210 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.
- Soil borings completed by Ark Septic, LLC.
- Buildable area is contiguous land area occurring within the property lines of a parcel or lot excluding drainageways, wetlands, watercourses and ponding areas, park land, right-of-way, and slopes exceeding 18 percent.

LEGEND

- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH IRON OPEN PIPE FOUND, UNLESS NOTED
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES POWER POLE AND OVERHEAD WIRES
- DENOTES GUY WIRE
- DENOTES FIBER OPTIC BOX
- DENOTES TELEPHONE PEDESTAL
- DENOTES FENCE
- DENOTES EDGE OF WETLAND DELINEATION
- DENOTES SIGN
- DENOTES SOIL BORING. (BY ARK SEPTIC, LLC.)
- DENOTES TREE LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- DENOTES BUILDING SETBACK LINE

ZONING INFORMATION

PER CITY OF EAST BETHEL ZONING MAP DATED MAY 22, 2023 THE PARCEL IS CURRENTLY ZONED RR (RURAL RESIDENTIAL) AND SUBJECT TO THE FOLLOWING STANDARDS:

MINIMUM LOT AREA = 2 ACRES, WITH A DENSITY NOT TO EXCEED 1 UNIT PER 2.5 ACRES
MINIMUM LOT WIDTH = 200 FEET A PUBLIC RIGHT OF WAY, 200 FEET AT FRONT
BUILDING SETBACK
MINIMUM BUILDABLE AREA = 23,000 SQ. FT.

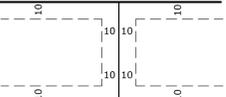
SETBACKS:
PRINCIPAL AND ACCESSORY STRUCTURES
FRONT = 100 FEET COUNTY/STATE RIGHT OF WAY
SIDE = 25 FEET
REAR = 25 FEET
WETLAND = 25 FEET
WETLAND BUFFER = 15 FEET

MAXIMUM BUILDING HEIGHT (PRINCIPAL) = 3 STORIES OR 30 FEET, WHICHEVER IS LESS

DEVELOPMENT DATA

PROPOSED NUMBER OF LOTS = 3
TOTAL PROPERTY AREA = 61.92 ACRES
RIGHT OF WAY DEDICATION = 1.39 ACRES
AVERAGE LOT SIZE = 20.18 ACRES

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

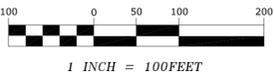


BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

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

JASON E. RUD
Date: 1/30/2025 License No. 41578

GRAPHIC SCALE



1 INCH = 100 FEET

BENCHMARK

MNDOT GEODETIC STATION NO. 769
STATION NAME: DENN MNDT
ELEVATION = 899.19 (NAVD 88 DATUM)

NO.	DATE	DESCRIPTION	BY
2	9/30/24	UPDATED CONCEPT PLAN	BCD
3	11/07/24	ADDED SOIL BORING INFO	BCD
4	1/30/25	CITY COMMENTS	BAB

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

Item 7.0; Attachment 4

P:\1000\MISC 24\100024074-EAST BETHEL SUBDIVISION\DWG\100024074-C-BASE-PROPOSED.DWG ## 12/18/2024



NOTES:

- EXISTING CONDITIONS & TOPOGRAPHIC INFORMATION PROVIDED BY: E.G. RUD & SONS, INC. PROFESSIONAL LAND SURVEYORS 6776 LAKE DRIVE NE, SUITE 110 LINO LAKES, MN 55014
- ALL DIMENSIONS SHOWN ARE TO FLOW LINE, CENTERLINE OF FENCE, EDGE OF PAVEMENT, OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY ALL BUILDING DIMENSIONS AND REMOVAL LIMITS PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL PLAN AND DETAIL DIMENSIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL PROVIDE A TEMPORARY PEDESTRIAN ACCESS ROUTE PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
- ALL EXCESS OR WASTE MATERIAL GENERATED AS PART OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

SITE LEGEND

AGGREGATE SURFACING

GRADING LEGEND

- = EXISTING MAJOR CONTOUR
- - - = EXISTING MINOR CONTOUR
- - - 100 - - - = EXISTING CONTOUR LABEL
- = PROPOSED MAJOR CONTOUR
- - - = PROPOSED MINOR CONTOUR
- 100 — = PROPOSED CONTOUR LABEL
- = EXISTING SPOT ELEVATION*
- = PROPOSED SPOT ELEVATION*
- = PROPOSED SURFACE FLOW DIRECTION

*SPOT ELEVATIONS ALONG CURB & GUTTER AND OTHER REVEALS ARE TO FLOWLINE, UNLESS OTHERWISE NOTED.

LOT 1

TOTAL LOT AREA	13.85 AC
DISTURBED AREA	0.91 ±AC
PROPOSED IMPERVIOUS AREA	0.23 AC

LOT 2

TOTAL LOT AREA	14.47 AC
DISTURBED AREA	0.75 ±AC
PROPOSED IMPERVIOUS AREA	0.21 AC

LOT 3

TOTAL LOT AREA	32.20 AC
DISTURBED AREA	1.03 ±AC
PROPOSED IMPERVIOUS AREA	0.36 AC

DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1916

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.

Michael J. Gerber

PRINTED NAME: MICHAEL J. GERBER
DATE: 12-17-2024 LICENSE #: 56653

EAST BETHEL SUBDIVISION

**VIKING BLVD NE
EAST BETHEL, MN, 55005**

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DRAWN BY: NPK
CHECKED BY: MJG

PROJECT NO.: 00024074

NO.	DATE	DESCRIPTION

SITE & GRADING PLAN

DRAWING NO.

C101

NOTES:

1. ALL DISTURBED AREAS SHALL BE FINAL GRADED AND PERMANENTLY STABILIZED WITH THE SEED MIX IDENTIFIED ON PLANS.
2. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES PERMIT, MNDOT, AND THE CITY.
3. INLET PROTECTION SHALL BE PROVIDED ON ALL CATCH BASINS AND INLETS DOWN GRADIENT OF CONSTRUCTION ACTIVITY.
4. PROVIDE SILT FENCE PERIMETER CONTROL DOWN GRADIENT OF ALL CONSTRUCTION ACTIVITY AND TEMPORARY STOCKPILES.
5. TEMPORARY STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
6. NO OFFSITE VEHICLE TRACKING IS PERMITTED. STREETS SHALL BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS.
7. REFER TO THE CITY OF EAST BETHEL EROSION CONTROL REQUIREMENTS FOR FURTHER EROSION CONTROL SEQUENCING.
8. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
9. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

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Michael J. Gerber

PRINTED NAME: MICHAEL J. GERBER
 DATE: 12-17-2024 LICENSE #: 56653

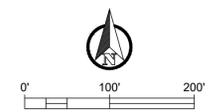
**EAST BETHEL
 SUBDIVISION**

**VIKING BLVD NE
 EAST BETHEL, MN, 55005**

EROSION CONTROL LEGEND & QUANTITIES:

	STABILIZED CONSTRUCTION EXIT	(3 EA)
	SILT FENCE	(3,115 LF)
	MNDOT SEED MIX 25-121	(1.75 AC)
	CATEGORY 20 ROLLED EROSION PREVENTION PRODUCT	(441 SY)
	INLET PROTECTION	(5 EA)

NOTE: QUANTITIES SHOWN ARE FOR SWPPP PLAN, AND ARE NOT FOR BIDDING PURPOSES.



