



PLANNING COMMISSION MEETING AGENDA
Thursday, November 03, 2022
4:00 PM

CALL TO ORDER: Pursuant to due notice and call thereof a Regular Meeting of the Grand Rapids Planning Commission will be held on Thursday, November 3, 2022 at 4:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL:

APPROVAL OF MINUTES:

1. Consider approval of the minutes of the September 1, 2022, 4:00 pm regular meeting.

PUBLIC HEARINGS:

2. Conduct a Public Hearing to consider a variance petition submitted by Oppidan Investment Company, and the present property owner, Grand Rapids Economic Development Authority.

GENERAL BUSINESS:

3. Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would update and amend several sections of Chapter 30 *Land Development Regulations*.

PUBLIC INPUT:

Individuals may address the Planning Commission about any non-public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.

REPORTS/ANNOUNCEMENTS/UPDATES:

ADJOURNMENT:

NEXT REGULAR MEETING IS SCHEDULED FOR THURSDAY, DECEMBER 1, 2022 AT 4:00 PM.

Hearing Assistance Available: This facility is equipped with a ready assistance system.

ATTEST:



CITY OF
GRAND RAPIDS
 IT'S IN MINNESOTA'S NATURE

PLANNING COMMISSION MEETING MINUTES
Thursday, September 01, 2022
4:00 PM

CALL TO ORDER: Pursuant to due notice and call thereof a Regular Meeting of the Grand Rapids Planning Commission will be held on Thursday, September 1, 2022 at 4:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL:

PRESENT

Commissioner Mark Gothard
 Commissioner Patrick Goggin
 Commissioner Ted Hubbes
 Chairperson Molly MacGregor

ABSENT

Commissioner Betsy Johnson

APPROVAL OF MINUTES:

1. Consider approval of the minutes of the May 5, 2022, 4:00 pm regular meeting.

Motion by Commissioner Hubbes, second by Commissioner Goggin to approve the minutes of the May 5, 2022 regular meeting. The following voted in favor thereof: Gothard, Hubbes, Goggin, MacGregor. Opposed: None, passed unanimously.

GENERAL BUSINESS:

2. Consider initiating the process to review and update/amend the text of several sections of the Zoning Ordinance.

Over the past year, staff has accumulated another short list of sections within Article VI (Zoning) of Chapter 30 (Land Development Regulations) of the Municipal Code that could use review, and if deemed necessary, new added text, updating due to inconsistencies, duplication, need of further clarification, or simply being outdated.

Staff will provide an overview of the areas of the Zoning Ordinance identified for review and updating, and then will prepare formal draft amendments for the Planning Commission's consideration at a later date, and potentially the forwarding of a recommendation to the City Council for adoption.

Sections of Zoning Ordinance suggested for review and justification for consideration:

1. Section 30-512 Table-1. Table of permitted uses.

(Section is a list of uses permitted by right (permitted uses), uses permitted with restrictions, and conditional uses, within the various zoning districts)

a. Section 30-532(1) Uses permitted by conditional use permit (CUP). Manufactured home parks as permitted with a CUP in the following zoning districts: R-2, SR-2, R-3, SR-3, R-4, SR-4, LB (Limited Business), SLB, MU (Mixed Use) and SMU.

Currently Sect. 30-512 Table-1 lists the Manufactured home park use through an approved CUP under the R-2, SR-2, R-3, SR-3 districts.

*Amend Table 1 to match Section 30-532(1) by adding the R-4, SR-4, LB (Limited Business), SLB, MU (Mixed Use) and SMU zoning districts. This correction was the result of an oversight during the 2005-07 Zoning Ordinance Update Project.

2. Section 30-512 Table-1. Table of permitted uses.

a. Sect. 30-512 Table-1 lists Telecommunication Towers as a use through an approved CUP under the RC/SRC (Recreational Commercial), I-1/SI-1 & I-2/SI-2 (Industrial Park) and the AG (Agricultural) zoning districts.

Currently Sect. 30-952(e)1. development of towers/approval standards (within Division 15 Telecommunication Towers and Facilities) lists the use as approved through a CUP under the RC/SRC, I-1/SI-1 & I-2/SI-2 and the AP (Airport) districts not within the AG district.

*Amend Section 30-952(e)1. o match Table-1 Permitted Uses by adding CUP requirement under the AG zoning district to this section and removing the AP district. This correction was also the result of an oversight during the 2005-07 Zoning Ordinance Update Project. Any airport related communication infrastructure, existing or proposed, would not be impacted by this amendment.

Currently Sect. 30-952(e)1. development of towers/approval standards (within Division 15 Telecommunication Towers and Facilities) lists the use as approved through a CUP under the RC/SRC, I-1/SI-1 & I-2/SI-2 and the AP (Airport) districts not within the AG district.

*Amend Section 30-952(e)1. o match Table-1 Permitted Uses by adding CUP requirement under the AG zoning district to this section and removing the AP district. This correction was also the result of an oversight during the 2005-07 Zoning Ordinance Update Project. Any airport related communication infrastructure, existing or proposed, would not be impacted by this amendment.

1. Section 30-512. Table of permitted uses.

(Section is a list of uses permitted by right (permitted uses), uses permitted with restrictions, and conditional uses, within the various zoning districts)

a. Consider adding the grocery store use as a use permitted within the CBD (currently permitted within the GB zoning district only).

* Amendment potentially to have maximum building size requirement?

Section 30-454 Amendments and rezoning procedures

(b) Initiation. The city council or the planning commission may, upon their own motion, initiate a request to amend the text or the zoning map of this article. Any person, firm or corporation owning real estate in the city may initiate a request for that real estate to amend the district boundaries or the text of this article. Any person, firm or corporation having an interest in real estate in the city may, with the property owner's consent, initiate a request to amend the district boundaries or text of this article. No application for an amendment which has been denied wholly or in part shall be resubmitted for a period of one year from the date of such denial except on the grounds of new evidence or a change in conditions.

Motion by Commissioner Goggin, second by Commissioner Hubbes to initiate the process to review and update/amend the text of several sections of the Zoning Ordinance. The following voted in favor thereof: Gothard, Hubbes, Goggin, MacGregor. Opposed: None, passed unanimously.

PUBLIC INPUT:

Individuals may address the Planning Commission about any non-public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.

REPORTS/ANNOUNCEMENTS/UPDATES:

The Consultant for the Downtown Plan Update did a pop up event at Tall Timber Days and also put out a community survey both had great response.

ADJOURNMENT:

There being no further business the meeting adjourned at 4:21 p.m.

NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 6, 2022 AT 4:00 PM.

Hearing Assistance Available: This facility is equipped with a ready assistance system.

ATTEST:

Aurimy Groom, Recorder



Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 11/3/2022
Statement of Issue:	Conduct a Public Hearing to consider a variance petition submitted by Oppidan Investment Company, and the present property owner, Grand Rapids Economic Development Authority.	
Background:	<p>Oppidan Investment Company, and the present property owner, GREDA have applied for one variance, which if granted, would allow for the construction of a four story, 132-unit multi-family housing community building having an average building height to the mid-point of the roof of up to 48 ft.</p> <p>The subject property is 14.9 acres in area, and is currently located within a SR-4 (Shoreland Multiple-Family Residential- <i>high density</i>) zoning district (which was subject to an expanded Zoning Map Amendment request in February 2020) and legally described as: <i>Lot 1, Block 1, Great River Acres</i></p> <p>Oppidan Investment Company, has requested the Planning Commission’s consideration of one variance from Section 30-512 Table 17C-2 of the Municipal Code, which lists District Development Regulations for Principal Structures (setbacks/lot coverage/building height) within Shoreland Districts.</p> <p>The requested variance, if approved, would allow for the construction of a four story, 132-unit multi-family housing community building, having a mix of one-, two, and three-bedroom units. As proposed, the residential structure would have an average building height to the mid-point of the roof of 48 ft., exceeding the 45 ft. maximum building height allowed within a SR-4 (Shoreland Multiple-Family Residential- <i>high density</i>) zoned district by 3 ft.</p> <p>The applicant, within the variance petition, cites a need for the proposed 4-story building in order to maximize site density, while working within the shoreland density/tier requirements, maintaining a cohesive building design & placement for the proposed development, to help address the need for additional housing options in the area.</p> <p>Additionally, the design of the building will create an inviting outdoor space, that fits the look and feel of the neighborhood, while working with the sites unique topography, and accommodating stormwater/drainage and on-site parking requirements.</p> <p>As some background information, there are a couple of reasons zoning ordinances limit building height: First, to prevent the impairment of solar access to neighboring properties. Another reason zoning ordinances typically restrict structure height is tied to firefighting capabilities. In Grand</p>	

Rapids, our firefighting ladder equipment is capable of fighting fires in tall structures, such as the Blandin Paper Mill which is approximately 100 feet in height, making this is less of a concern.

In looking at the question of solar access impairment to neighboring properties, staff compared a 48 ft. tall building setback 35 ft. from the side yard property line (as proposed), with a 45 ft. tall building setback 20 ft. from the side yard property line (this in the min. setback in SR-4/R-4 zoning district), and determined that the AM sun would reach the side yard property line earlier with the 48 ft. building setback at a greater distance, rather than the 45 ft. tall building setback at the minimum distance allowed.

While the Grow Grand Rapids 2040 Comprehensive Plan does not address items such as “building height”, it identifies several broad Goals and Objectives related Housing needs in the community:

- *Goal 1: Facilitate the development of a vibrant, varied, and interconnected housing stock.*
 - *b. Identify opportunities to incentivize housing development that encourages developers to pursue an affordable and varied housing stock that meets community needs. Additionally, find opportunities to promote housing in needed locations throughout the community beyond the profitable locations.*

- *Goal 2: Provide a mix of affordability in the City’s housing stock.*
 - *b. Provide for a range of housing typologies that respond to community needs. A sustainable community is one that has housing for people at all phases of life, from young to old, single-person to family, over a variety of incomes. In particular, the City will continue to see a need for more senior housing choices, ranging from independent living to assisted living communities. A related area of focus is “Missing Middle Housing”, which includes single-family attached and right-sized multifamily options that can be integrated into existing neighborhoods, supporting goals for interconnected housing and aging in place.*

The construction of a four story, 132-unit multi-family housing community building, having an average building height to the mid-point of the roof of 48 ft., as proposed, would require the Planning Commission’s approval of one variance.

1. Section 30-512 Table 17C-2 of the Municipal Code, which lists District Development Regulations for Principal Structures (setbacks/lot coverage/building height) within Shoreland Districts, and establishes a 45 ft. maximum building height for principal structures within a SR-4 zoning district.
 - *Potential condition for variance approval outlined below in “example motion”*

<p>Considerations:</p>	<p>When reviewing a request for a variance, the Planning Commission must make findings based on the attached list of considerations.</p>
<p>Recommendation:</p>	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation.</p> <p>Prior to making a motion to approve or deny the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the variance(s).</p>
<p>Required Action:</p>	<p>Approve a motion to either: approve, approve with additional conditions, or deny the petitioned variance.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby (grant)(deny) the following variance to Oppidan Investment Company, and the present property owner, Grand Rapids Economic Development Authority for the property legally described above/within Staff Report;</p> <ul style="list-style-type: none"> • to allow a one-time waiver of the requirements of Section 30-512 Table 17C-2 of the Municipal Code for the construction of a four story, 132-unit multi-family housing community building which would have an average building height to the mid-point of the roof of 48 ft., exceeding the 45 ft. maximum building height allowed within a SR-4 (Shoreland Multiple-Family Residential- high density) zoned district by 3 ft., as depicted in the variance application submitted by Oppidan Investment Company, and the present property owner, Grand Rapids Economic Development Authority. <p><i>(If the Planning Commission wishes to place conditions upon their approval, the following should be added to the motion:)</i></p> <p>and that the following condition(s) shall apply:</p> <ul style="list-style-type: none"> • <i>The variance approval is contingent on building being setback a minimum of 35 ft. from the west side yard property line, as depicted on the draft site plan.</i>
<p>Attachments:</p>	<ul style="list-style-type: none"> • Site Map

	<ul style="list-style-type: none">• Copy of the variance petition and associated documentation• Correspondence• Updated Housing Study• List of the Planning Commissions Variance Considerations
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Oppidan Investment Co. / GREDA Variance Request



Item 2.



Subject Property
Lot 1, Block 1, Great River Acres

Garden Court Chateau

SW 8th St

Rapids West Elementary

SW 22nd Ave

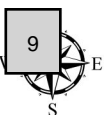
The Pillars
City of Grand Rapids

Blandin Reservoir

Area of Interest
 Area of Interest

Grand Rapids Parcels
 Grand Rapids Parcels

0 90 180 360 Feet





Petition for Variance
Community Development Department
420 North Pokegama Ave.
Grand Rapids, MN 55744
Tel. (218) 326-7601 Fax (218) 326-7621
Web Site: www.cityofgrandrapidsmn.com

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

Oppidan Investment Company
Name of Applicant*1
400 Water Street, Suite 200
Address
Excelsior MN 55331
City State Zip
612-810-9481 / ryan@oppidan.com
Business Telephone/e-mail address

Grand Rapids EDA
Name of Owner (If other than applicant)
420 North Pokegama Avenue
Address
Grand Rapids MN 55744
City State Zip
218-326-7622
Business Telephone/e-mail address

*1 If applicant is not the owner, please describe the applicant's interest in the subject property. Development of housing in cooperation with the City of Grand Rapids

Parcel Information:

Tax Parcel # 91-536-0110 Property Size: 14.5 acres
Existing Zoning: SR-4
Existing Use: Vacant undeveloped land
Property Address/Location: Vacant land to the north of SW 8th St.
Legal Description: Lot 1, Block 1 of the plat of Great River Acres.
(attach additional sheet if necessary)

I (we) certify that, to the best of my (our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.

[Signature]
Signature(s) of Applicant(s)

10/13/2022
Date

Signature of Owner (If other than the Applicant)

Date

Office Use Only

Date Received _____ Certified Complete _____ Fee Paid _____
Planning Commission Recommendation: Approved _____ Denied _____ Meeting Date _____

Summary of Special Conditions of Approval: _____

Required Submittals:

Application Fee - \$252.50 *2

Site Map- Drawn to scale, showing the property dimensions, existing and proposed, building(s)/addition(s) and their size(s) including: square footage, curb cuts, driveways, access roads, parking spaces, sidewalks and wells & septic systems.

**2 The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

Proposed Variance:

A. Please describe in detail the proposed or requested variance:

See attached Petition for Variance document.

B. Provide an itemization of the required regulations pertaining to this variance (i.e., setback lines, lot coverage ratios, parking requirements).

See attached Petition for Variance document.

Justification of Requested Variance: Provide adequate evidence indicating compliance with the following provisions of the ordinance concerning variances (Section 30-453(e) "Findings for Variances"). Detailed answers are needed because the Planning Commission shall grant a variation only when they have determined, and recorded in writing, that all of the following provisions have been met.

A. That the requested variance does not allow a use that is otherwise excluded from the particular zoning district in which it is requested.

Applicant justification (refer to Table of Uses in City Code Section 30-512):

See attached.

B. Does the proposal put property to use in a reasonable manner?

Applicant justification - Describe how your situation applies to the above statement:

See attached.

C. The plight of the landowner is due to circumstances unique to the property in question, and not created by the landowner subsequent to the adoption of this ordinance.

Applicant justification - Describe how your situation applies to the above statement:

See attached.

D. That the variance, if granted, shall be in harmony with purposes and intent of the ordinance, and will not be detrimental to the public welfare or the property or improvements in the neighborhood, and will not alter the essential character of the locality.

Applicant justification - Describe how your situation applies to the above statement:

See attached.

E. That the variance, if granted, shall be consistent with the comprehensive plan.

Applicant justification - Describe how your situation applies to the above statement:

See attached.

City Process:

1. Applicant submits a completed application to the Grand Rapids Community Development Department by the 15th of the month.
2. Review by staff for completeness of application.
3. Notification of adjoining property owners.
4. Publish Notice of Public Hearing.
5. Prepare Staff Report and background information.
6. Public Hearing and action at Planning Commission Meeting (First Thursday of each month).

Findings for Approval:

The Planning Commission, in support of its action, will make findings of fact based on their responses to the following list of considerations:

- Is this an "Area" variance rather than a "Use" variance?
- Does the proposal put property to use in a reasonable manner?
- Are there unique circumstances to the property not created by the landowner?
- Is the variance in harmony with the purposes and intent of the ordinance?
- Will the variance, if granted, alter the essential character of the locality?
- Is the variance consistent with the comprehensive plan?

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

More information may be requested by the City of Grand Rapids Planning Commission, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.

Proposed Project

132 unit, four story, multifamily housing community with a mix of one-, two- and three-bedroom units.

Proposed Variance

- A. Oppidan is requesting a variance to allow for the height of this proposed housing community to exceed the allowed limits. City Code limits structures zoned R4 to be a height of 45'-0". The topography of the site and density tier calculations are restricting our ability to achieve maximum density while staying within the height restriction of 45'. In order to achieve required density and maintain a cohesive design, Oppidan is requesting that the proposed development exceed this limit at a height of 48'. Our current plan is showing a height of 47', but we would like to include a buffer of an extra foot, as the plans are still very preliminary.
- B. Provide an itemization of the required regulations pertaining to this variance. (ie. Setback lines, lot coverage ratios, parking requirements)

Zoning – SR-4

Maximum Building Height:
45' – we are requesting 48'.

Housing requires 2.0 stalls per dwelling unit (12.5% of the required parking shall be enclosed).

Setbacks for Principal Structure:
Front – 35'
Interior – 20'
Street Side – 30'
Rear – 35'

Accessory setbacks:
Front – 30'
Interior – 6'
Street Side – 30'
Rear – 10'

Parking setbacks:
Front – 10'
Interior – 6'
Street Side – 10'
Rear – 10'

Maximum Lot Coverage:
75%

Interior Landscaping:

15 sf per stall

Justification of Requested Variance

- A. *That the requested variance does not allow a use that is otherwise excluded for the particular zoning district in which it is requested.*

This variance request for an increase in overall building height does not change the use of the building. The proposed housing development remains a high density, multi-family use which is permitted in the SR-4 district.

- B. *Does the proposal put the property to use in a reasonable manner? Applicant justification – Describe how your situation applies to the above statement.*

The property is currently undeveloped. This proposed use not only maximizes density but provides a much-needed community amenity and diversity of housing. Existing housing supply in the market has extremely low vacancy rates – a market study commissioned by Oppidan indicated that there are no vacant units among any of the surveyed market rate properties, indicating significant pent-up demand.

Additionally, the City of Grand Rapids approached Oppidan with a request to develop the proposed housing, to combat the housing shortage in the area.

- C. *The plight of the landowner is due to circumstances unique to the property in question, and not created by the landowner subsequent to the adoption of this ordinance. Applicant justification - Describe how your situation applies to the above statement.*

We have been very diligent in building design and placement so that the proposed development sits in position to maximize the building while creating an inviting outdoor space that fits the look and feel of the neighborhood.

However, this site presents some unique challenges in topography and density tiers. The building is being pushed to the west side of the site and in order to reach the maximum density while also accommodating stormwater, drainage and parking requirements, we are forced to build four stories.

- D. *That the variance, if granted, shall be in harmony with purposes and intent of the ordinance, and will not be detrimental to the public welfare or the property improvements in the neighborhood, and will not alter the essential character of the locality. Applicant justification - Describe how your situation applies to the above statement.*

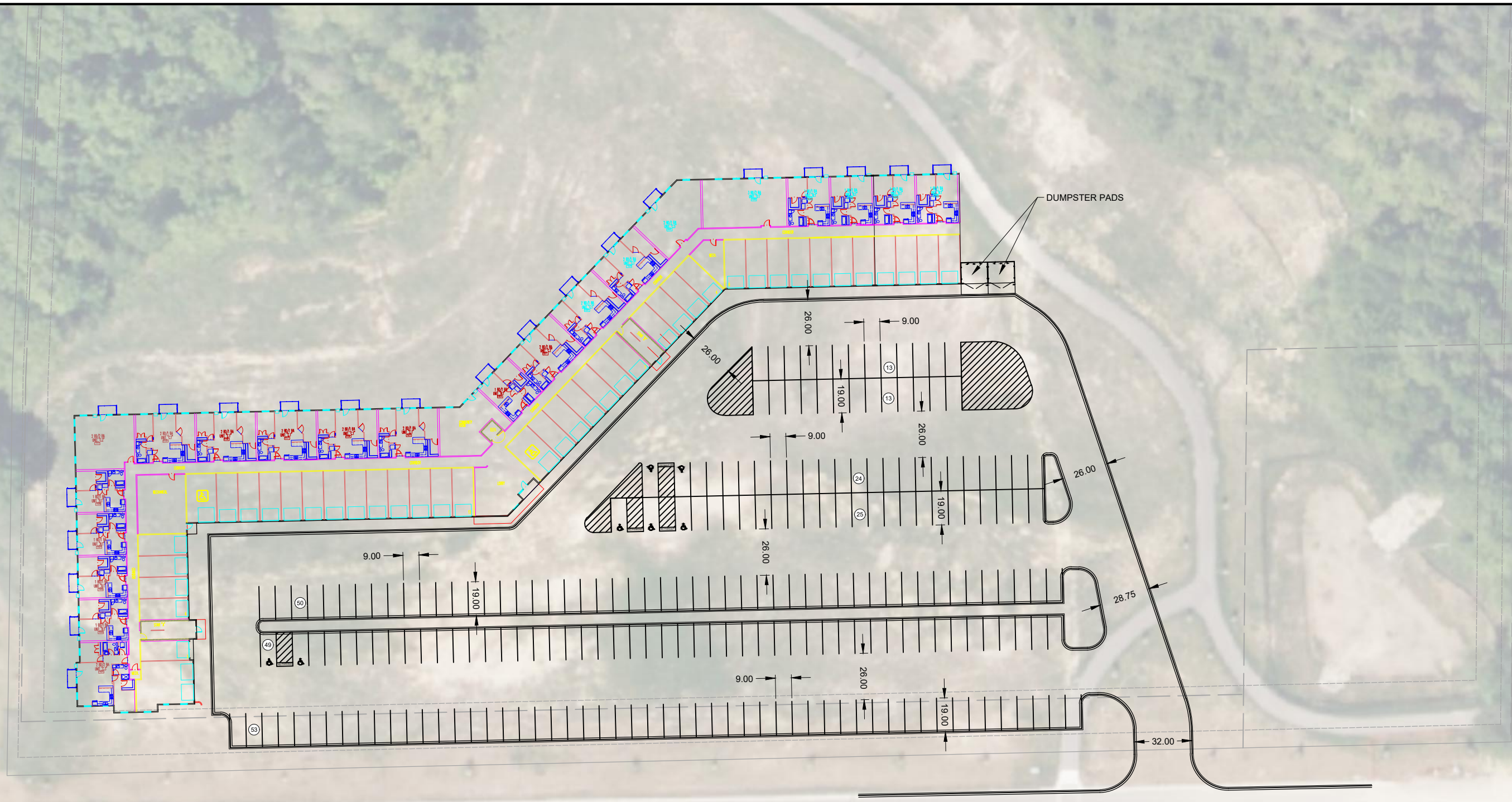
The proposed housing building, despite requesting a variance for height, has been designed to blend within its natural setting and the surrounding residential neighborhood. The increased height of the building will not overshadow any adjacent properties. The site layout and shape of the building footprint are sensitive to the surrounding single-family homes and senior community.

- E. *That the variance, if granted, shall be consistent with the comprehensive plan. Applicant justification - Describe how your situation applies to the above statement.*

The proposed community is consistent with the City of Grand Rapid's Comprehensive Plan. The addition of this community in a developing area adds to the diversity of housing provided in the area by blending with the single-family homes and senior housing to the south.

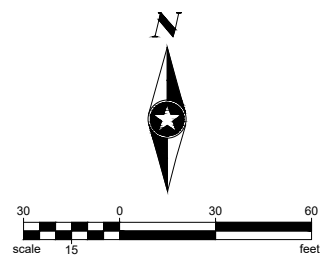
One of the best features of this site is its forestry and topography. While some of this will change due to the development itself, we intend to blend this community with its surrounding nature as much as possible. Views and site lines will be unmatched, and we intend to enhance this natural setting as much as possible.

Save: 10/11/2022 2:50 PM mhuidec Plot: 10/13/2022 3:53 PM X:\K\O\OPP\169635\final.dgn\51-drawings\10-Civil\cad\dwg\exhibit\OP169635_ParkingExhibit2.dwg



8TH STREET SW

22ND AVENUE SW



PROPOSED PARKING STALLS

7	-	EXTERIOR ADA STALLS
220	-	EXTERIOR STANDARD STALLS
2	-	INTERIOR ADA STALLS
36	-	INTERIOR STANDARD STALLS
265	-	TOTAL STALLS

SEH PROJECT NO. OPPID 169635
DATE: 10/13/2022

PROPOSED PARKING LAYOUT
EDA MULTI-FAMILY SITE
GRAND RAPIDS, MINNESOTA

MID POINT
ELEV. 141'-0"

TRUSS BRG.
ELEV. 139'-3 3/4"

3RD FIN. FL.
ELEV. 137'-5 5/8"
TRUSS BRG.
ELEV. 129'-4 1/8"

2ND FIN. FL.
ELEV. 121'-3 3/4"
TRUSS BRG.
ELEV. 114'-3"

1ST FIN. FL.
ELEV. 111'-1 1/8"
TRUSS BRG.
ELEV. 104'-1 1/8"

1ST FIN. FL.
ELEV. 100'-0"



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

PLOTTED: 10-14-22 FILE: 22067E COM: 3

Project No.
22041

Issue Date:

Document Set:
PRELIMINARY BLDG LAYOUT

A501

GENERAL CONTRACTOR:

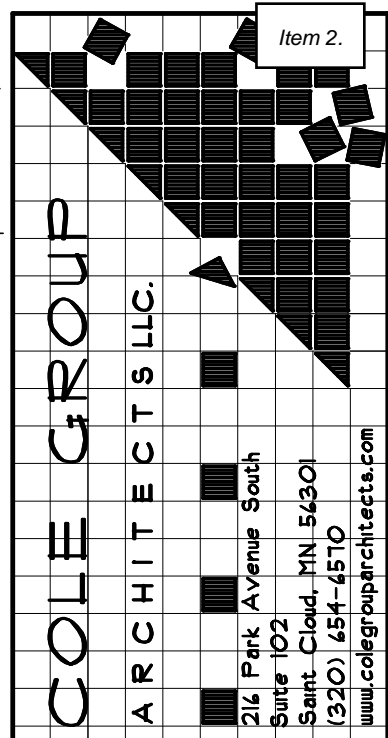
PROPOSED:
132 UNIT APARTMENT

GRAND RAPIDS, MN

These documents are not valid for building permit unless signed in ink and over sealed. Copies are not valid. 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 Architect under the laws of the state of MINNESOTA.

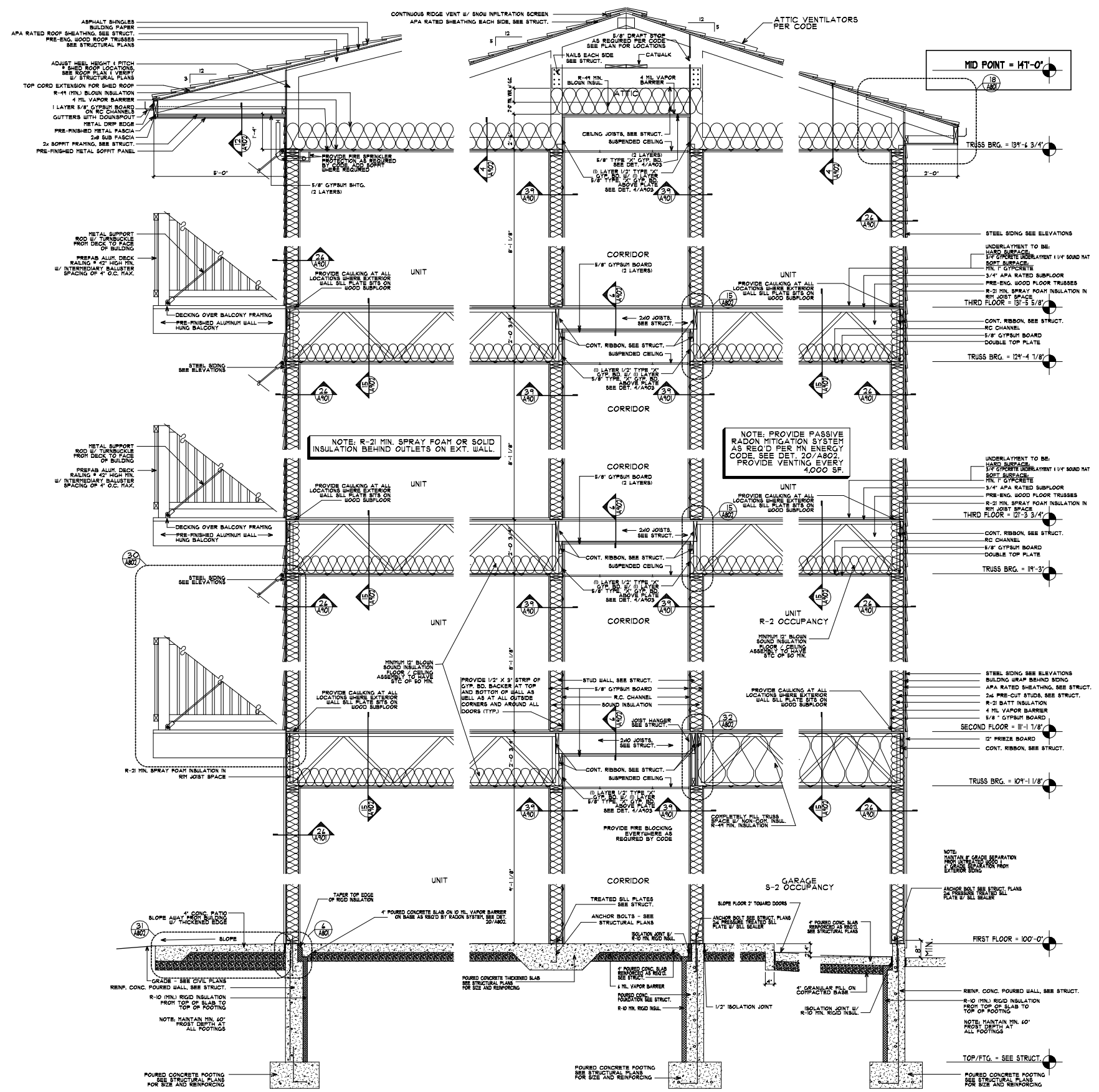
Name

COLE GROUP ARCHITECTS LLC.
100 Park Avenue South
Suite 602
Saint Cloud, MN 56301
(920) 454-4570
www.colegrouparchitects.com



Item 2

COLE GROUP ARCHITECTS, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be displayed to a third party without the written permission and consent of Cole Group Architects, Inc. in the event of unauthorized use of these plans by a third party, the third party shall hold Cole Group Architects, Inc. harmless.



COLE GROUP ARCHITECTS, Inc. is hereby notified that the design of these drawings is the property of Cole Group Architects, Inc. and shall remain the property of Cole Group Architects, Inc. until the date of payment in full for these drawings. If the drawings are not paid for in full, the drawings shall be returned to Cole Group Architects, Inc. immediately.