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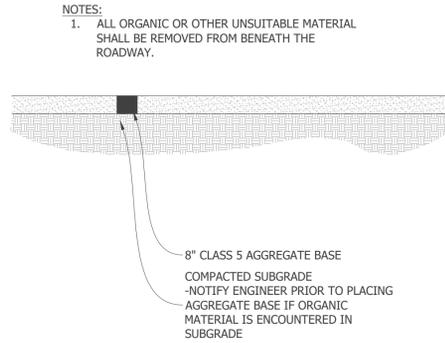
PROJECT NO.: 00024074

NO.	DATE	DESCRIPTION

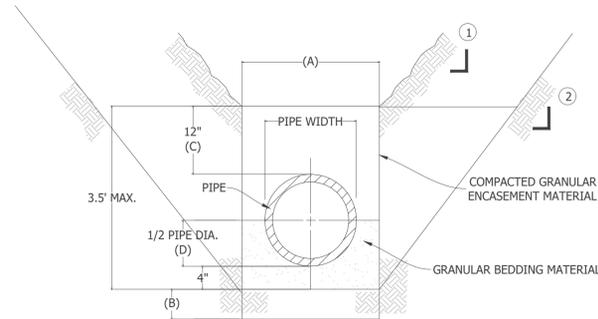
**EROSION
 CONTROL PLAN**

DRAWING NO.

C201



AGGREGATE SURFACING SECTION
SCALE=N.T.S.

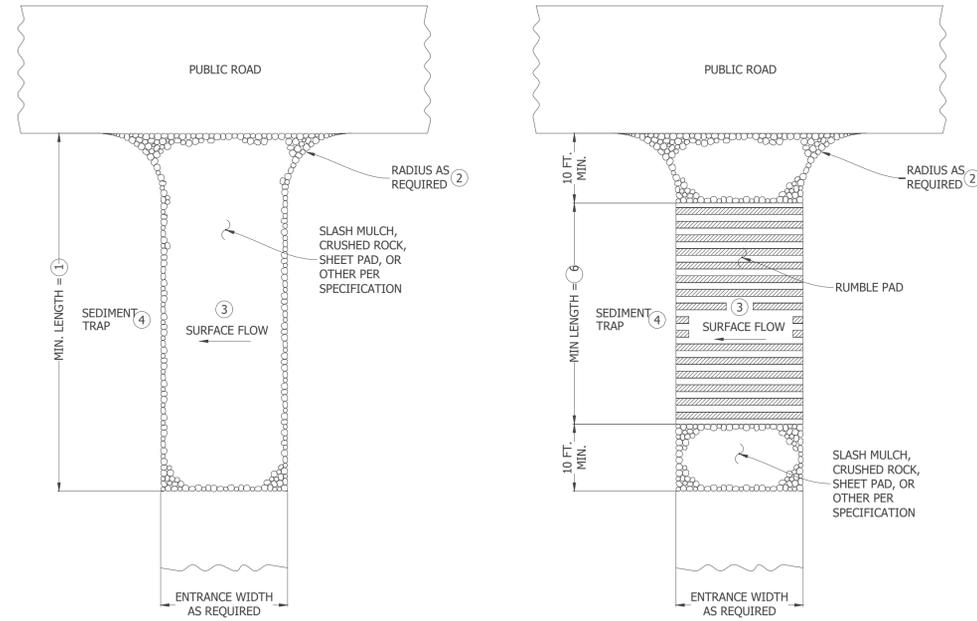


- 0-12" DEPTH TRENCH SLOPE DEPENDS ON SOIL TYPE.
- 12-20' DEPTH TRENCH SLOPE DEPENDS ON SOIL TYPE.
- 0-20' DEPTH TRENCH SUPPORT OR SHIELD SYSTEM CAN BE UTILIZED TO REDUCE TRENCH WIDTH.
- 20' OR GREATER DEPTH TRENCH EXCAVATION MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. CONTRACTOR SHALL HAVE THE DESIGN COMPLETED AT HIS EXPENSE AND PROVIDE A COPY TO THE OWNER AND THE PROJECT ENGINEER.

- (A) MINIMUM TRENCH WIDTH SHALL ALLOW FOR SIX INCHES OF CLEARANCE ON EACH SIDE OF PIPE JOINT HUB.
- (B) THE TRENCH MAY BE OVEREXCAVATED A MIN. OF 6" & BACKFILLED WITH COMPACTED GRANULAR MATERIALS WHEN ROCK, INCOMPRESSIBLE MATERIALS, OR UNSTABLE SOILS ARE ENCOUNTERED.
- (C) COMPACTED GRANULAR ENCASEMENT MATERIAL SHALL COVER THE TOP OF PIPE BY AT LEAST 12" AND EXTEND THE FULL WIDTH OF THE TRENCH OR AT LEAST 2 1/2" TIMES THE PIPE DIAMETER ON EACH SIDE OF THE PIPE.
- (D) BEDDING AND HAUNCHING MATERIAL SHALL BE PLACED AND COMPACTED TO PROVIDE FULL SUPPORT FOR THE LENGTH OF THE PIPE.

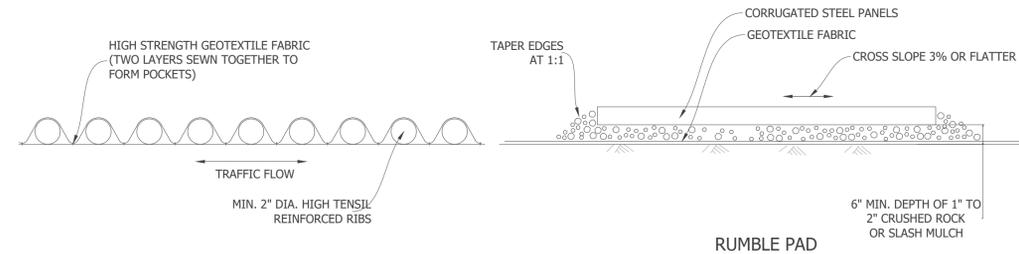
- NOTES:
1. THIS DETAIL APPLIES TO SANITARY SEWER, STORM SEWER, WATERMAIN, AND ALL SERVICE PIPES.

TYPICAL PIPE BEDDING DETAIL
SCALE=N.T.S.



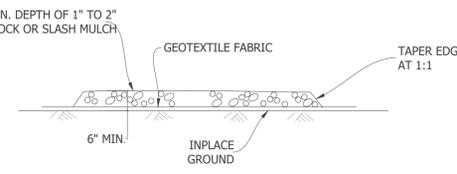
SLASH MULCH, CRUSHED ROCK, OR SHEET PAD CONSTRUCTION EXIT (5) (7)

RUMBLE PAD CONSTRUCTION EXIT (5) (7)



SHEET PAD

RUMBLE PAD



SLASH MULCH OR CRUSHED ROCK

- NOTES:
SEE SPECS. 2573 & 3882.
- MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
 - PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
 - IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT RUNOFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
 - IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
 - IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
 - MINIMUM LENGTH OF RUMBLE PAD SHALL BE 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
 - MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

STABILIZED CONSTRUCTION EXIT DETAILS
SCALE=N.T.S.