PROPOSED: GENERAL CONTRACTOR: 132 UNIT APARTMENT GRAND RAPIDS, MN

COLE GROUP ARCHITECTS, INC.
 212 Park Avenue South
 Suite 102
 Grand Rapids, MN 55740
 Phone: 507-325-1100
 Fax: 507-325-1101
 www.colegrouparchitects.com

Project No. 22064
 Issue Date:
 Document Set: PRELIMINARY BLDG LAYOUT
 A701

Eric Trast

From: Peter Malsed <peter.malsed@mnhs.org>
Sent: Tuesday, October 25, 2022 10:33 AM
To: Eric Trast
Subject: Forest History Trail System

Hi Eric, thanks for talking with me the other day about the Forest History trail system 's future given that an apartment building is going to be built on land where the trail system exists. It is our expectation that when the building is complete the trail remains accessible through that land as that area connects the sylvan point access with the rest of the trail system. If you know specifically where the buildings are to be built, could you share that with me? If the trail and the locations of the buildings overlap, I am hoping there is space to simply reroute the trail to keep the system intact.

Thank You

*Pete Malsed
Forest History Center
Site Manager II
(218) 328-8518*



Grand Rapids Planning Commission
Grand Rapids, MN – City Hall

RULES FOR A PUBLIC HEARING

1. After the Chairperson opens the Public Hearing, background on the issue at hand will be given by our Community Development Department Staff and by other presenters.
2. Anyone who wishes to address the Commission about the issue may do so, and all who wish to speak will be heard. Please step to the lectern to use the microphone, and state your name and address for the public record. **These Proceedings are recorded.** Please keep your comments relative to the issue. Please keep in mind that you are addressing the Planning Commission, not debating others in the audience who may have conflicting viewpoints. At all times, be courteous and refrain from interrupting any other speaker present on the floor.
3. After everyone has spoken, the Public Hearing will be closed. At this point, Planning Commissioners may ask clarifying questions from citizens and presenters.
4. The Chairperson will go through the legal Considerations for the Issue of the Public Hearing, after which the Commissioners will vote on the issue.

PLANNING COMMISSION

Considerations

VARIANCE

1. Is this an "Area" variance rather than a "Use" variance?

2. Does the proposal put property to use in a *reasonable manner*?
Why/Why not-

3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?
Why/Why not-

4. Is the variance in *harmony with* the purposes and intent of the *ordinance*?
Why/Why not-

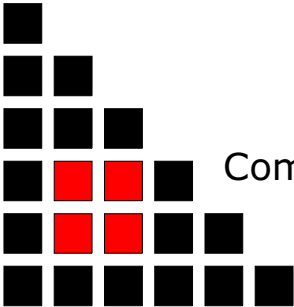
5. Will the variance, if granted, alter the *essential character* of the locality?
Why/Why not-

6. Is the variance *consistent with* the *comprehensive plan*?
Why/Why not-

Grand Rapids and Cohasset HOUSING STUDIES LIMITED UPDATE

September 2022 Draft

A limited update of the 2019 Housing Studies completed for
the Cities of Grand Rapids and Cohasset, MN



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Overview

In 2019, Community Partners Research, Inc., was hired by the Itasca County Housing and Redevelopment Authority to complete housing studies for the Cities of Grand Rapids and Cohasset. In 2022, a limited update to this document was initiated to examine changes that have occurred in these communities over the past three years.

Methodology

For this Update, the analysts had access to the initial data release from the 2020 Census. Additional items that were reviewed include:

- Demographic estimates from the MN State Demographer's Office
- Demographic estimates and projections from Esri, Inc.
- American Community Survey estimates
- Building permit records from the Cities
- Building permit annual reports from the Census Bureau
- Residential sales records from Itasca County
- Employment and wage data from the MN Department of Employment and Economic Development
- Interviews with City and housing agency staff
- Telephone survey of select rental projects

It is important to state that the scope of the 2022 Update was limited and focused on the key changes that have occurred since 2019. No attempt was made to update all of the data or findings contained in the 2019 documents prepared for Grand Rapids and Cohasset.

Key Observations

The following observations are made concerning the updated research in 2022:

- ▶ The 2020 Census has released basic population and household counts. After reviewing the information on population and households, the analysts are of the opinion that a Census under count occurred for the City of Grand Rapids, and to a lesser extent in Cohasset. These under counts then impacted the Census total for the larger areas, including the Grand Rapids Market Area aggregation and all of Itasca County.
- ▶ The scale of the 2020 Census under count may not be large, probably in a range between 3% and 4% for Grand Rapids. However, the lower Census totals imply that slower growth had been occurring in the past.
- ▶ A better indicator of actual growth within the City of Grand Rapids is new housing unit construction. Over the past 13 years (including partial-year 2022) the City has averaged approximately 55 new units per year. Between 2010 and 2020, the Census totals showed average annual household growth of only 15 resident households per year.
- ▶ Some older housing has been lost from the inventory, but most of the new construction in Grand Rapids should have resulted in a net gain of unit availability, and occupancy rates in new housing are extremely high.
- ▶ A large number of new housing units were constructed in Grand Rapids in 2020 and 2021. The new rental projects have generally been successful in the marketplace and significant evidence of pent-up demand remains in both market rate and affordable segments.
- ▶ Grand Rapids and Cohasset continue to be major employment centers for the County and the surrounding region. The number of jobs based in Grand Rapids is significantly greater than the City's resident labor force. More than 70% of the jobs in the City are filled by people that commute, including many that travel more than 20 minutes to their job.
- ▶ For both Grand Rapids and Itasca County, the unemployment rates in 2021 were the lowest recorded back to 2010. Partial-year information for 2022 points to an even lower unemployment rate in the current year.
- ▶ Significant job expansion activity is anticipated in both Grand Rapids and Cohasset in the next few years. A decreased County labor force combined with a low rate of unemployment indicates that new workers will need to be attracted to the Grand Rapids area to fill available jobs.

Summary of Updated Recommendations

In general, the following housing targets have been used for Grand Rapids and Cohasset over the 5-year projection period extending from 2022 to 2027:

- ▶ 20 to 25 owner-occupancy units/year for 5-year total of 100 to 125 units
- ▶ 50 to 65 renter-occupancy units/year for 5-year total of 250 to 325 units
- ▶ 70 to 90 total housing units/year for 5-year total of 350 to 450 units

This document is an abbreviated update to the 2019 Housing Studies that had been prepared for Grand Rapids and Cohasset. The 2019 Studies had included specific recommendations for the Grand Rapids Market Area, which includes both Grand Rapids and Cohasset. The topics summarized in the 2019 Studies have been revised or modified in 2022 to reflect current market conditions.

Rental Housing

1. **Promote Additional Market Rate Rental Development with 150 to 180 Total Units between 2022 and 2027** - The 2019 Studies had recommended that up to 130 conventional market rate units be developed in Grand Rapids/Cohasset by 2024. To date, 48 have been built of the 130 that had been recommended. The new project that was developed is successful with one-bedroom gross rents of approximately \$950/month and two-bedroom gross rents of \$1,150. This Update has proceeded with the expectation that most of the future housing developed in the Market Area through 2027 will be for renter-occupancy, and that conventional market rate housing will be the primary housing segment served. Production of 150 to 180 market rate rental units is recommended between 2022 and 2027. At least one possible project is in the preliminary planning phase in Grand Rapids that could add up to 145 conventional rental units including the potential of some more affordable units through State work force housing assistance programs.
2. **Senior-Designated Housing** - The 2019 Studies had highlighted the growing number of Market Area households age 55 and older. The newest age-based projections show most growth occurring among households age 65 and older through 2027. Future rental housing development was recommended with age-appropriate design features, including the possibility of senior-designating some projects. The Pillars of Grand Rapids, a senior continuum of care project that opened in 2022, offers an option for largely independent senior living and based on initial occupancy, this has been their most successful housing segment.

- 3. Promote the Development of Tax Credit/Moderate Income Rental Housing with 75 to 90 Units Between 2022 and 2027** - The low income housing tax credit program remains as the primary federal incentive for the creation of affordable housing. Unless other subsidy sources are used, tax credit projects generally serve more moderate income renters (typically at or below 60% of median income) with a below-market rent structure (often at or below 50% of median income). Since the completion of the 2019 Studies, one project has been built in Grand Rapids, with 42 general occupancy units and 14 units with supportive services. This new project, Aurora Heights, was very well received and had more than 700 applications for the 42 general occupancy units. With evidence of significant pent-up demand, an additional 75 to 90 moderate rent units would be recommended between 2022 and 2027. While this may appear to be a modest goal, given the length of current waiting lists, it will probably require two successful applications for highly competitive financial resources. Over the past 10 years only two new construction projects have been built in Itasca County with a combined total of 104 tax credit units, including 34 that include supportive housing.

- 4. Develop Additional Subsidized Rental Housing as Resources Allow with a Goal to Add 25 to 50 Units** - Consistent with the finding in the 2019 Studies, we would encourage the communities to pursue resources to create subsidized housing which can serve very low income renters, with rent based on a percentage of the tenant's income. Since 2019, no expansion can be identified in this most affordable rental segment, although some additional tenant-based rent assistance has been secured. Resources for new project construction continue to be very limited in 2022. This recommendation is advanced as a goal for the communities. If larger-scale subsidized resources become available in the future, an even larger number of units should be pursued.

Senior Housing with Services

- 5. Monitor Demand for Additional Light Services Housing** - The 2019 Studies had supported the development of 55 to 75 senior units serving more independent households needing only light supportive services. This was viewed in 2019 as the most under-represented senior segment. In early 2022, The Pillars of Grand Rapids opened and is in its initial lease-up phase. To date approximately 60 units have been occupied by seniors that are living largely independently or acquiring only light services. Some units remain available in The Pillars at the time of this Update. Once stabilized occupancy has been reached in The Pillars, this housing segment should be monitored for indications of unmet demand. Some additional limited production may be needed by 2027.

- 6. Potential Demand for Assisted Living Units Serving Lower Income Segments** - Assisted living is a more service-intensive form of senior housing that provides 24-hour staffing, meals and assistance with daily living. The 2019 Studies had identified potential demand for 60 to 70 units to address all income segments, including lower income seniors. Since that time, The Pillars of Grand Rapids has been constructed and is in its initial lease-up phase. The Pillars can offer a range of care options with 90 units available for either assisted living or lighter services needs. At the time of this Update, approximately 10 units had been occupied by seniors requiring assisted living, but as many as 20 additional units remain unoccupied. It is important to note that The Pillars is a private-pay facility and would not typically serve lower income seniors. The area does have a number of other assisted living providers, including some that can serve lower income households. Once stabilized occupancy has been reached in The Pillars, this housing segment should be monitored for unmet demand. While demand for private-pay assisted living appears to have been met, the communities should encourage development of assisted living options that can serve lower income seniors. The release of age-based demographic data from the 2020 Census next year will also allow for a more accurate analysis of the area's aging patterns.
- 7. Potential Demand for Additional Memory Care Rooms/Beds by Addressing Lower Income Segments** - People with memory loss may be housed in a range of options, but in the advanced stages of the disease some will live in specialized care facilities. The 2019 Studies had identified potential demand for 38 to 45 units/beds to address all income segments, including lower income seniors. Since that time, The Pillars of Grand Rapids has been constructed and is in its initial lease-up phase. The Pillars has 20 units available for memory care in a secured wing. To date most of these memory care rooms remain available but should be gradually filled over time. It is important to note that The Pillars is a private-pay facility and would not typically serve lower income seniors. The Market Area has other memory care providers, including some that can serve lower income households. Once stabilized occupancy has been reached in The Pillars, this housing segment should be monitored for unmet demand. While it appears that the near-term demand for private-pay memory care has been met, the communities should encourage development of options that can serve lower income seniors. The release of age-based demographic data from the 2020 Census next year will also allow for a more accurate analysis of the area's aging patterns. It is also important to state that the Covid pandemic has directly impacted all types of senior housing by discouraging some seniors from moving into congregate facilities. While this impact is less significant in 2022, the longer-term effects do need to be monitored.

Home Ownership

- 8. Demand for 10 to 12 Moderately-Priced Homes Constructed Annually** - Although most of the anticipated demand for housing over the next five years will be for rental units, this Update continues to see annual demand for owner-occupancy unit construction. Most of the Market Area demand for more moderately-priced homes would be expected to locate within the Cities of Grand Rapids and Cohasset. High amenity locations such as water front or large rural parcels will compete for the higher-priced homes. Since the 2019 Studies was completed there has been an escalation in costs for new home construction, contributing to suppressed home building activity in both Grand Rapids and Cohasset. More recently, rising mortgage interest rates have also negatively impacted demand for new units. As a result, Grand Rapids and Cohasset have tended to fall short of the projected unit production in 2021 and year-to-date in 2022. However as the impact of the Covid pandemic subsides and if materials and labor costs are lowered, we would expect to see increased activity in new home construction over the 5-year projection period.
- 9. Promote the Construction of 6 to 8 Affordable Homes Per Year** - Prior to the recent construction cost increases, it was already difficult to build affordable, entry-level houses. Production of affordable homes was recommended in the 2019 Studies including the possibility of offering locally-developed incentive or gap assistance programs to serve entry-level buyers. Other initiatives, including coordination with nonprofit groups was also encouraged. The research for this Update has pointed to decreased home construction activity over the past two years, probably due to rising construction costs. Going forward, it will be difficult to build new single family houses that sell for less than \$275,000. The Itasca County HRA may be developing up to eight new houses using a Community Land Trust model in the future, which would create some affordable options. A modular home subdivision is also being explored which could help to address the rising costs associated with traditional stick-built home construction.
- 10. Demand for 4 to 5 Higher-Priced Homes Constructed Annually** - Most of the new home construction in the two Cities would be expected in the more moderate price ranges, typically below \$450,000, but approximately 20% should be within the higher price ranges. This projection excludes lake home opportunities that may develop, particularly in Cohasset where water front parcels may exist. Higher-priced home construction within the cities will compete with high amenity sites that exist within the townships, including large-lot and lake parcels.

- 11. Attached Single Family Housing Should Continue to Gain Market Share** - Attached single family production, primarily in the form of twin homes or town houses, has been limited in recent years. In Grand Rapids, attached single family construction has primarily been in the form of twin homes. Since the 2019 Studies only eight attached single family units have been built. However, the aging patterns remain conducive to this type of housing demand over the next five years, as the number of households age 65 and older should grow significantly. We would expect that 20% or more of the future demand for owner-occupancy housing construction can be met through attached single family housing, or approximately 20 to 25 units over the 5-year projection period.

- 12. Promote Residential Lot Development** - There are some vacant lots in Grand Rapids in 2022, including lots in the Grand Rapids EDA’s Great River Acres subdivision. However, the City continues to have a relatively small improved lot inventory, and no traditional subdivisions with single family lots exist in Cohasset. As stated in the 2019 Studies, the market crash of the late 2000s and the resulting slow absorption made private developers hesitant to advance new subdivisions. Based on projected absorption of 20 to 25 lots per year in Grand Rapids and Cohasset, additional subdivision development will be needed over the 5-year period. Preliminary planning is underway for a potential 60-lot development in Grand Rapids that would allow for the placement of modular homes. No proposed traditional subdivision development was identified in Cohasset.

- 13. Promote Affordable Home Ownership Programs** - Most of the demand for more affordable home ownership will be met by the area’s supply of existing single family houses. However, existing home values in Grand Rapids and Cohasset tend to be higher than in most of the surrounding communities in the region. The median existing home sale price in Grand Rapids was \$185,000 in 2021, and \$198,000 in Cohasset for off-lake homes. Income levels for most home owners are relatively moderate, and most renter households have lower annual incomes. To move moderate income households into home ownership, financial assistance may be needed to bridge the gap between what is affordable and the prices being charged for homes in the area. Continued ownership assistance efforts are encouraged.

Housing Rehabilitation

- 14. Promote Owner-Occupied Housing Rehabilitation Programs -** Grand Rapids generally has an older housing stock, with an estimated median year of construction in the 1960s. Houses tend to be newer in Cohasset with a median year of construction in the 1980s. Older housing tends to need more maintenance and repair. At the time of the 2019 Studies, Grand Rapids had active SCDP grant that included housing rehabilitation. Ongoing attention to owner-occupancy rehab programs is encouraged to help preserve these most affordable ownership options.
- 15. Promote Rental Housing Rehabilitation Programs -** With a large inventory of rental housing, Grand Rapids has both newer and older buildings, but the American Community Survey estimate shows the median year of construction is 1991. While most of the rental stock is less than 25 years old, older structures also exist. Rental rehabilitation assistance programs should be promoted to maintain and improve any substandard rental units.
- 16. Consider Programs to Improve the Condition and Quality of Mobile Homes -** The most recent estimates from the American Community Survey show approximately 260 mobile homes in Grand Rapids and approximately 160 mobile homes in Cohasset. These represent a mix of owner-occupied, rental and unoccupied mobile homes, presumably intended for seasonal/recreational use. According to this same source, nearly all of these units in both communities are more than 20 years old. Improving older mobile homes is difficult, but some communities have initiated programs to improve both units and mobile home parks.
- 17. Continue to Demolish Dilapidated Structures -** According to City officials, approximately one or two houses are demolished annually in Grand Rapids. In Cohasset, some older unit demolition also occurs, often to allow for new construction sites. In the past, funding has been available from IRRRB to assist with removal costs. The Cities should continue to work with property owners to repair or demolish dilapidated structures. The appearance of the communities is enhanced when blighted buildings are removed.

Population Trends Analysis

The following table tracks population change over time, using the decennial census data back to the year 2000. The 2021 estimate is from the Minnesota State Demographer's Office. Other recent estimates are provided in the text that follows.

Table 1 Population Trends - 2000 to 2021						
	2000 Census	2010 Census	% Change 2000-2010	2020 Census	% Change 2010-2020	2021 Estimate
Grand Rapids	7,764	10,869	40.0%	11,126	2.4%	11,283
Cohasset	2,481	2,698	8.7%	2,689	-0.3%	2,677
Market Area	31,350	32,936	4.6%	33,010	0.2%	33,133
Itasca County	43,992	45,058	2.4%	45,014	-0.1%	45,193

Source: U.S. Census; MN State Demographer

Grand Rapids

- ▶ The release of demographic data from the 2020 U.S. Census has provided a new benchmark for communities. On April 1, 2020, there were 11,126 permanent residents living in the City of Grand Rapids.
- ▶ When compared back to the 2010 Census, the City had added 257 people over the decade, or an average of approximately 26 additional residents per year.
- ▶ Previous estimates examined for the City, which were included in the 2019 Housing Studies, had expected a significantly higher level of population growth over the prior decade. Estimates available at that time had indicated that the City was potentially adding an average of approximately 65 people per year after 2010.
- ▶ Estimates that have been released following the 2020 Census reflect the new benchmark that was set for the City. In 2019, the Minnesota State Demographer's Office had estimated that there were 11,390 people living in Grand Rapids. In 2021, the State Demographer's estimate showed 11,283 residents in the City, a lower total that was two years forward from the previous estimate.

- ▶ Prior to the 2020 Census count, the State Demographer had been estimating an average of nearly 60 additional residents per year after 2010 in Grand Rapids. With the release of their 2021 estimate, the State Demographer had reduced this annual average to only 35 people per year after 2010.
- ▶ After examining the available information, it appears to the analysts that the 2020 Census represents an under count within the City of Grand Rapids. Impacted by the Covid pandemic and other factors, the Census had data collection challenges and in the City of Grand Rapids this seems to have resulted in an error in the number permanent residents living in the community.

Cohasset

- ▶ The 2020 Census count for the City of Cohasset showed 2,689 people, down by nine residents from the 2010 Census.
- ▶ Similar to Grand Rapids, the Minnesota State Demographer's Office had been estimating greater growth in Cohasset prior to the release of the 2020 Census count. In 2019, the Demographer's estimate had indicated growth of nearly five people per year after 2010. Following the 2020 Census, this estimated annual average dropped to a loss of approximately one person per year.
- ▶ Based on the available information, it also appears that the 2020 Census represented an under count of population in Cohasset. While this under count may not be large, it is probable that the City added some residents over the prior decade, rather than losing residents as reported by the Census.

Market Area/Itasca County

- ▶ The probable under count of people in Grand Rapids and Cohasset would directly impact the totals for the entire Grand Rapids Market Area and all of Itasca County. While the 2020 Census did track some limited population growth for the Market Area, the County had a minor loss of permanent residents between 2010 and 2020. However, the 2020 Census totals are believed to be low for permanent residents, especially since Grand Rapids is the largest single jurisdiction within Itasca County.

Household Trends Analysis

The following table tracks household change over time, using the decennial census data back to the year 2000. The 2021 estimate is from the Minnesota State Demographer's Office. Other recent estimates are provided in the text that follows.

Table 2 Household Trends - 2000 to 2021						
	2000 Census	2010 Census	% Change 2000-2010	2020 Census	% Change 2010-2020	2021 Estimate
Grand Rapids	3,446	4,615	33.9%	4,761	3.2%	4,834
Cohasset	960	1,067	11.1%	1,090	1.2%	1,085
Market Area	12,667	13,562	7.1%	13,707	1.1%	13,765
Itasca County	17,789	18,773	5.5%	18,968	1.0%	19,055

Source: U.S. Census; MN State Demographer

Grand Rapids

- ▶ The release of demographic data from the 2020 U.S. Census has provided a new benchmark for communities. On April 1, 2020, there were 4,761 permanent resident households living in the City of Grand Rapids.
- ▶ When compared back to the 2010 Census, the City had added 146 households over the decade, or an average of approximately 15 additional households per year.
- ▶ Previous estimates examined for the City, which were included in the 2019 Housing Studies, had expected a significantly higher level of household growth over the past decade. Estimates available at that time had indicated that the City was potentially adding an average of nearly 50 households per year.
- ▶ Based on annual building permit issuance, the City had permitted as many as 466 new housing units between 2010 and 2019. Nearly all of these units should have been completed and available for occupancy at the time of the 2020 Census. Although it is probable that some level of older housing loss had occurred over the decade, the expected net gain in households had been significantly greater than the 146 households identified through the Census count.

- ▶ A separate 2020 Census data table exists for housing units. According to this table, the City added 232 total units between 2010 and 2020. This included both occupied and vacant units. This growth in the housing stock was well below the 466 units that had been permitted from 2010 to 2019.
- ▶ At the time of the research for this Update, there is no identified explanation for the apparent discrepancy between the 2020 Census count and the identified growth in housing based on building permits. To be accurate, 200 or more older housing units would have been removed from the City's usable inventory over the decade. There would also have been a number of units not occupied by resident households.
- ▶ Estimates that have been released following the 2020 Census reflect the new benchmark that was set for the City. In 2019, the Minnesota State Demographer's Office had estimated that there were 5,016 resident households in Grand Rapids. In 2021, the State Demographer's estimate showed 4,834 households in the City.
- ▶ Prior to the 2020 Census count, the State Demographer had been estimating growth at an average of nearly 45 households per year in Grand Rapids after 2010. With the release of their 2021 estimate, the State Demographer had reduced this annual average to only 20 households per year after 2010.
- ▶ After examining the available information, it appears to the analysts that the 2020 Census represents an under count within the City of Grand Rapids. Impacted by the Covid pandemic and other factors, the Census had data collection challenges and in the City of Grand Rapids this seems to have resulted in an error in both the number of housing units in the City and in the number of occupied housing units in the community.

Cohasset

- ▶ The 2020 Census count for the City of Cohasset showed 1,090 resident households, up by 23 households from the 2010 Census.
- ▶ Like Grand Rapids, the level of new housing unit construction in Cohasset was significantly greater than the recorded level of household growth. Between 2010 and 2019, at least 72 new houses were permitted in the City, well above the increase of 23 occupied housing units according to the Census. However, it is known that new housing construction in Cohasset often involves the removal and replacement of older housing, resulting in no net gain of unit availability.

- ▶ The reconciliation of total housing units between the 2010 Census and the 2020 Census in Cohasset showed a loss of 60 housing units in the City. To be accurate, there would have been a removal of more than 130 older housing units from the inventory over the decade.
- ▶ Similar to Grand Rapids, the Minnesota State Demographer's Office had been estimating greater growth in Cohasset prior to the release of the 2020 Census count. In 2019, the Demographer's estimate had indicated growth of nearly five households per year after 2010. Following the 2020 Census, this estimated annual average dropped to less than two households per year.
- ▶ Based on the available information, it also appears that the 2020 Census represented an under count of both housing units and permanent households in Cohasset. While the under count may not be large, it is probable that the City added more than 23 households between 2010 and 2020.

Market Area/Itasca County

- ▶ The probable under count of households in Grand Rapids and Cohasset would directly impact the totals for the entire Grand Rapids Market Area and all of Itasca County. While the 2020 Census did track some growth, after 2010, the 2020 total is believed to be low for resident households, especially since Grand Rapids is the largest single jurisdiction within Itasca County.

Projected Households by Age: 2022 to 2027

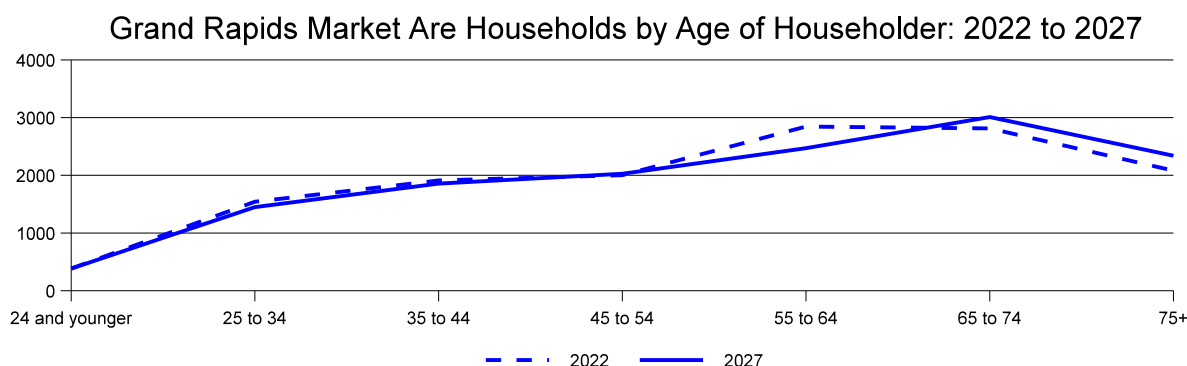
The 2020 Census has not yet released any age-based demographic data. With the absence of Census information, other estimating sources have been reviewed.

Esri has produced age-based household estimates for the year 2022, with projections to the year 2027. It is important for readers to note that Esri's total household count for 2022 was created after the release of the 2020 Census. An under count of households would therefore be reflected in the subsequent reports produced by Esri.

While the total household estimate and projection from Esri are viewed by the analysts as overly conservative, this source presents the best available information on age-based changes for the Grand Rapids Market Area.

Table 3 Market Area Projected Households by Age: 2022 to 2027			
Age Range	2022 Estimate	2027 Projection	Change
24 and younger	383	384	+1
25-34	1,543	1,449	-94
35-44	1,912	1,857	-55
45-54	2,003	2,028	+25
55-64	2,846	2,470	-376
65-74	2,814	3,009	+195
75 and older	2,081	2,339	+258
Total	13,582	13,536	-46

Source: Esri



- ▶ The age-based projections from Esri show a minor reduction in households between 2022 and 2027 for the Market Area. As a result, only limited changes are expected in many of the defined age ranges, especially among households age 54 and younger.
- ▶ In broader terms, Esri is projecting an overall increase in households age 65 and older, but a decrease in the number of households age 64 and younger between 2022 and 2027.
- ▶ The largest increase is projected among households age 75 and older, followed by households in the 65 to 74 year old range. In total, more than 450 senior-headed households are projected to be added in the Market Area over the 5-year time period.
- ▶ The largest projected decrease is expected in the age range between 55 and 64 years old, with 376 fewer households by 2027. This would largely reflect the age progression of the baby boom generation. By 2027, nearly all of the baby boomers will be age 65 or older. The demographic cohort trailing behind the baby boom was much smaller in size and will not replace the advancing age group.
- ▶ Limited changes are projected among younger households, with a projected decrease of fewer than 125 households age 44 and younger.
- ▶ It is important to note that these projections represent an informed prediction based on past patterns. The Grand Rapids area is adding a significant number of jobs in the future and is working on developing work force housing options to help attract more younger residents.

Median Income Data

Annual median income estimates are available through the American Community Survey. Since the Market Area represents an aggregation of individual jurisdictions, including an Unorganized Territory, no median estimates are available. The latest estimates are for 2020.

Household income represents all independent households, including people living alone and unrelated individuals together in a housing unit. Families are two or more related individuals living in a household. Family incomes tend to be higher than the overall household median, as families have at least two household members, and potentially more income-earners, while many non-family households have only one household member.

Median income information is also provided for both owner and renter households.

Grand Rapids

Median household income - \$48,247
Median owner household income - \$63,097
Median renter household income - \$19,882

Cohasset

Median household income - \$67,924
Median owner household income - \$68,963
Median renter household income - \$37,639

Itasca County

Median household income - \$55,744
Median owner household income - \$63,304
Median renter household income - \$22,264

- ▶ The median income levels in Grand Rapids were lower than in Cohasset or the remainder of Itasca County in 2020.
- ▶ The estimated median income for renter households in Grand Rapids remained low in 2020, at less than \$20,000.

Building Permit Trends: Grand Rapids

The following table identifies new housing units that have been issued a building permit since the year 2010.

Table 4 Grand Rapids Housing Construction Activity: 2010 to 2022*						
Year	Single Family	Single Family Attached	Mobile Homes	Multifamily Rental	Specialized/ Senior Housing	TOTAL
2022	5	0	1	0	0	6
2021	8	0	0	0	0	8
2020	9	6	4	104	110	233
2019	10	2	5	0	0	17
2018	11	0	0	0	0	11
2017	10	0	0	0	16	26
2016	12	0	0	0	0	12
2015	13	0	0	83	10	106
2014	18	0	0	35	0	53
2013	12	0	0	65	83	160
2012	9	0	0	29	0	38
2011	7	0	0	29	8	44
2010	9	0	0	2	0	11
Total	133	8	10	347	227	725

Source: City of Grand Rapids; Census Bureau

- ▶ Over the past 13 years (including only partial information for 2022), there have been 715 new housing units permitted in Grand Rapids. This total excluded mobile home permits which are assumed to be replacement rather than new housing.
- ▶ Over this time period, the City has averaged an additional 55 units per year through new construction.

- ▶ It is important to recognize that more than 240 of these new units were constructed after the completion of the 2020 Census. However, more than 470 housing units were built between 2010 and 2019, and should have been available for occupancy at the time the Census was conducted. The Census reported an increase of only 146 occupied housing units during the decade. Unless a substantial amount of older housing was removed during the decade, the limited housing increase would seem to indicate an under count in the 2020 Census.
- ▶ Between 2010 and August 2022 there were 133 detached single family houses permitted, or an average of approximately 10 houses per year.
- ▶ Only limited construction can be tracked of attached single family units, such as twin homes. Only eight units can be identified from annual reporting dating back to 2010.
- ▶ In recent years there have been some mobile home placements identified in the annual reports. It is assumed that these units were largely moved in to replace older housing, and do not represent a net gain of housing units in the community.
- ▶ A number of larger-scale multifamily projects have been built, offering rental housing options serving various market segments, as follows:
 - ▶ **2105 SE 7th Avenue** - A 48-unit conventional market rate apartment project that was permitted in 2020 and opened for occupancy in 2021.
 - ▶ **Aurora Heights** - A 56-unit affordable rental project that was permitted in 2020 and opened in 2021. It was assisted with federal low income tax credits and includes 14 one-bedroom units that offer supportive services and replaced an existing facility.
 - ▶ **The Pillars of Grand Rapids** - A senior housing continuum of care complex that was permitted in 2020 and opened for occupancy in 2022. Offering a range of care options including assisted living and memory care, most current occupants are living in independent living apartments.
 - ▶ **Majestic Pines** - Three construction phases of a senior 'continuum of care' housing complex that provides independent living, assisted living and memory care options. A 16-unit phase was permitted in 2017, a 10-unit phase in 2013 and a 73-unit phase in 2013.