- NOTES:
1. TYPE OF FENCING TO BE USED SHALL COMPLY WITH MNDOT 3886.1 UNLESS INDICATED OTHERWISE ON PLANS.
2. DIG A 6" x 6" TRENCH ALONG THE INTENDED FENCE LINE.
3. DRIVE ALL POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF TRENCH.
4. WIRE FENCING PER MNDOT SPEC. 3886. WIRE MESH MUST BE A MINIMUM OF 2" INTO THE GROUND AND NO MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE.
5. FILTER FABRIC PER MNDOT SPEC. 3886. FABRIC APPARENT OPENING SIZE (AOS) SHALL BE 30 TO 80 IN AREAS OF COARSE GRAINED SOILS, AND 50 TO 80 IN AREAS OF FINE GRAINED SOILS.
6. LAY OUT SILT FENCE ON THE UPHILL SIDE ALONG THE FENCE LINE, AND BACK FILL.
7. WOOD POSTS MAY BE SPACED UP TO 4 FEET APART IF WIRE MESH IS NOT USED TO SUPPORT THE FABRIC. IF WIRE MESH IS USED TO SUPPORT THE FABRIC STEEL POSTS MAY BE SPACED UP TO 8 FEET APART.

SILT FENCE DETAIL
SCALE=N.T.S.

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Michael J. Gerber

PRINTED NAME: MICHAEL J. GERBER
DATE: 12-17-2024 LICENSE #: 56653

EAST BETHEL SUBDIVISION

VIKING BLVD NE
EAST BETHEL, MN, 55005

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DRAWN BY: NPK

CHECKED BY: MJG

PROJECT NO.: 00024074

NO.	DATE	DESCRIPTION

CIVIL DETAILS

DRAWING NO.

C301

Project Description:

The work on the project includes constructing new buildings and driveways in East Bethel, MN. The project includes the construction of four new buildings, aggregate driveways, and culverts along the new driveways. The project is located at Viking Blvd NE, in Bethel, MN. The majority of the underlying soils on the property are in Hydrologic Soil Group "A" and have high infiltration rates when thoroughly wet.

Receiving Waters:

All existing stormwater is collected in small ponds with an overflow north to flow off site. All stormwater runoff from proposed impervious surfaces will maintain the existing flow with culverts leading the runoff to the small ponds with the overflow going north off site.

Responsible Parties:

The Owner and the Contractor are responsible co-permittees for the implementation of the SWPPP. The Contractor and Owner shall apply for the NPDES/SDS Construction Permit within 24 hours of award of Contract. The complete application must be submitted 30 days prior to start of construction activity. The Contractor is responsible for installation, inspection, maintenance, and repair of all erosion prevention and sediment control BMPs before, during, and after active construction. The Contractor shall amend the SWPPP before beginning construction to include the chain of responsibility of all operators on the site, or if not known, the title or position of the responsible party. The Contractor is responsible for identifying a trained person (as specified in the NPDES/SDS Construction Permit) knowledgeable and experienced in the application of erosion prevention and sediment control BMPs who will oversee the implementation of the SWPPP before and during construction until the construction project is complete, the entire site has undergone final stabilization, and a Notice of Termination (NOT)/Permit Modification form has been submitted to the MPCA. The Owner must identify who will be responsible for the long-term operation and maintenance of all permanent stormwater management systems. The Contractor is liable until final stabilization of all disturbed areas is achieved and the Notice of Termination (NOT)/Permit Modification form is submitted to the MPCA (as specified in the NPDES/SDS Construction Permit). Once the identity of Responsible Parties is known, the SWPPP must be amended to include this information in the area below.

Project Contacts:

Project Engineer Michael Gerber Design Tree Engineering & Land Surveying 120 17th Ave W. Alexandria, MN 56308 (320)-227-0204 mjg@dte-ls.com	Owner Mathew Chacich (651)-472-4509 matt@cuttingedgeplasma.com	Contractor TBD
--	--	--------------------------

SWPPP Amendments:

The Owner or Contractor must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs that are designed to correct problems identified or address situations whenever:

- There is a change in design, construction, operation, maintenance, weather or seasonal conditions that has a significant effect on the discharge of pollutants to surface water or underground waters.
- Inspections or investigations by site owner or operators, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or underground waters or that the discharges are causing water quality standard exceedances.
- The SWPPP is not achieving the general objectives of minimizing pollutants in stormwater discharges associated with construction activity, or the SWPPP is not consistent with the terms and conditions of this permit.
- At any time after the permit coverage is effective, the MPCA deems necessary.

Construction Notes:

Construction shall be governed by the MnDOT Standard Specifications for Construction, latest edition, City of East Bethel's Specifications, special provisions, amendments, and the project specifications and details. Permits and maps relating to this project's SWPPP can be found in the Project Documents. The Contractor shall keep inspection and maintenance logs and NPDES/SDS Construction Permit on-site at all times during active construction. Please refer to the plans and specifications for additional SWPPP information.

Soil Compaction should be minimized and topsoil should be preserved whenever and wherever possible during construction. All soil stockpiling shall include sediment control devices and shall be placed in areas away from surface waters or natural buffers.

Special Waters, Impaired Waters, & TMDL Implementation Plans:

The site is not located within 1 mile of a special water or an impaired water as identified by the MPCA. All disturbed areas not actively being worked must be stabilized within 14 days. The Owner is responsible for the long term maintenance of all stormwater treatment facilities and private storm sewer systems. Inlet protection, silt fence, final stabilization, and other BMPs must be implemented prior to allowing any water runoff from being discharged off-site.

Calculations:

Disturbed Area	2.69 AC
Pre-Construction Impervious Area	0.00 AC
Post-Construction Impervious Area	0.80 AC

Sequence of Construction:

The Contractor shall verify that all applicable permits have been obtained and the NPDES/SDS Construction Permit has been submitted to the MPCA prior to the start of construction.

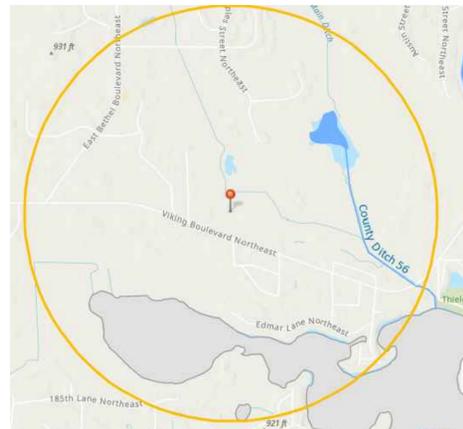
- The Contractor must plan for and implement appropriate construction phasing, vegetated buffer strips, horizontal slope grading, and other construction practices that minimize erosion. The location of areas not to be disturbed are shown on the plans.
- The Contractor shall be responsible for full implementation and maintenance required by the SWPPP until the Notice of Termination (NOT) is approved by the MPCA.
- The Contractor shall construct erosion and sediment control BMPs in the following construction sequence:
 - Install rock construction entrances where indicated in the plans.
 - Install silt fence and inlet protection where indicated in the plans.
 - Install silt fence around proposed infiltration and bioretention BMPs to protect soils from compaction.
 - Locate portable toilets on flat surfaces away from drainage paths. Position portable toilets so they are secure and will not tip or be knocked over.
 - Construct concrete washout area and provide signage.
 - Establish waste control areas.
 - Construct diversions to sediment basins.
 - Rough grade site.
 - Leave disturbed area of site in a roughened condition to limit erosion. Temporarily stabilize areas that will be inactive for a period of 14 days.
 - Install storm drainage system and place inlet protection as each inlet is installed. Energy dissipation devices shall be installed and functional within 24 hours of connecting pip outlets to surface waters.
 - Protect and repair BMPs, as necessary.
 - Perform street sweeping as needed.
 - Temporarily stabilize areas not actively being worked.
 - Site construction (Utilities, paving, buildings, etc...)
 - Final grading.
 - Final stabilization (seeding, planting). Stabilized soil with the seed mix indicated on the plans.
 - Remove temporary sediment basins when permanent cover has reduced the acreage of disturbed soil to less than five (5) acres draining to a common location.
 - Construct stormwater infiltration basins and bioretention basins only when contributing drainage area has been constructed and fully stabilized.
 - Remove erosion control devices upon site establishment in accordance with the NPDES/SDS Notice of Termination (NOT) requirements.

Final Stabilization:

Final stabilization is not met until all of the following are completed:

- Stabilization by uniform perennial vegetative cover (70% density of it's expected final growth). The seed mix indicated on the plan or sod shall be used for final stabilization.
- Permanent stormwater management system is constructed, meets all requirements, and is operational.
- Drainage ditches are fully stabilized.
- All temporary synthetic and structural BMPs are removed.

CONTACTS		
AGENCY	NAME	PHONE NUMBER
Anoka County	Administrator	763-576-2700
DNR Waters	Janel Miersch	(218) 739-7576 ext. 232
ACOE	St. Paul Office	(651) 290-5375
State Duty Officer	MPCA	(800) 422-0798
SWPPP Designer	Nicholas Knutson	(320) 460-7104
Erosion Control Review	Michael Gerber, PE	(320) 227-0204
Erosion Control Supervisor	TBD	
LOCATION OF SWPPP REQUIREMENTS		
DESCRIPTION	TITLE	SHEET # OR SPECIFICATION SECTION
Receiving Surface Water	NA	C101
Final Stabilization	Erosion Control Plan	C201
Drainage Plans	Site Grading & Utility Plan	C101
Drainage Details	Details	C301
Erosion Control Sheets	Erosion Control Plan	C201
Erosion Control Details	Details	C301
Erosion & Sediment Control Quantities	Erosion Control Plan	C201



- Sediment from conveyance systems and sedimentation basins are cleaned out (returned to design capacity).
- Notice of Termination (NOT) is submitted to the MPCA.

Erosion Control Maintenance and Inspection: BMP inspection and maintenance Responsible Party: _____

- Inspect erosion control devices and provide routine maintenance as follows:
 - Inspect erosion control a minimum of once per week and within 24 hours of a rainfall event greater than 0.5" in 24 hours.
 - Records of each inspection and maintenance activity shall include:
 - Date and time of inspections.
 - Name of person(s) conducting inspection.
 - Accurate findings of inspection, including the specific location where corrective actions are needed.
 - Corrective actions taken (including dates, times, and party completing maintenance activities).
 - Date and amount of all rainfall events greater than 0.5" in 24 hours, and the amount of rainfall for each event. Rainfall amounts must be obtained by either a properly maintained rain gauge installed onsite, a weather station that is within 1 mile of the site, or a weather reporting system that provides site specific rainfall data from radar summaries.
 - If discharge is observed during the inspection, the inspector must record and should photograph and describe the location of the discharge (i.e. color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutants).
 - Documentation of amendments to the SWPPP proposed as a result of the inspection as required by the NPDES/SDS Construction Permit.
 - Inspections may be suspended where construction activity has been suspended due to frozen ground conditions. Inspections must resume within 24 hours of runoff occurring, or upon resuming construction, whichever comes first.
- Provide maintenance for all devices as follows:
 - Silt fences and erosion control devices at storm sewer inlets shall be inspected for depth of sediment, tears, to see if fabric is securely attached to support posts or structure, and to see that posts and devices are securely in place.
 - Silt fence, inlet protection at storm sewer inlets, and other erosion control devices shall be cleaned when sediment reaches 1/3 of the height of the erosion control device.
 - Rock construction entrances shall be inspected for clogging of rock. Rock that has become clogged with sediment shall be removed and replaced with clean rock.
 - Repairs or replacement of all erosion control devices shall occur within 24 hours of discovery.
 - Temporary sediment basins shall be cleaned when sediment reaches 1/2 of the outlet's height or 1/2 of the basins storage volume. The basin shall be drained and sediment removed within 72 hours.
 - Temporary diversion berms shall be inspected and any breaches shall be promptly repaired.
 - Tracked sediment from construction vehicles onto public streets and paved areas (including paved areas on the construction site) shall be removed within 24 hours of discovery.
 - The bottom and side slopes of the proposed stormwater treatment basins shall be stabilized within 200 feet of the property lines or point of discharge to any surface water, including curb and gutter, pavement, storm sewer, swales, or other similar stormwater conveyance devices.
 - Removal of all deltas and sediment deposited in surface waters and re-stabilization of exposed soils shall be accomplished within 7 days of discovery.

Pollution Prevention Management Measures:

- Storage, handling, and disposal of construction products, materials and wastes:
 - The Contractor shall comply with the following to minimize the exposure to stormwater (any of the products, materials, or wastes/products which are either not a source of contamination to stormwater or are designed to be exposed to stormwater are not held to this requirement):
 - Building products that have the potential to leach pollutants must be under cover (e.g. plastic sheeting or temporary roofs) to prevent the discharge of pollutants or be protected by a similarly effective means designed to prevent contact with stormwater.
 - Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover (e.g. plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by similarly effective means designed to prevent contact with stormwater.
 - Hazardous materials, toxic wastes (including oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids), must be properly stored in sealed containers to prevent spills, leaks, or other discharge.
 - Restricted access storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste or hazardous materials must be in compliance with Minn. R. ch. 7045 including secondary containment as applicable.
 - Solid wastes must be stored, collected, and disposed of properly in compliance with Minn. R. ch. 7035.
 - Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. ch. 7041.
- Fueling and maintenance of equipment or vehicles; spill prevention and response:
 - The Contractor shall take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any areas where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible.
 - The Contractor must conduct fueling in a contained area unless infeasible.
 - The Contractor must ensure adequate supplies are available at all times to clean up discharged materials and that an appropriate disposal method is available for recovered spilled materials.
 - The Contractor must report and clean up spills immediately as required by Minn. Stat. 115.061, using dry clean up measures where possible.
- Vehicle and equipment washing:
 - If the Contractor washes the exterior of vehicles or equipment on the project site, washing must be limited to a defined area of the site.
 - Runoff from the washing area must be contained in a sediment basin or other similarly effective controls and waste from the washing activity must be properly disposed of.
- The Contractor must properly use and store soaps, detergents, and solvents.
- No engine degreasing is allowed on site.
- Concrete and other washout waste:
 - The Contractor must provide effective containment for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds, and other construction materials) related to the construction activity.
 - The liquid and solid waste must not contact the ground, and the containments must be designed so that it does not result in runoff from the washout operations or areas.
 - Liquid and solid wastes must be disposed of properly and in compliance with MPCA rules.
 - A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

Dewatering and Basin Draining:

Dewatering or basin draining that may have turbid or sediment laden discharge water must be discharged to a temporary or permanent sedimentation basin on the project site whenever possible. Discharge from the temporary or permanent sedimentation basin must be visually checked to ensure adequate treatment is obtained in the basin and nuisance conditions, impacts to wetlands, and erosion in receiving channels or on down gradient properties will not result from the discharge. Adequate sedimentation control measures are required for discharge water that contains suspended solids.

If using filters with backwash water, either haul the backwash water away for disposal and return the backwash water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause erosion.

Timing of BMP Installation:

The erosion and sediment control BMPs shall be installed as necessary to minimize erosion from disturbed surfaces and capture sediment on site and shall meet the NPDES/SDS Construction Permit part VII requirements. Perimeter controls shall be placed prior to the start of any construction. All disturbed areas not actively being worked must be stabilized within 14 days.