- ▶ **Beacon Hill** - A 48-unit affordable rental project that was permitted in 2015. It was assisted with federal low income tax credits and includes 20 units with supportive services available that are filled through a service provider referral.
- ▶ **River Hills** - A 70-unit project that was permitted in two construction phases in 2015 and 2014. This project provides conventional market rate rental housing.
- ▶ **Lakewood Heights** - An 87-unit conventional market rate apartment complex constructed in three phases, permitted in 2013, 2012 and 2011.
- ▶ **1st Avenue Condominiums** - A 36-unit conventional market rate apartment project permitted in 2013.
- ▶ **Oak Hill Assisted Living** - A senior assisted living project that was constructed in phases, with 10 units permitted in 2013. It is possible that another phase of construction was permitted in 2011 but this could not be confirmed with the reports that were reviewed.

- ▶ Based on the available information, the following unit totals would be represented in the larger multifamily construction projects permitted in Grand Rapids since 2010:
 - ▶ Market Rate - 241
 - ▶ Moderate Rent/Tax Credit - 70 units
 - ▶ Affordable with Supportive Services - 34 units
 - ▶ Specialized Senior - 227 units including some that are for independent living

- ▶ If viewed as an annual average over the past 13 years, the following breakdown of units by market segment has proceeded in Grand Rapids:
 - ▶ Market Rate - 19 units annual average
 - ▶ Moderate Rent/Tax Credit - 5 units annual average
 - ▶ Affordable with Supportive Services - 3 units annual average
 - ▶ Specialized Senior - 17 units annual average
 - ▶ All rental segments combined - 44 units annual average

Building Permit Trends: Cohasset

The following table identifies new housing units that have been issued a building permit in Cohasset from 2010 through August 2022.

Table 5 Cohasset Housing Construction Activity: 2010 to 2022*			
Year	Single Family	Multifamily Rental	TOTAL
2022*	5	0	5
2021	5	0	5
2020	9	0	9
2019	8	0	8
2018	6	0	6
2017	7	0	7
2016	8	0	8
2015	6	0	6
2014	6	0	6
2013	5	0	5
2012	6	0	6
2011	13	0	13
2010	7	0	7
TOTAL	91	0	91

Source: City of Cohasset; Census Bureau

*2022 is through August

- ▶ There has been ongoing new single family housing construction in the City in recent years. Based on available reports, there have been 91 houses constructed in Cohasset from 2010 through August 2022. This represents an average of seven houses per year.
- ▶ However, according to City staff, most of this construction activity occurred on lake shore parcels, and in some cases an older housing unit was removed. As a result, the actual net gain in the City's housing stock would be less than 91 units. There are very few vacant parcels remaining on lakes in the community, and future lake front construction will almost always involve the removal of an existing unit.

- ▶ There has been no new construction of multifamily rental housing in Cohasset in many years. There has been some development of specialized senior housing, including 14 memory care rooms in Maplewoods Assisted Living in 2013, but these would not represent units for independent living with features such as a kitchen.
- ▶ In both 2019 and in 2022, there has been some preliminary planning underway for a larger-scale mixed-use development project in Cohasset that would include a marina as well as housing and commercial development. Specific information on the scope of this project was not obtained.
- ▶ In 2022, there are still few improved residential lot options in Cohasset. This is due in part to limited access to municipal infrastructure.

2020 Census Housing Unit Data

The first housing counts released from the 2020 Census included information on occupancy and vacancy. The following table compares information from 2010 and 2020 to track changes over the decade as reported by the Census.

Table 6 Housing Units, Occupancy and Vacancy - 2020									
	Total Housing Units			Occupied Units			Vacant Units		
	2010	2020	Change	2010	2020	Change	2010	2020	Change
Grand Rapids	4,910	5,142	+232	4,615	4,761	+146	295	381	+86
Cohasset	1,324	1,264	-60	1,067	1,090	+23	257	174	-83
Market Area	16,683	16,358	-325	13,562	13,707	+145	3,121	2,651	-470

Source: U.S. Census

- ▶ According a reconciliation of decennial Census data, Grand Rapids added 232 housing units between 2010 and 2020.
- ▶ Annual building permits were reported earlier in this document. From 2010 through 2019, records indicate that approximately 466 new construction units were permitted in Grand Rapids, a number that is well above the growth in the City's housing stock as tracked by the Census.
- ▶ It is not clear why the Census in 2020 counted fewer housing units than would have been expected from other data sources. Some of the units tracked through building permits were in mobile homes, and these may have been replacement units. There were also more than 100 specialized senior units permitted. It is possible that the Census Bureau did not track these as truly independent housing. However, even with these possible adjustments, the newly built housing should have added nearly 350 units to the inventory.
- ▶ For the Census reconciliation to be correct, there would have been a substantial number of older housing units that would have been removed from the City's inventory between 2010 and 2020.
- ▶ Grand Rapids added 146 occupied housing units between 2010 and 2020, along with 86 unoccupied/vacant units. No further details have been released on the type of housing that was unoccupied in 2020, but it is possible that some of this housing was used for seasonal/recreation occupancy rather than permanent resident occupancy.

- ▶ In Cohasset, the 2020 Census showed a reduction of housing units when compared to 2010. There were 60 fewer units according to this data.
- ▶ As reported earlier, annual building permits show that more than 70 new housing units were constructed in Cohasset between 2010 and 2019, and should have been completed when the Census was conducted. The reported net loss in housing would have required a substantial loss of older housing in the community. While some of the new construction would have involved the demolition of an existing unit, there is no readily available explanation for the large-scale loss of housing in the community.

American Community Survey Housing Data

Age of Housing

The American Community Survey includes an estimate of the age of the housing stock.

For owner-occupancy units in Grand Rapids, the estimated median year of construction is 1966. In Cohasset, the estimated median year of construction is 1987.

For rental housing, the estimated median year of construction was listed as 1991 in both Grand Rapids and Cohasset.

Mobile Home Data

The American Community Survey also provides some details on the mobile homes in the City.

According to this source, there were 153 owner-occupied mobile homes in Grand Rapids in 2020, 44 renter-occupied units and 64 vacant/unoccupied units for a total inventory of 261 mobile homes. Presumably, some of the unoccupied units were used as seasonal/recreational housing. All of the mobile homes in Grand Rapids were manufactured before the year 2000, although recent building permit records do show the possibility that some newer units have been moved into the community.

In Cohasset, there were an estimated 130 owner-occupancy mobile homes, 20 renter-occupancy units and nine vacant/unoccupied mobile homes. Most of the mobile homes in Cohasset were manufactured before the year 2000.

Existing Home Sales: Grand Rapids

This section examines houses that have been sold in recent years in the City of Grand Rapids. Information was obtained from the Itasca County Assessor's Office.

Itasca County collects and utilizes information from residential sales for the County's sales ratio study. The County compares the fair market sale price to the estimated taxable value for each home. As a result, the County information for sales primarily reflects existing homes that have an established tax value. New construction sales activity would generally not be recorded in the data that was used for this analysis, unless the house had been constructed some time ago and did have an established tax value.

The County also sorts the sales data into "qualified" and "unqualified" groupings. Qualified sales are also referred to as good sales, because they are fair market transactions. Unqualified sales are rejected because they are not considered to be fair market transactions. There are multiple reasons for rejecting a sale, including sales of "bank-owned" properties and foreclosures/short sales. Additional reasons for rejection would include transfers between related parties, or sales that were not conducted in the open market.

It is important to note that the sales records that are available do not contain detailed information on each recorded transaction. The sales were identified as "improved residential" parcels, but this does not guarantee that an actual house was sold. Sales that appeared to be property other than a house have been excluded.

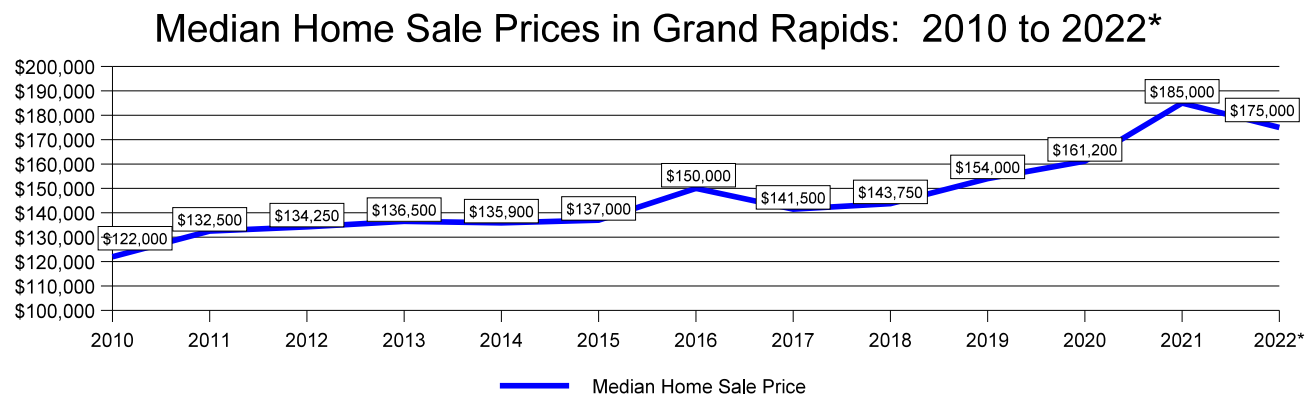
In Grand Rapids, some of the sales are identified as lake shore properties, but this represents a relatively small share of the annual activity. Lake shore sales have been included in the tables that follow.

Information was available for each calendar year, from 2010 through 2021. Partial-year information was also available for 2022, and has been presented, although this will change as additional sales are recorded.

Table 7 Grand Rapids Residential Sales Activity - 2010 to 2022*				
Year	Number of Good Sales	Median Sale Price	Highest Sale	Lowest Sale
2022*	107	\$175,000	\$555,000	\$28,000
2021	151	\$185,000	\$425,000	\$45,000
2020	165	\$161,200	\$370,000	\$47,600
2019	112	\$154,000	\$330,000	\$20,000
2018	149	\$143,750	\$375,000	\$45,000
2017	150	\$141,500	\$385,000	\$27,000
2016	138	\$150,000	\$328,000	\$21,000
2015	142	\$137,000	\$475,000	\$40,000
2014	127	\$135,900	\$420,000	\$45,800
2013	94	\$136,500	\$357,000	\$38,500
2012	106	\$134,250	\$292,000	\$21,500
2011	67	\$132,500	\$300,000	\$44,000
2010	78	\$122,000	\$260,000	\$41,500

Source: Itasca County Assessor; Community Partners Research, Inc.

* 2022 is through August 5



- ▶ With some changes in the number of good sales occurring within each year, there can be some variation in the annual median price. However, from 2014 through 2021, Grand Rapids had more than 100 good sales recorded each year.

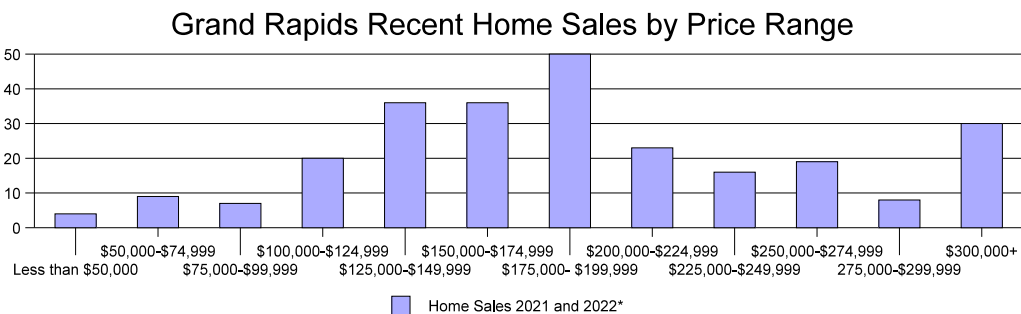
- ▶ Since 2019, the annual median sale price has been \$154,000 or higher.
- ▶ In 2021, the annual median price reached an annual high of \$185,000, based on 151 open market sales. Through the first seven months of 2022 the median was slightly lower, at \$175,000, but will change as additional sales are recorded.

Home Sales by Price Range

The following table looks at the price distribution of 258 single family houses that sold in Grand Rapids in 2021 and 2022 (partial).

Table 8 Home Sales by Price Range: 2021-2022*		
Sale Price	Number of Sales	Percent of Sales
Less than \$50,000	4	1.6%
\$50,000 - \$74,999	9	3.5%
\$75,000 - \$99,999	7	2.7%
\$100,000 - \$124,999	20	7.8%
\$125,000 - \$149,999	36	14.0%
\$150,000 - \$174,999	36	14.0%
\$175,000 - \$199,999	50	19.4%
\$200,000 - \$224,999	23	8.9%
\$225,000 - \$249,999	16	6.2%
\$250,000 - \$274,999	19	7.4%
\$275,000 - \$299,999	8	3.1%
\$300,000+	30	11.6%
Total	258	1.002

Source: Itasca County Assessor; Community Partners Research, Inc. * Partial-year



- ▶ Most of the recent sales activity in occurred within the moderate price ranges, as more than 54% of the sales were in the ranges between \$100,000 and \$174,999. Approximately 31% of the recent sales were for \$175,000 or more.

Existing Home Sales: Cohasset

The same County sales records were used to review annual home sales in the City of Cohasset.

Cohasset covers a large geographical area, and includes a number of lakes and lake shore living options. At the time of the 2010 Census, there were more than 200 housing units identified as seasonal/recreational use properties. To help define home values for permanent residents, lake shore home sales have been excluded in some of the tables that follow.

Information was available for each calendar year, from 2010 through 2021. Partial-year information was also available for 2022, and has been presented, although this will change as additional sales are recorded.

Year	Number of Good Sales	Median Sale Price	Highest Sale	Lowest Sale
2022*	5	\$245,000	\$280,000	\$164,000
2021	7	\$198,000	\$285,000	\$52,000
2020	9	\$115,000	\$232,900	\$23,000
2019	9	\$94,000	\$255,000	\$59,900
2018	10	\$141,000**	\$300,000	\$60,000
2017	14	\$115,000**	\$290,000	\$45,000
2016	11	\$95,000	\$240,000	\$60,000
2015	11	\$149,585	\$268,876	\$35,000
2014	15	\$95,000	\$285,000	\$38,000
2013	11	\$126,000	\$255,000	\$32,000
2012	6	\$86,360**	\$205,000	\$25,000
2011	3	\$108,000	\$120,000	\$92,000
2010	3	\$170,000	\$215,000	\$124,500

Source: Itasca County Assessor; Community Partners Research, Inc.