Storm Water Pollution Prevention Plan:

The Permittees must implement the entire SWPPP and the requirement of the NPDES/SDS Construction Permit. The BMPs identified in the SWPPP and in the permit must be selected, installed, and maintained in an appropriate and functional manner that is in accordance with manufacturer specifications and accepted engineering practices.

Temporary Sediment Basins:

The area disturbed for construction does not drain more than 5 acres to a common discharge point, therefore a temporary sediment basin is not required.

Future Operation and Maintenance (O&M):

Owner shall be responsible for performing future operations and maintenance of the permanent stormwater management systems on the property.

UNIVERSITY OF MINNESOTA
Nicholas P. Knutson
Design of Construction SWPPP (May 31 2025)

DESIGN TREE
engineering + land surveying

Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1916

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.

Michael J. Gerber

PRINTED NAME: MICHAEL J. GERBER

DATE: 12-17-2024 LICENSE #: 56653

EAST BETHEL SUBDIVISION

VIKING BLVD NE
EAST BETHEL, MN, 55005

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DRAWN BY: NPK

CHECKED BY: MJG

PROJECT NO.: 00024074

NO.	DATE	DESCRIPTION

SWPPP NARRATIVE

DRAWING NO.

C302



Anoka County

TRANSPORTATION DIVISION

Highway

Kendra Lindahl
 City of East Bethel
 2241 221st Ave NE
 East Bethel, MN 55011

February 18, 2025

RE: Preliminary Plat – Blanco De Cola Pradera

Dear Kendra,

We have reviewed the Preliminary Plat for Blanco De Cola Pradera to be located north of CSAH 22 (Viking Boulevard NE) and east of Naples Street NE within the City of East Bethel, and I offer the following comments:

- An additional 10 feet of right of way along CSAH 22 will be required for future reconstruction purposes (60 feet total right of way width north of CSAH 22 centerline).
- As proposed, the plat will introduce three new residential access points onto county roads. This is acceptable because access to a City Street does not seem feasible. The proposed access locations on CSAH 22 are acceptable to this department.
- No other access points onto CSAH 22 will be permitted for this plat and the right of access along CSAH 22 should be dedicated to Anoka County with the exception for the proposed new residential access points. Any existing driveways and field entrances shall be removed, and the ditch section restored to match existing depth, slope, and grades.
- Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received and the applicable permits can be issued.
- County Ditch #56, Branch 1, runs through the north end of the property and may not be altered without first submitting detailed plans to the appropriate agencies and obtaining their permission as well as permission from the County Engineer.
- Any utility relocation in the CSAH 22 right of way will be required to be coordinated directly by the city/developer.
- Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CSAH 22.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 22 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that

Our Passion Is Your Safe Way Home

municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 22 and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

The ACHD Engineering Plan Review process will apply to this site. The following items should be submitted to Brandon Ulvenes, Engineer II, Brandon.Ulvenes@anokacountymn.gov (checklist and payment information are available on our website: <https://www.anokacountymn.gov/4072/Development-Review>):

- Construction plans
- Utility relocation plans
- Traffic Control plans
- Grading and erosion control plans
- Drainage calculations – Note that the post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm
- ACHD Design Requirements Checklist
- Engineering plan review fee (estimated at \$150.00)

Following completion of the ACHD Engineering Plan Review process, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process. One permit for Work within the County Right of Way (\$150.00) and three Residential Access permits (\$150.00 each) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3176 or via email at HighwayPermits@anokacountymn.gov for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Logan Keehr, PE
Traffic Engineer II

xc: CSAH 22/Plats+Developments/2025
Jerry Auge, Assistant County Engineer
David Zieglmeier, County Surveyor
Sean Thiel, Traffic Engineering Manager
Sue Burgmeier, Traffic Technician
Brandon Ulvenes, Engineer II

February 19, 2025

Kendra Lindahl, AICP
Landform
105 5th Avenue South, Ste. 513
Minneapolis, MN 55401

RE: Preliminary Plat Review No. 1 – Blanco De Cola Pradera

Dear Kendra:

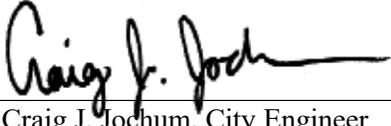
As requested, we have reviewed the Preliminary Plat information submitted for the proposed plat of Blanco De Cola Pradera. We offer the following comments:

1. Chapter 66 of the City Code and the WMO requires an MNRAM for the onsite wetlands. The MNRAM is also used to determine the wetland buffer width per City Code 66-155-Table 1. Add the buffers to the plans.
2. This site will require a NPDES construction permit. Acquire the permit before the start of construction. Provide double perimeter controls where needed for grading adjacent to the wetland areas.
3. Provide a lot tabulation for each lot to tabulate estimated high groundwater, low floor, low opening, garage floor, high water elevation, emergency overflow, etc. Estimated high ground water shall be based on mottling or provide a soils/groundwater investigation from a certified geotechnical engineer establishing the high groundwater for each lot. The minimum acceptable lowest floor elevation for new construction of residential is three feet above the highest known water table, mottled soil or 100-year floodplain elevation, whichever is highest.
4. Provide a Stormwater Management Plan that is certified by a licensed Minnesota professional engineer.
5. The driveway accesses and culvert construction along with the proposed right-of-way width need to be approved by the Anoka County Highway Department. Provide an approval letter from the county.
6. Set the high-water level (HWL) for the four wetlands within the lots and the large wetland on the north side of the plat. The HWL shall be set at or above the overflow. Alternately provide an ATLAS 14 Model and 10-day snowmelt analysis to set the HWL if it is landlocked.
7. The culvert at the midpoint of the driveway on Lot 3 flows to the wetland on lot 2 which will help maintain the hydrology to this wetland. Provide a drainage and utility easement from Lot 3 to the wetland on Lot 2. Also, there are additional culverts and overflows from this wetland and continuing to the large wetland on the northside of the plat. Provide drainage and utility easements along this drainage way. It appears that with some minor grading the overflows from the wetland on Lot 2 to the wetland to the north could be provided along the lot lines which would be the preferred design instead of through the center of the lots.
8. According to the county LIDAR, in the county ditch, there is a 914 elevation just east of the plat. The ditch appears to drain to a low point which is at the midpoint of Lot 2 where it then drains north. Verify and provide details on how the ditch drains and if any additional easements or grading are required.
9. Verify the required clear zone and site distances for the driveways. Trees shall be cleared in the right of way if required.
10. Provide easements to maintain the drainage way for the property to the west of Lot 1.

Kendra Lindahl
February 19, 2025
Page 2

If you have any questions, please call me at 763-852-0485.

Sincerely,
Hakanson Anderson



Craig J. Jochum, City Engineer

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



Date: February 25, 2025

Agenda Item Number: 8

Request: PUBLIC HEARING. A Zoning Map Amendment to rezone the property located at 22206 Durant St. NE from RR-Rural Residential to A- Agriculture (city file 25-007)

Review Deadline: April 5, 2025

Background/Context

The City received an application from the property owner to rezone the property located at 22206 Durant St NE.

The property is currently zoned Rural Residential and zoned RR- Rural Residential. The property to the north, south, and east are all currently zoned the same. The property to the west is currently zoned Agricultural and zoned A- Agriculture.

The applicant intends to continue using the property as they have in the past. During a phone call with staff the applicant indicated that they are requesting the rezoning to be exempt from the accessory building size limits for agriculture related accessory structures. If approved they would build additional structures.

Analysis

The City has a relatively high level of discretion in approving or denying a rezoning application. The proposed zoning for a property must be consistent with the City's Comprehensive Plan. If the proposed zoning is not consistent with the Comprehensive Plan, the City must deny the rezoning application. The Zoning Ordinance and Map are the enforcement tools used to implement the goals and standards set in the Comprehensive Plan.

The Planning Commission should evaluate the request for compliance with the ordinance standards in Section 04, Subd. 11. (D) as noted below:

1) The planning commission shall consider possible adverse effects of the proposed amendment. Its judgment shall be based upon, but not limited to, the following:

a) The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the city comprehensive plan;

The purpose of the Rural Residential land use classification is to "...retain a traditional rural atmosphere by retaining large lot sizes. This land will preserve valuable environmental resources and will not be developed at urban densities." This land use designation is for land outside of the Metropolitan Urban Service Area (MUSA) and is generally at a density of one unit per 10 acres.

The proposal is consistent with the comprehensive plan.

b) The proposed action meets the purpose and intent of this chapter and in the case of a map amendment, it also meets the purpose and intent of the individual district;

The Agricultural zoning district purpose is to “allow agricultural activities that are compatible with adjacent rural residential land uses and which promote the rural atmosphere of the community until such time as the land may be developed for other appropriate rural uses. No more than one single-family dwelling is permitted per lot.”

The property to the west of the subject parcel is also zoned Agricultural.

The proposal is consistent with the Agricultural zoning district purpose and standards.

c) There is adequate infrastructure available to serve the proposed action;

There is adequate infrastructure to serve the site. The property is currently served by private well and septic. No change is proposed. The existing street access would remain the same.

d) There is an adequate buffer or transition between potentially incompatible districts;

The parcels surrounding this are zoned Rural Residential and zoned either RR or A.

e) The proposed type of building development is in the best interest of the entire city;

There is no building development proposed with this rezoning request.

f) The proposed action will not adversely affect property values; and

There is no plan to change or expand the current use of the property. The applicant has verbally indicated that the intent of the rezoning is to allow construction of additional agriculture buildings on site.

Section 14 of the Zoning Ordinance exempts property from certain accessory structure standards in the following circumstances:

Properties within the A zoning district are exempt from architectural and design requirements provided the building is used exclusively for agricultural use and is constructed in accordance with all other zoning ordinance regulations. (underline added)

Agricultural building is defined as “A structure on agricultural land designed, constructed, and used to house farm implements, livestock, or agricultural produce or products used by the owner, lessee, or sub-lessee of the building and members of their immediate families, their employees, and persons engaged in the pickup or delivery of agricultural produce or products.”

Agricultural use is defined as “ The production for sale of livestock, dairy animals or dairy products, poultry or poultry products, fur-bearing animals, horticultural or nursery stock, fruit, vegetables, forage, grains, or bees and apiary products.”

The applicant has not provided the City with any information to ensure that the proposed buildings would in fact be exempt from the performance standards, but that would be reviewed at the time of building permit.

g) The proposed action is in the interest of the health, safety, and welfare of the public

The site will remain in a similar state as it is today and would not impact the health, safety and welfare of the public.

Summary

The applicant’s request for the rezoning aligns with the comprehensive plan.

Alternatively, the Planning Commission could find that the rezone is unnecessary given the similarity in lot standards and uses without further information from the applicant and that the existing zoning is more appropriate to implement the comprehensive plan.

Requested Action

In consideration of the request, the Planning Commission has the following options:

A) Recommend approval

Based on the applicant's submission, the contents of this report, public testimony and other evidence available to the Planning Commission, the Planning Commission could recommend approval of the request to rezone the property located at 22206 Durant St. NE from RR-Rural Residential to A- Agriculture. A draft Ordinance has been provided for approval.

Or

B) Recommend denial

Based on the applicant's submission, the contents of this report, public testimony and other evidence available to the Planning Commission, the Planning Commission could recommend denial of the request.

- This option should be utilized if the Planning Commission can specifically identify one or more provisions of City Code that are not being met by the rezoning request. The Planning Commission should provide findings of act for denial.

Attachments:

1. Draft Ordinance approving the rezoning request
2. Location Map
3. Aerial of Property
4. 2040 Future Land Use Plan
5. Zoning Map
6. Public Comment

**CITY OF EAST BETHEL
COUNTY OF ANOKA
STATE OF MINNESOTA**

ORDINANCE NO. 2025-XX

THE CITY COUNCIL OF THE CITY OF EAST BETHEL DOES HEREBY ORDAIN AS FOLLOWS:

CITY CODE APPENDIX – A, ZONING

ZONING MAP DATED SEPTEMBER 13, 2024

The Official Zoning Map of the East Bethel Zoning Ordinance is hereby amended to change the zoning classification of property identified as PID #02-33-23-44-0001 (22206 Durant Street NE) from RR - Rural Residential to A-Agriculture.

The Zoning Administrator is hereby directed to make the appropriate changes to the Official Zoning Map to reflect the change in zoning classification.

All other Titles, Chapters and Sections of the City Code shall remain as written and adopted by the City of East Bethel City Council.

Adopted this day of XX March, 2025 by the City Council of the City of East Bethel.