* 2022 is through August 1

** Calculated median from the two nearest sales

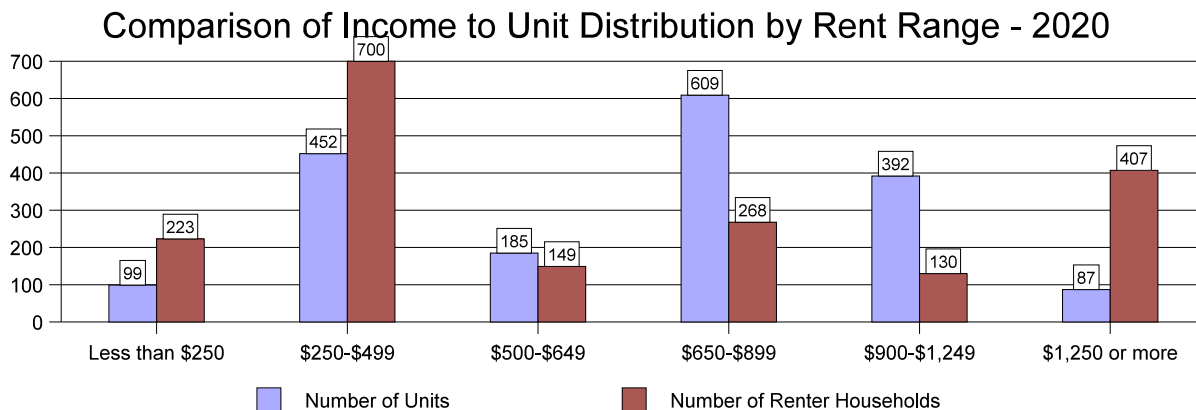
- ▶ With a limited number of good sales occurring within any single year, there can be wide variation in the annual median price. For example, through early August 2022 only five good sales had been recorded in Cohasset, with a median price of \$245,000. All of the good sales of off-lake homes recorded in 2022 were for \$164,000 or more.
- ▶ In 2021, the median was at \$198,000 based on seven good sales.
- ▶ If all or the home sales between January 1, 2020 and August 1, 2022 are combined, the median sale price would be \$164,500.

ACS Rental Unit and Renter Income Comparison

The annual American Community Survey includes information about renter household incomes and rental housing costs, making it possible to compare rents and income.

The following chart displays the overall rent distribution within defined price ranges as estimated for all rental units in Grand Rapids. Rental rate information can then be compared to the number of renter households that would need a unit within this same basic price range, using a standard that 30% of income can be applied to housing costs.

Comparing supply and demand, based on the price needed versus unit rent distribution, shows some distinct trends.



- ▶ There were more lower income renter households in 2020 than units in the local inventory with a low gross rent. The combined communities of Grand Rapids and Cohasset had 923 renter households with an income below \$20,000, but only 551 rental units with a gross monthly rent below \$500.
- ▶ The mismatch between very affordable units and renter households with an income below \$20,000 would be mitigated somewhat by rent assistance Vouchers or other public assistance programs. In 2022, the Itasca County HRA has 350 tenant-based vouchers in different rent assistance programs. However, even with some assistance available, there were many lower income households that were applying more than 30% of their income for rent.
- ▶ Within the income range between \$20,000 and \$36,000, the supply of rental units slightly exceeded the number of households. The combined cities had 185 units priced between \$500 and \$649 per month.

- ▶ The supply of units in the more moderate rent range between \$650 and \$899 greatly exceeded the number of renter households with an annual income between \$26,000 and \$36,000 in 2020. Much of the area's older rental stock was probably in this price range. Higher income households that rented a less expensive unit would potentially have been within this moderate range.
- ▶ In the higher rent ranges of \$900 or more, the overall supply of units was smaller than the number of renter households with moderate to higher incomes. Overall, the American Community Survey estimates showed that approximately 29% of all renter households in Grand Rapids and Cohasset in 2020 had an annual income of \$36,000 or more, but approximately 26% of all rental units were priced at \$900 or more for gross rent. Since 2020, there has been some addition to this higher price range in newly constructed projects in Grand Rapids.

Rental Housing Data

Census Bureau Rental Inventory

The 2020 Census has not yet released the more detailed tables on housing occupancy patterns, including owner versus renter status. This information will become available in May 2023.

At the time of the 2010 Census, there were 1,751 occupied rental units, and at least 76 unoccupied rental units identified in Grand Rapids, for a total estimated rental inventory of 1,827 units. The City's rental tenure rate, was 37.9%, based on renter-occupancy households, well above the Statewide rate in 2010 of 27% rental.

There were 123 occupied rental units and 10 unoccupied rental units in Cohasset at the time of the 2010 Census, for a total estimated rental inventory of 133 units. The City's rental tenure rate was only 11.5%, well below the Statewide rental rate of 27.0% in 2010.

Recent Rental Construction

The following larger-scale rental projects have been built in Grand Rapids since 2010:

- ▶ 2105 SE 7th Avenue - 48 conventional market rate apartments
- ▶ Aurora Heights - 56 affordable tax credit units including 14 with supports
- ▶ The Pillars of Grand Rapids - 110 specialized senior units/rooms
- ▶ Majestic Pines - 99 specialized senior units/rooms in three phases
- ▶ Beacon Hill - 48 affordable tax credit units including 20 with supports
- ▶ River Hills - 70 conventional market rate apartments
- ▶ Lakewood Heights - 87 conventional market rate apartments in phases
- ▶ 1st Avenue Condominiums - 36 conventional market rate apartments
- ▶ Oak Hill Assisted Living - A 10-unit addition of specialized senior housing

Based on the available information, the following unit totals would be represented in the larger multifamily construction projects permitted in Grand Rapids since 2010:

- ▶ Market Rate - 241
- ▶ Moderate Rent/Tax Credit - 70 units
- ▶ Affordable with Supportive Services - 34 units
- ▶ Specialized Senior - 227 units including some that are for independent living

Rental Housing Survey

As part of the limited scope of this Update, only the most recently constructed market rate and affordable tax credit projects were contacted in the telephone survey. The Pillars of Grand Rapids, the newest specialized senior project was also contacted.

Market Rate Summary

Four of the newest conventional market rate projects, with 241 combined units, were contacted in August 2022. Only two units were unoccupied, for a vacancy rate of less than 1%. In general, these projects reported strong demand. Details on each property are contained in the table that follows.

Moderate Rent/Tax Credit

The two newest affordable tax credit projects were contacted. These projects have 104 total units, but 34 of these are for targeted populations and are filled through service provider referrals. The 70 moderate rent units available for general occupancy were fully occupied, and waiting lists exist.

The newest tax credit project, Aurora Heights which opened in 2022, reported that more than 700 applications were received for the 42 general occupancy units in this project. Details on each property are contained in the table that follows.

Specialized Senior Housing

The newest specialized senior complex, The Pillars of Grand Rapids, was contacted in the survey. This project opened in 2022 and is still in its initial occupancy phase. A range of care is offered, from largely independent housing to higher levels of care including assisted living. Details are contained in the table that follows.

Table 10 Grand Rapids Newest Multifamily Rental Housing Inventory					
Name	Number of Units/ Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
Market Rate					
1 st Avenue Condominiums 613 NW 1 st Ave	4 - 1 bedroom 22 - 2 bedroom <u>10 - 3 bedroom</u> 36 total units	\$950 \$1055-\$1420 \$1600-\$1650 +heat, electric	No vacant units, waiting list	Mix of tenants but primarily retirees	Luxury apartment project constructed in 2014 with Two 4-level elevator buildings with 18 units each. Rent includes water, sewer and garbage, with tenant paying heat (electric) and electricity. Unit features include granite countertops, stainless steel appliances, dishwasher, in-unit laundry, balcony/patio and master bedroom. Detached garage parking for extra fee. One-bedrooms have 661 sq ft and 1 bathroom, 2-bedrooms have 808-1214 sq ft and 1 or 2 bathrooms, 3-bedrooms have 1389-1490 sq ft and 2 bathrooms. Manager report full occupancy, good demand and low turnover - waiting list is maintained. Most tenants are retirees but also working-age residents. 12-month lease requirement discourages students. Unit rents have increased by \$50 to \$75 from 2019 survey.
Lakewood Heights 1240 Golf Course Rd	30 - 1 bedroom <u>57 - 2 bedroom</u> 87 total units	\$775 \$875 +electric	No vacant units	Mix of tenants	Project constructed in phases between 2012 and 2014. Three buildings with 29 units each - 2-level walkups. Rent includes heat, water, sewer and garbage, with tenant paying electric. Unit amenities include dishwasher and AC. Detached garage parking for additional fee. One-bedrooms have 600 sq ft and 1 bathroom, 2-bedrooms have 820 sq ft and 1 bathroom. Manager reported full occupancy and good demand. Mix of tenants including some students. Twelve-month lease but shorter lease is possible with higher monthly rent. Rents have increased by \$65 from 2019 survey.

Multifamily Rental Housing Inventory

Table 10 Grand Rapids Newest Multifamily Rental Housing Inventory					
Name	Number of Units/ Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
Market Rate					
River Hills 2095 SE 7 th Ave	24 - 1 bedroom 30 - 2bdrm/1bath <u>16 - 2bdrm/2bath</u> 70 total units	\$895 \$1035 \$1085 +electric	No vacant units	Mix of tenants	Rental project with 2 buildings constructed in 2015 and 2016. Buildings are 3-level with elevator. Rent includes heat, water, sewer and garbage, with tenant paying electric. Detached garage parking for additional fee. Amenities include dishwasher and AC. Project amenities include fitness center and library. One-bedrooms have 725 sq ft and 1 bathroom, 2-bedrooms have 1000 sq ft and 1 bathroom or 1025 sq ft and 2 bathrooms. Manager reported full occupancy and good demand. Mix of tenants including some students. Twelve month lease required but shorter lease is possible with higher monthly rent. Rents have increased by \$100 to \$120 from 2019 survey.
2105 SE 7 th Ave	1 bedroom <u>2 bedroom</u> 48 total units	\$895 \$1095 +electric	2 open units 2 - 2 bdrm	Mix of tenants	Rental project that opened for occupancy in 2021. Building is 3-level without elevator. Tenant pays electric in addition to rent. Detached garage parking for additional \$75. Amenities include dishwasher, microwave, wall AC, in-unit laundry and balcony. Two-bedrooms have 900 sq ft and 1 bathroom. Manager reported 2 open units due to turnover. Mix of tenants.

Multifamily Rental Housing Inventory

Table 10 Grand Rapids Newest Multifamily Rental Housing Inventory					
Name	Number of Units/ Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
Tax Credit/Moderate Rent					
Beacon Hill 415 SE 21 st St	20 - 1 bdrm apt. 12 - 2 bdrm TH <u>16 - 3 bdrm TH</u> 48 total units	\$665 \$735 \$805 +heat, hot water, electric	Open units in process of being filled, waiting list	20 units of supportive housing, all units at 60% of median	Tax credit project that opened for occupancy in 2016. Ten 1-bedroom units are supportive housing for homeless and 10 1-bedroom units are housing with supports and may be filled through a referral system with services providers; remaining 28 units are in town homes and available for general occupancy. All units serve households at or below 60% of median - 12 Project Based Vouchers (PBV) allowing rent based on 30% of income. Town house unit amenities include dishwasher, AC, in-unit laundry hookup and attached garage. Manager reported some open units due to turnover but processing underway from long waiting list of 320 names. Supportive housing units are filled through service provider referral. Rents have increased by \$65 from 2019 survey.
Aurora Heights 200 SE 4 th St	14 - 1 bedroom 20 - 2 bedroom 4 - 3 bdrm apt 16 - 3 bedroom <u>2 - 4 bedroom</u> 56 total units	\$693 \$710 \$825 \$825 \$1000 +electric or +heat, electric, hot water	Open units in process of being filled, waiting list	14 units with supportive services, all units at 60% or 80% of median	Tax credit project that opened for occupancy in 2022. Fourteen 1-bedroom units have rent assistance and supportive services. Remaining 42 units are in apartments or town homes and available for general occupancy. Most units serve households at or below 60% of median, but some units are at 80%. Unit amenities include dishwasher, AC, in-unit laundry hookup. Town houses have attached garage. Apartments have community garage for extra fee. Town house tenants pay heat and electric while apartment tenants have heat included in rent. some open units due to turnover but processing underway from long waiting list of 750 names. Supportive housing was also fully occupied but service provider works with finding eligible tenants.

Table 10 Grand Rapids Newest Multifamily Rental Housing Inventory					
Name	Number of Units/ Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
Senior Housing with Services					
The Pillars of Grand Rapids Independent and Assisted Living	12 - studio 43 - 1 bedroom 18 - 1 bdrm+den <u>17 - 2 bedroom</u> 90 total units	\$2000-\$4000 depending on unit	initial occupancy phase	Range of care from independent to assisted living	Senior housing continuum of care complex that opened for occupancy in Jan. 2022. A range of care is offered from completely independent senior housing to assisted living with memory care in a separate secure wing. Independent living includes all utilities, wifi and cable and starts at \$2000 for a studio, with largest 2-bedroom at \$4000/month. Studios have 390-540 sq ft; 1-bedrooms have 593-869 sq ft; 1-bedroom+den have 821-927 sq ft; 2-bedrooms have 973-1113 sq ft and 2 bathrooms. Project is still in initial occupancy phase with 50 independent tenants, 6 independent plus with some level of services, 9 assisted living residents and 4 memory care residents. Nine additional units are committed but not yet occupied. Facility is private-pay.
The Pillars of Grand Rapids Memory Care	17 - studio <u>3 - 1 bedroom</u> 20 total units	N/A	initial occupancy phase	Memory care	Memory care units in the Pillars senior continuum of care complex - memory care units are in a secure wing. Studio units have 395-459 sq ft; 1-bedrooms have 589-721 sq ft. All units have private bathroom. Project is still in initial occupancy phase 4 memory care residents. Some additional units are committed but not yet occupied. Facility is private-pay.

Source: Community Partners Research, Inc.

Employment and Economy

While many factors influence the need for housing, employment opportunities represent a predominant demand-generator. Without jobs and corresponding wages, the means to afford housing is limited. Employment opportunities are provided by a broad range of private and public business sectors. The type of employment, wage level, and working conditions will each influence the kind of housing that is needed and at what level of affordability.

Planned Job Growth

There are two identified economic development projects that will add a substantial number of jobs in the Grand Rapids/Cohasset area.

Huber Engineered Woods LLC - In 2021, this company announced plans to construct a new oriented strand board production facility in Cohasset. The facility is projected to add more than 150 direct jobs to the area. As many as 300 to 400 construction jobs will also be involved. This project was required to prepare an Environmental Assessment Worksheet, which is being challenged and no time line for planned construction is available.

ASV/Yanmar - A facility expansion is underway in Grand Rapids for the production of compact track loaders. The Company already has operations in the City but the expansion will add both production/assembly and administrative jobs to the community. The three-year hiring goal is to add 176 jobs in Grand Rapids.

Labor Force, Work Force and Unemployment

The Minnesota Department of Employment and Economic Development provides employment information at the city level for Grand Rapids. The following table looks at statistics since 2010 for the City. A later table provides information for all of Itasca County.