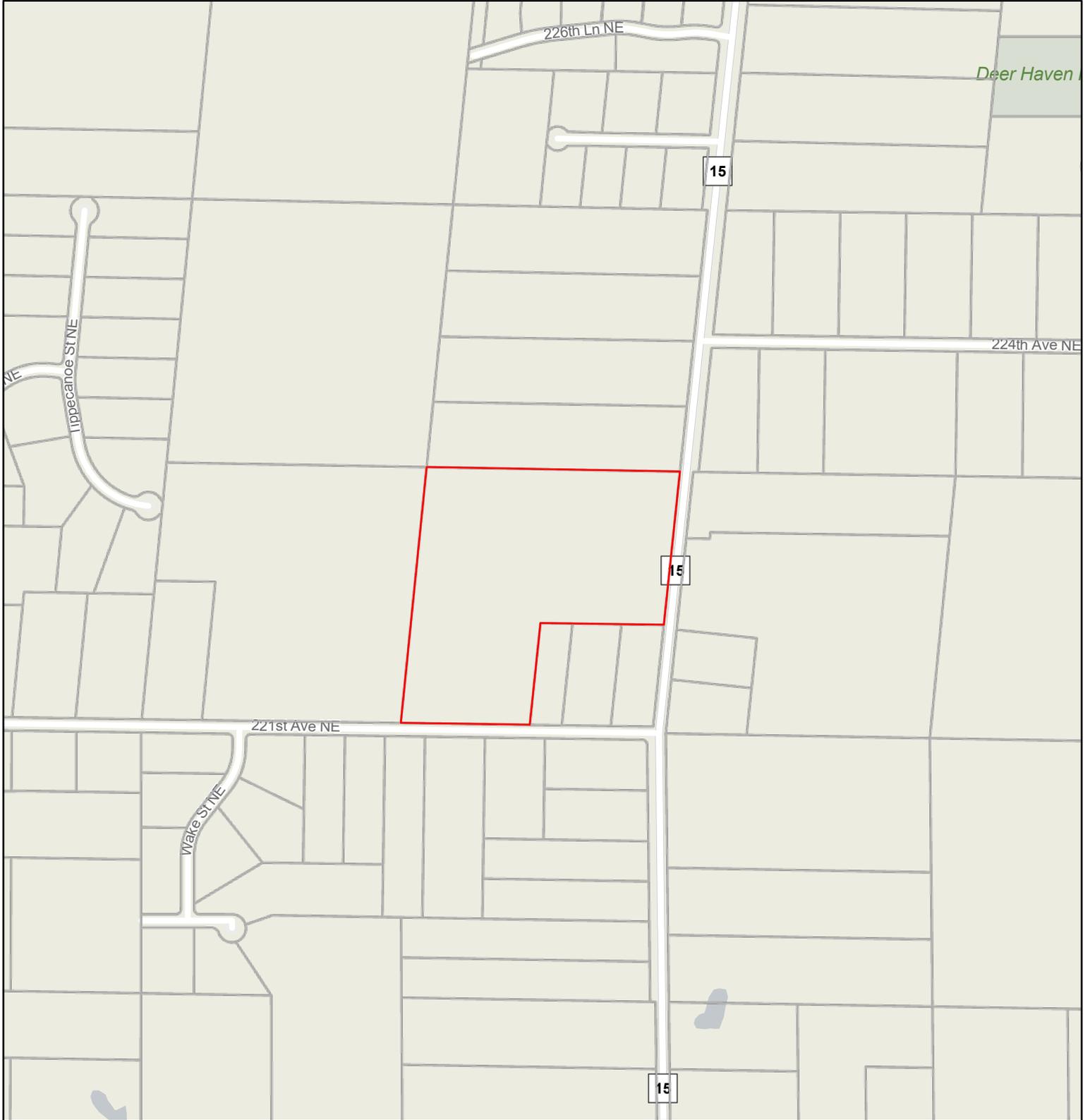
CITY OF EAST BETHEL

ATTEST

Ardie Anderson, Mayor

Matt Look, City Administrator

Rezone Request



1 inch equals 958 feet

-  Parcels
-  City Mask

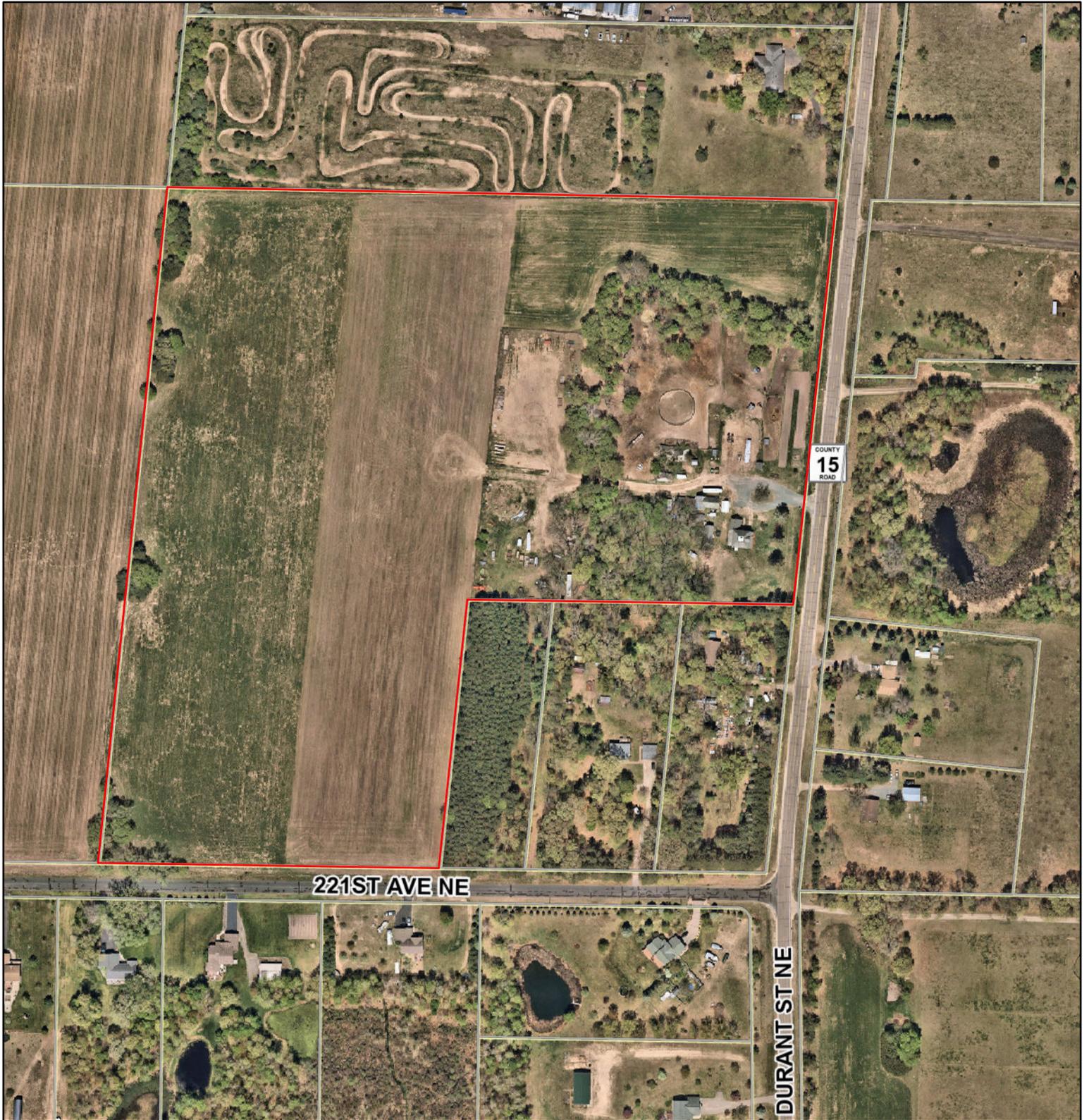


Item 8.0; Attachment 2

N
February 6, 2025
Map Powered By DataLink



Aerial Map- Rezoning



-  Parcels
-  City Mask

1 inch equals 362 feet

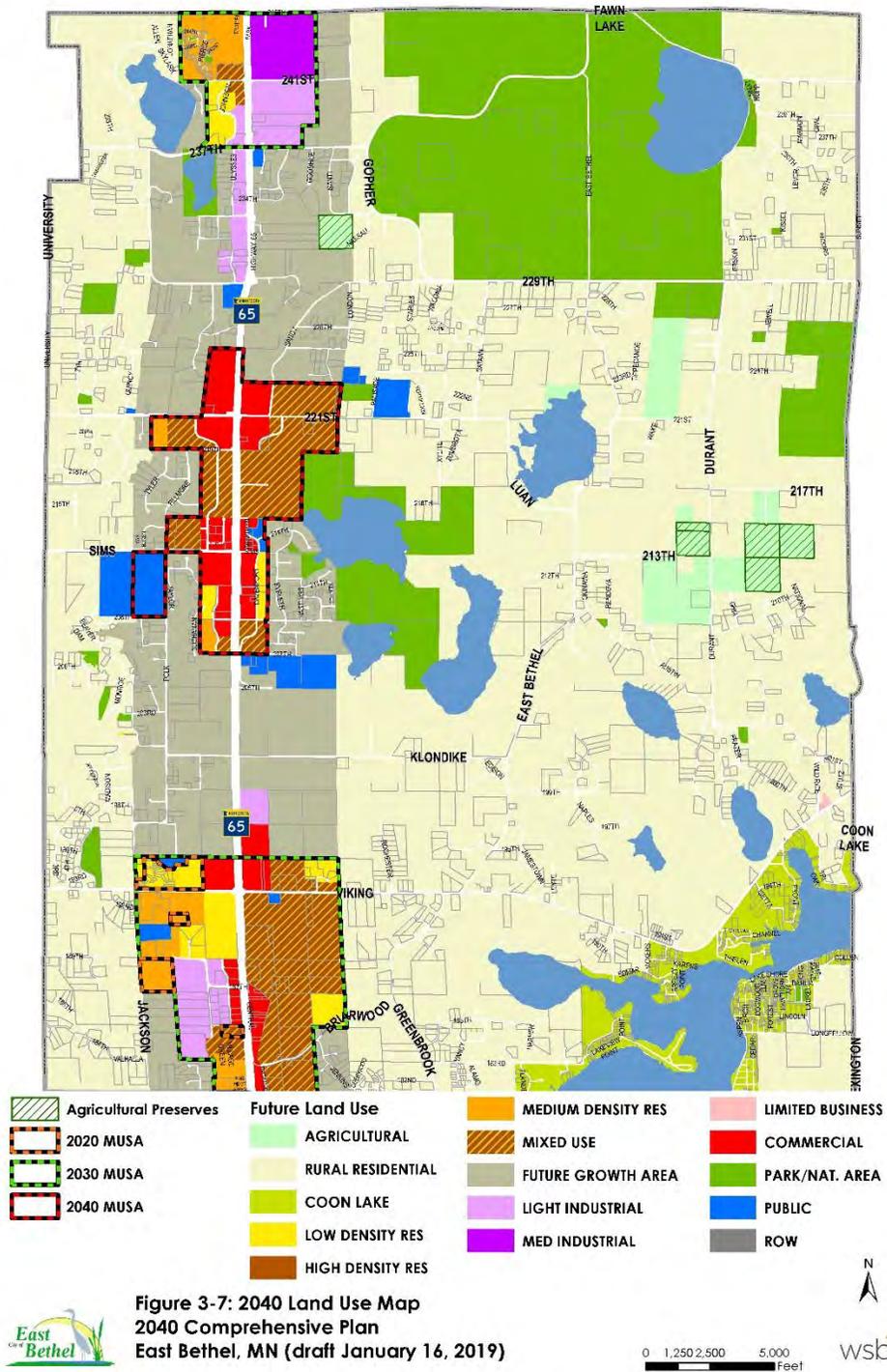


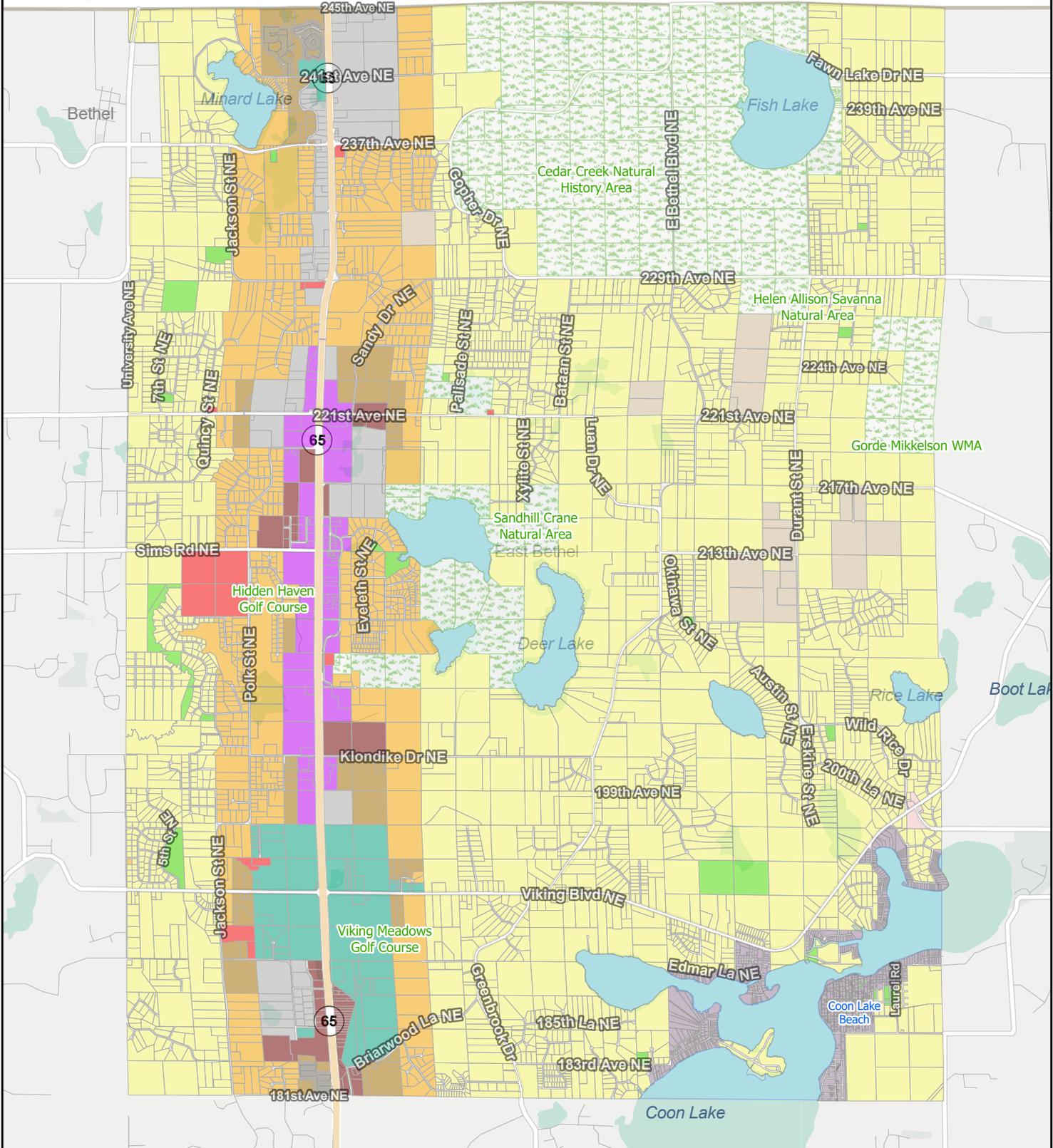
Item 8.0; Attachment 3

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 February 17, 2025
 Map Powered By DataLink



FIGURE 3-7: 2040 PLANNED LAND USE

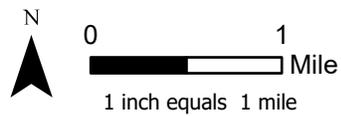




Zoning	B-3 - Highway Business	R-1 - Single Family Residential	Park/Open Space
AG - Agriculture	I - Light Industrial	R-2 - Single Family & Townhome Residential	Natural Area
B-1 - Limited Business	MXU - Mixed Use	CL - Coon Lake	ROW
B-2 - Central Business	RR - Rural Residential	Public/Institutional	Water



Official Zoning Map
 Adopted September 13, 2024
 City of East Bethel, MN



From: [Naomi Benjamin](#)
To: [Kendra Lindahl, AICP](#)
Subject: 22206 Durant St NE
Date: Friday, February 14, 2025 11:07:55 AM

Dear Ms. Lindahl,

I am writing to communicate my wholehearted support for the zoning amendment requested by the Slaters. We live at 22054 Durant St NE and moved here because we wanted to be surrounded by agriculture, farming, and rural homesteads. We purchase our honey from the Slaters and love that we know the bees may have visited our plants and flowers, and love that our neighbors are continuing to grow and expand in their agricultural endeavors.

Thank you! Naomi Benjamin