Table 11 Grand Rapids Labor Force and Employment: 2010 to 2022*						
Year	Labor Force	Employed	Unemployed	Unemployment Rate - City	Unemployment Rate - MN	Unemployment Rate - US
2010	5,370	4,626	744	13.9%	7.4%	9.6%
2011	5,349	4,688	661	12.4%	6.5%	8.9%
2012	5,232	4,691	541	10.3%	5.6%	8.1%
2013	5,155	4,629	526	10.2%	5.0%	7.4%
2014	5,179	4,732	447	8.6%	4.3%	6.2%
2015	5,110	4,842	268	5.2%	3.8%	5.3%
2016	5,114	4,747	367	7.2%	3.9%	4.9%
2017	5,112	4,798	314	6.1%	3.5%	4.4%
2018	5,134	4,872	262	5.1%	3.1%	3.9%
2019	5,194	4,906	288	5.5%	3.4%	3.7%
2020	5,202	4,779	423	8.1%	6.3%	8.1%
2021	4,957	4,736	221	4.5%	3.4%	5.3%
2022*	4,943	4,747	196	4.0%	2.7%	4.4%

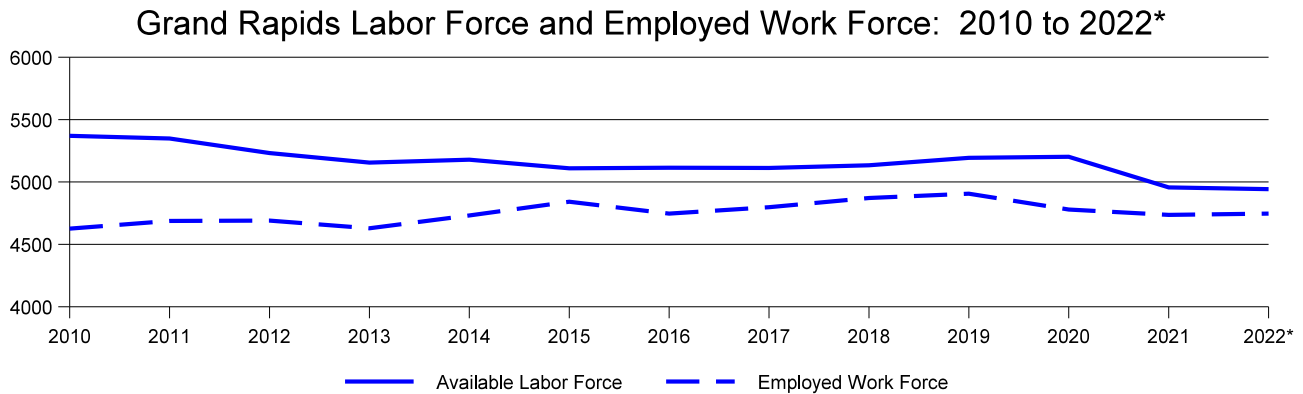
Source: MN Department of Employment and Economic Development

*2022 is through June

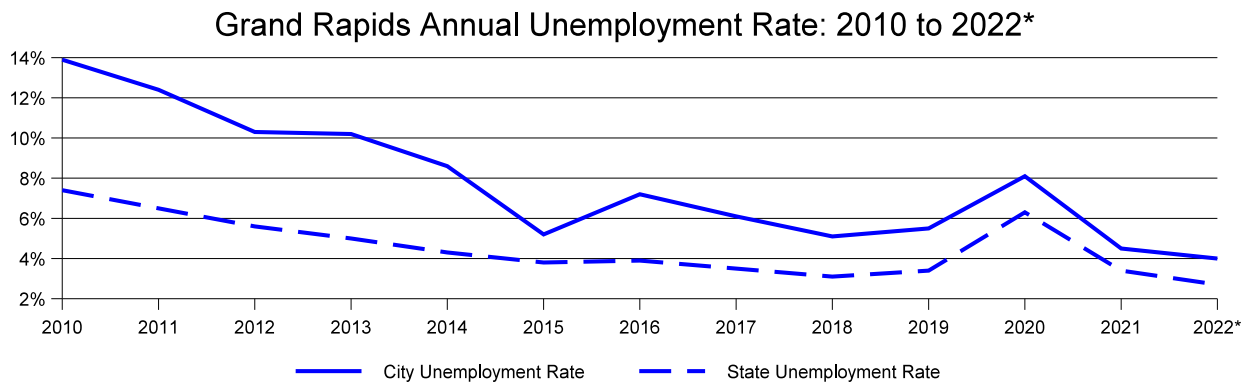
The Local Area Unemployment Statistics (LAUS) tracks employment by place of residence. It shows how many City residents are actively in the labor force, and their employment status, regardless of where they actually work.

When viewed over a longer term back to 2010, there has been some decrease in the size of the City's available labor force. If 2021 is compared to 2010, the total resident labor force decreased by 413 people, or -7.7%. Although only partial-year statistics exist for 2022, the number of City residents in the labor force is very similar to the annual average in 2021.

Employment and Local Economy Update



While the City’s labor force has been decreasing over time, there has been some limited long-term growth in the number of employed City residents. If 2021 is compared to 2010, there were 110 more residents that were employed. Much of this was due to the high unemployment rate that existed in 2010.



By 2021 the City’s unemployment rate had dropped 4.5%, the lowest annual rate over the time period reviewed. Partial-year information for 2022 shows an even lower unemployment rate through June.

There was some impact to employment statistics caused by the global health pandemic, but by the end of 2021, the employment information for the City had generally recovered.

Employment and Local Economy Update ■

The same information is available for all of Itasca County.

Table 12 County Labor Force and Employment: 2010 to 2022*						
Year	Labor Force	Employed	Unemployed	Unemployment Rate - County	Unemployment Rate - MN	Unemployment Rate - US
2010	22,499	20,214	2,285	10.2%	7.4%	9.6%
2011	23,519	20,478	2,041	9.1%	6.5%	8.9%
2012	22,248	20,502	1,746	7.8%	5.6%	8.1%
2013	21,916	20,238	1,678	7.7%	5.0%	7.4%
2014	21,948	20,500	1,448	6.6%	4.3%	6.2%
2015	22,291	20,852	1,439	6.5%	3.8%	5.3%
2016	22,086	20,201	1,885	8.5%	3.9%	4.9%
2017	21,850	20,312	1,538	7.0%	3.5%	4.4%
2018	21,921	20,653	1,268	5.8%	3.1%	3.9%
2019	22,223	20,823	1,400	6.3%	3.4%	3.7%
2020	22,295	20,337	1,958	8.8%	6.3%	8.1%
2021	21,147	20,154	993	4.7%	3.4%	5.3%
2022	21,107	20,199	908	4.3%	2.7%	4.4%

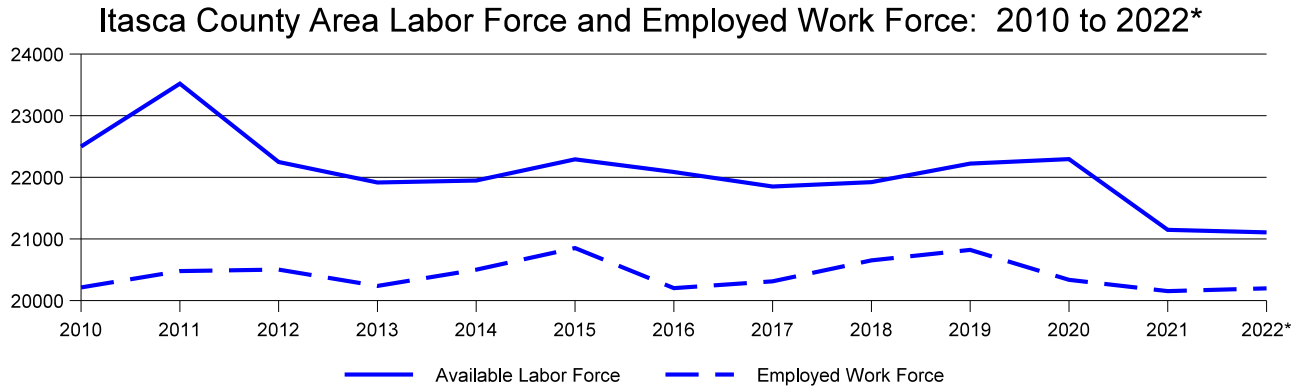
Source: MN Department of Employment and Economic Development
*2022 is through June

The City of Grand Rapids is the largest single jurisdiction in Itasca County and the past patterns in the City are also present in Countywide statistics.

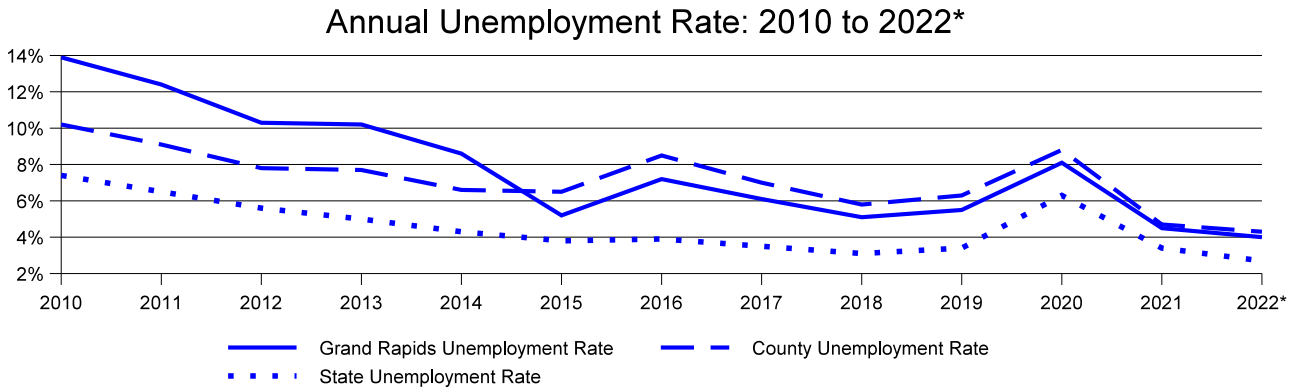
When viewed over a longer time period, there has also been some decrease in the size of Itasca County's available labor force. When comparing 2018 to 2010, the total resident labor force decreased by 1,352 people, or -6.0%. However, the County's labor force actually reached its recent peak in 2011, and since that time has decreased by nearly 2,400 people.

Although the County's labor force has experienced a drop in available County residents, the employed resident work force has remained more stable. If 2021 is compared to 2010, there were only 60 fewer County residents that were employed. Partial-year statistics for 2022 show a slight increase in employment through June.

Employment and Local Economy Update



The County’s unemployment rate has fluctuated from year to year, but has generally been on a downward trend. The lowest unemployment rate was reached in 2021 at 4.7%. Although only partial-year information exists for 2022, the County’s unemployment rate has moved even lower through June. Despite the decrease over time, Itasca County’s unemployment rate has remained higher than the Statewide average.



Employment and Wages by Industry: Grand Rapids

The following table shows the annual employment and average annual wages by major employment sector for 2021, the last full year of data.

The table only provides information for the City of Grand Rapids. The following table, represents the location of the job.

Table 13 Grand Rapids Employment and Wages by Industry: 2021		
Industry	Average Employment	Average Weekly Wage
Total All Industry	9,225	\$874
Manufacturing	506	\$1,406
Trade, Transportation, Utilities	1,723	\$760
Information	91	\$908
Financial Activities	304	\$1,234
Professional and Business Services	724	\$710
Education and Health Services	3,537	\$856
Leisure and Hospitality	835	\$358
Other Services	362	\$600
Public Administration	837	\$1,305

Source: MN Department of Employment and Economic Development

For all industry, the average weekly wage was \$874 in 2021. At full-time employment this would yield an average annual wage of approximately \$45,450.

In Grand Rapids, the two dominant industry sectors for total employment were Education and Health Services, and Trade/Transportation/Utilities. More than 57% of all reported jobs in Grand Rapids were in one of these industry sectors. The average annual pay in both sectors was below the overall average.

The highest paying wage sector was Manufacturing in 2021. At full-time employment, the average annual wage in this sector was above \$73,100.

Employment and Wages by Industry: Cohasset

The following table shows the annual employment and average annual wages by major employment sector for 2021, the last full year of data. Because of the size of the community, only a few industry sectors are listed.

The table only provides information for the City of Cohasset. The following table represents the location of the job.

Table 14 Cohasset Employment and Wages by Industry: 2021		
Industry	Average Employment	Average Weekly Wage
Total All Industry	914	\$1,281
Trade, Transportation, Utilities	364	\$1,855
Professional and Business Services	116	\$1,078
Education and Health Services	126	\$551
Leisure and Hospitality	72	\$251
Public Administration	35	\$588

Source: MN Department of Employment and Economic Development

For all industry, the average weekly wage was \$1,281 in 2021. At full-time employment this would yield an average annual wage of more than \$66,600.

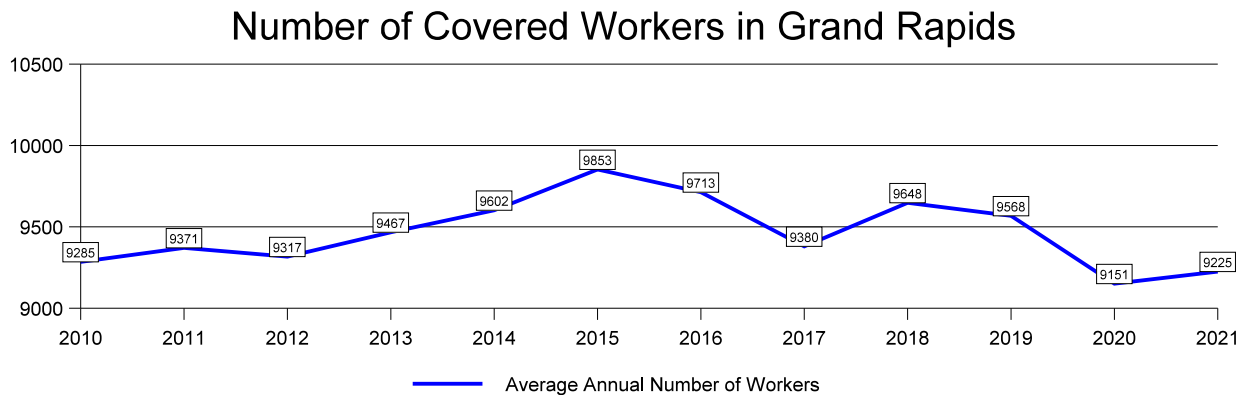
In Cohasset, the largest industry sector for employment was Trade, Transportation and Utilities. Nearly 40% of all reported jobs in the City were in this industry sector. The average annual pay in this sector was well above the overall average. At full-time employment a worker in this sector would have an average annual wage of nearly \$96,500.

Grand Rapids Annual Covered Employment

Since the Quarterly Census of Covered Workers (QCEW) tracks employees covered by unemployment insurance by location of the worker, it is possible to examine longer-term patterns in the employment level. The following table displays the total number of workers reported in Grand Rapids back to the year 2010.

Table 15 Grand Rapids Average Annual Employment			
Year	Total Covered Employment	Year	Total Covered Employment
2010	9,285	2016	9,713
2011	9,371	2017	9,380
2012	9,317	2018	9,648
2013	9,467	2019	9,568
2014	9,602	2020	9,151
2015	9,853	2021	9,225

Source: QCEW - MN Department of Employment and Economic Development



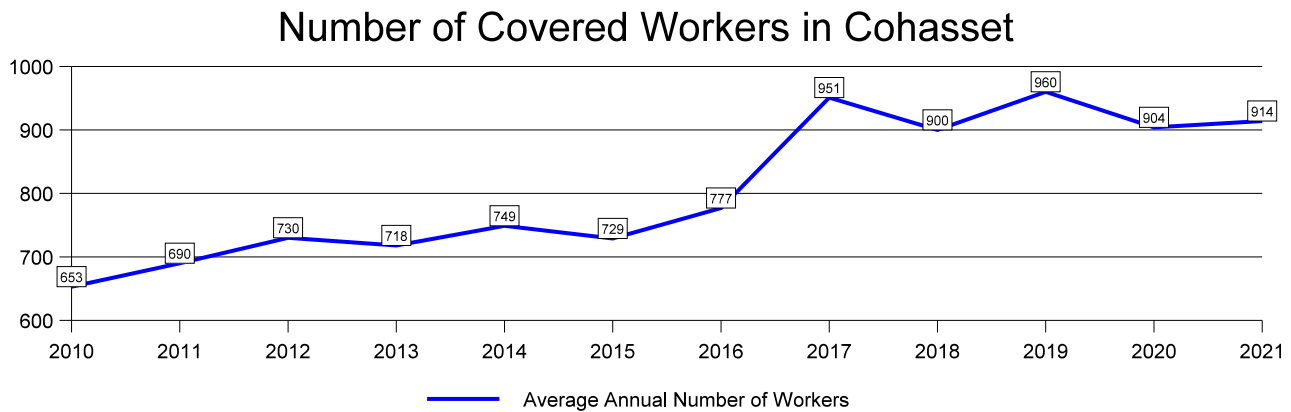
There has been up and down movement in past years in the number of workers in Grand Rapids that are covered by unemployment insurance. If 2021 is compared back to 2010, there has been almost no change in the number of workers. However, local employment reached a recent peak in 2015 and has decreased since that time. Much of the loss occurred between 2019 and 2020, presumably due to the Covid pandemic.

Cohasset Annual Covered Employment

Since the Quarterly Census of Covered Workers (QCEW) tracks employees covered by unemployment insurance by location of the worker, it is possible to examine longer-term patterns in the employment level. The following table displays the total number of workers reported in Cohasset back to the year 2010.

Table 16 Cohasset Average Annual Employment			
Year	Total Covered Employment	Year	Total Covered Employment
2010	653	2016	777
2011	690	2017	951
2012	730	2018	900
2013	718	2019	960
2014	749	2020	904
2015	729	2021	914

Source: QCEW - MN Department of Employment and Economic Development



When viewed over a longer time period, back to the year 2010, there has been an increase in the number of jobs in Cohasset that are covered by unemployment insurance. Local employment had reached a recent peak in 2019, before decreasing somewhat, presumably due to the Covid pandemic. However, since 2017, there has been an average of 900 or more covered jobs annually in Cohasset.

Commuting Patterns of Workers: Grand Rapids

Information on commuting patterns is from the 2020 American Community Survey, and has been examined for the City. The first table looks at travel time for City residents, excluding people that work at home.

Table 17 Commuting Times for Grand Rapids Residents - 2020		
Travel Time	Number	Percent
Less than 10 minute	1,865	41.9%
10 to 19 minutes	1,575	35.4%
20 to 29 minutes	391	8.8%
30 minutes +	617	13.9%
Total	4,448	100%

Source: American Community Survey

Most City residents were working locally in 2020 with more than 77% traveling less than 20 minutes for their primary job. Fewer than 14% were of the residents of Grand Rapids were traveling 30 minutes or more for employment.

Travel times are also listed by location of employment. For people that worked in Grand Rapids, the following travel times were identified.

Table 18 Commuting Times for Grand Rapids Employees - 2020		
Travel Time	Number	Percent
Less than 10 minutes	2,388	23.4%
10 to 19 minutes	3,830	37.5%
20 to 29 minutes	2,107	20.6%
30 minutes+	1,883	18.4%
Total	10,208	100%

Source: American Community Survey

Most people that work in Grand Rapids were traveling less than 20 minutes. Overall, nearly 61% of the jobs in the City were filled by people traveling 19 minutes or less, including the people that both live and work within Grand Rapids. However, nearly 1,900 of the jobs in the City were filled by people traveling 30 minutes or more.

Commuting Patterns of Workers: Cohasset

Information on commuting patterns is from the 2020 American Community Survey, and has been examined for the City. The first table looks at travel time for Cohasset residents, excluding people that work at home.

Table 19 Commuting Times for Cohasset Residents - 2020		
Travel Time	Number	Percent
Less than 10 minute	187	15.4%
10 to 19 minutes	661	54.3%
20 to 29 minutes	206	16.9%
30 minutes +	163	13.4%
Total	1,217	100%

Source: American Community Survey

Given the City's size, it is assumed that residents that also worked in Cohasset would have a drive time that was less than 10 minutes. However, most City residents were traveling between 10 and 19 minutes, which would probably be consistent with working in Grand Rapids. Only 13.4% were traveling 30 minutes or more for their primary job in 2020.

Travel times are also listed by location of employment. For people that worked in Cohasset, the following travel times were identified.

Table 20 Commuting Times for Cohasset Employees - 2020		
Travel Time	Number	Percent
Less than 10 minutes	63	7.8%
10 to 19 minutes	280	34.8%
20 to 29 minutes	216	26.9%
30 minutes+	245	30.5%
Total	804	100%

Source: American Community Survey

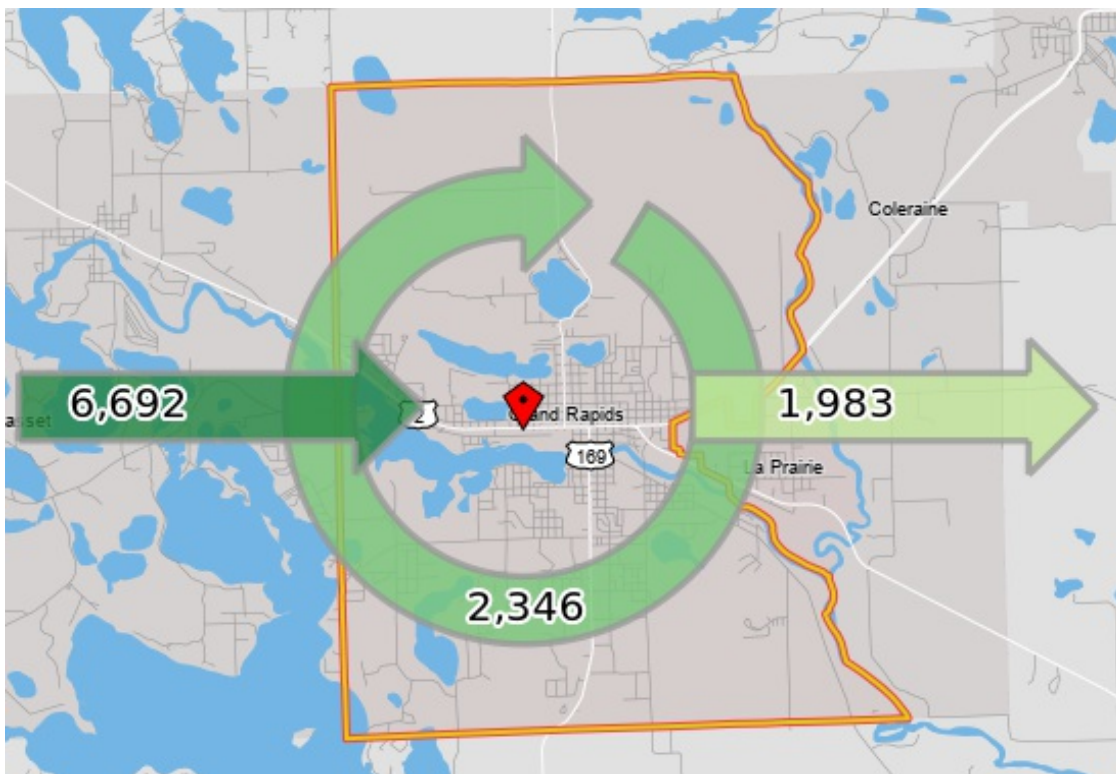
Most people that worked in Cohasset in 2020 were traveling more than 20 minutes. More than 57% of the jobs were filled by people traveling 20 minutes. Fewer than 8% of the jobs were filled by people traveling less than 10 minutes.

Census On the Map: Grand Rapids

The Census Bureau also produces commuter reports through its Center for Economic Studies division. This information is also based on reports for the year 2019 but provides a further breakdown of worker movement patterns.

According to the report for Grand Rapids, there were 9,038 people that were employed within the city limits in 2019. Approximately 26% of these Grand Rapids-based employees also lived within the City, with nearly 6,700 employees commuting into the City. The primary identified jurisdictions supplying workers to the City were Harris Township, Cohasset, Deer Lake UT, Coleraine, Greenway Township, Hibbing and Trout Lake Township.

Many Grand Rapids residents left their home community to work elsewhere. In 2019, nearly 46% of the City's employed residents actually worked outside the city limits. The primary locations listed for outbound commuters were Cohasset, Duluth, Hibbing and Coleraine.

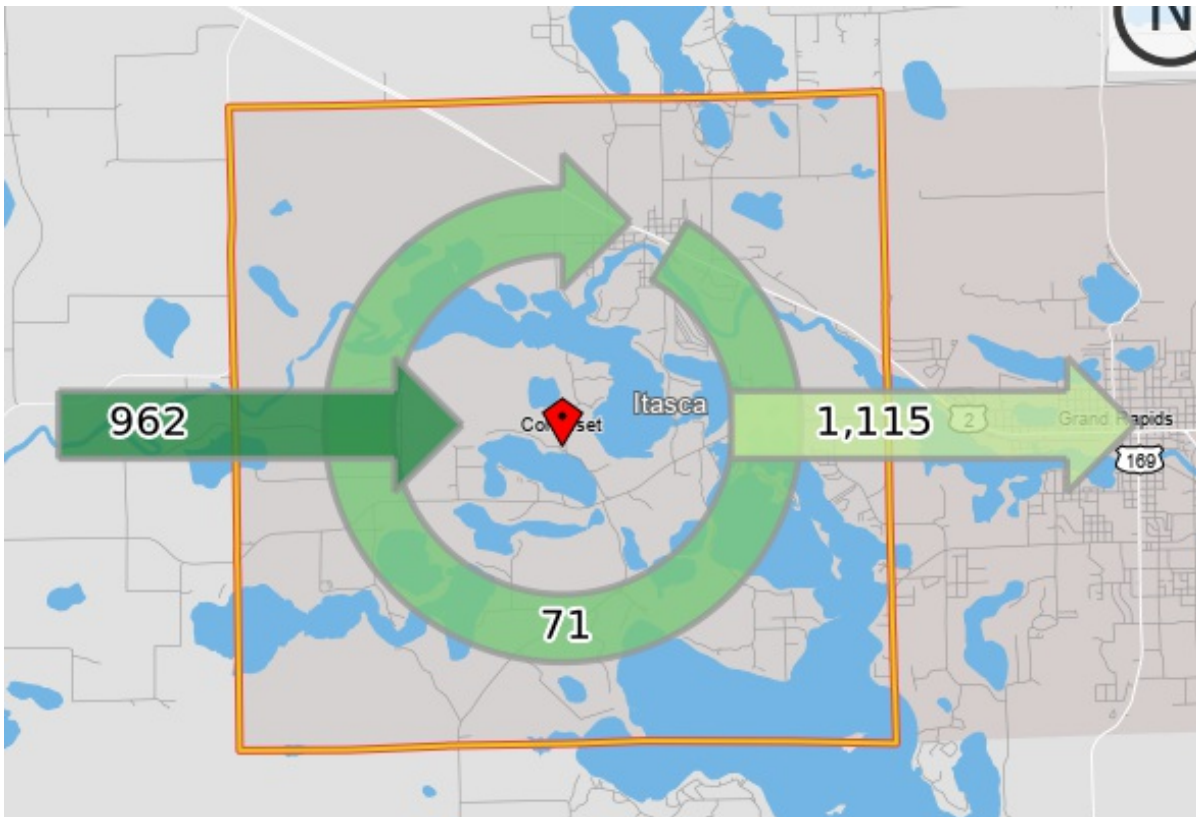


Census On the Map: Cohasset

The Census Bureau also produces commuter reports through its Center for Economic Studies division. This information is based on reports for the year 2019 but provides a further breakdown of worker movement patterns.

According to the report for Cohasset, there were 1,033 people that were employed within the city limits in 2019. However, only 71 of these Cohasset-based employees also lived within the City, with 962 employees commuting into the City. The primary identified jurisdictions supplying workers to the City were Grand Rapids, Harris Township, Deer Lake UT, Coleraine and La Prairie.

Most Cohasset residents left their home community to work elsewhere. In 2019, 94% of the City’s employed residents actually worked outside the city limits. The primary location listed for outbound commuters was Grand Rapids, with more than 51% of all commuters working in that community. Other employment locations included Deer River, Duluth, Harris Township and Hibbing.





Planning Commission Staff Report

Agenda Item #3	Community Development Department	Date: 11/3/22
Statement of Issue:	Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would update and amend several sections of Chapter 30 <i>Land Development Regulations</i> .	
Background:	<p>Over the past year, staff has accumulated another short list of sections within Article VI (Zoning) of Chapter 30 (Land Development Regulations) of the Municipal Code that could use review, and if deemed necessary, new added text, updating due to inconsistencies, duplication, need of further clarification, or simply being outdated.</p> <p>On September 1, 2022 the Planning Commission formally initiated this review process, and authorized staff to prepare amendments based on staffs overview of the areas of the Zoning Ordinance identified for updating, with the intention of returning to the Planning Commission for further review and a recommendation to the City Council.</p> <p>Sections of Zoning Ordinance identified, and initiated for review, and justification for consideration:</p> <ol style="list-style-type: none"> 1. Section 30-512 Table-1. <i>Table of permitted uses.</i> (Section is a list of uses permitted by right (permitted uses), uses permitted with restrictions, and conditional uses, within the various zoning districts) <ol style="list-style-type: none"> a. Section 30-532(1) <i>Uses permitted by conditional use permit (CUP).</i> Manufactured home parks as permitted with a CUP in the following zoning districts: R-2, SR-2, R-3, SR-3, R-4, SR-4, LB (Limited Business), SLB, MU (Mixed Use) and SMU. <p>Currently Sect. 30-512 Table-1 lists the Manufactured home park use through an approved CUP under the R-2, SR-2, R-3, SR-3 districts.</p> <p><i>*Amend Table 1 to match Section 30-532(1) by adding the R-4, SR-4, LB (Limited Business), SLB, MU (Mixed Use) and SMU zoning districts. This correction was the result of an oversite during the 2005-07 Zoning Ordinance Update Project.</i></p> 	

	<p>2. Section 30-512 Table-1. Table of permitted uses.</p> <p>a. Sect. 30-512 Table-1 lists Telecommunication Towers as a use through an approved CUP under the RC/SRC (Recreational Commercial), I-1/SI-1 & I-2/SI-2 (Industrial Park) and the <u>AG (Agricultural)</u> zoning districts.</p> <p>Currently Sect. 30-952(e)1. development of towers/approval standards (within Division 15 Telecommunication Towers and Facilities) lists the use as approved through a CUP under the RC/SRC, I-1/SI-1 & I-2/SI-2 and the <u>AP (Airport)</u> districts not within the AG district.</p> <p>*Amend Section 30-952(e)1. to match Table-1 Permitted Uses by adding CUP requirement under the AG zoning district to this section and removing the AP district. This correction was also the result of an oversight during the 2005-07 Zoning Ordinance Update Project. Any airport related communication infrastructure, existing or proposed, would not be impacted by this amendment.</p> <p>3. Section 30-512. Table of permitted uses. (Section is a list of uses permitted by right (permitted uses), uses permitted with restrictions, and conditional uses, within the various zoning districts)</p> <p>a. <i>Add grocery store use as a use permitted within the CBD (currently permitted within the GB zoning district only).</i></p> <p><i>* This amendment would allow for a grocery/Co-op store use to locate within the downtown area, closer to residents in the CBD, as well as providing an option for a grocery store use, within walkable distance of neighborhoods adjacent to the CBD area.</i></p> <p>The amendments for your consideration and are depicted within Exhibits 1 & 2, and are shown in the “marked-up” attachments. The draft amendments may be forwarded to the City Council “as is”, or with any additional amendments the Planning Commission deems appropriate.</p> <p>* Draft Amendments are attached: deleted language Blue / new text Red</p>
Considerations:	<p>The Planning Commission should make specific findings of fact regarding the proposed amendments to the ordinance:</p> <ol style="list-style-type: none"> 1. Will the change affect the character of the neighborhood? 2. Will the change foster economic growth in the community?

	<p>3. Would the proposed change be in keeping with the spirit and intent of the Zoning Ordinance?</p> <p>4. Would the change be in the best interest of the general public?</p> <p>5. Would the change be consistent with the Comprehensive Plan?</p>
Recommendation:	<p>Based on the above findings the Commission should consider a recommendation to the City Council in regard to these draft changes.</p>
Required Action:	<p>Pass a motion, based on the findings of fact, to forward either a favorable recommendation, either with or without changes to the draft amendments, to the City Council, or pass a motion, based on the findings of fact, forwarding an unfavorable recommendation to the City Council regarding amendments to Chapter 30 of the Zoning Ordinance.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward a (favorable)(unfavorable) recommendation to the City Council regarding draft amendments, which update and amend multiple sections of Chapter 30 <i>Land Development Regulations</i>, as depicted in Exhibits “1” and “2”.</p>
Attachments:	<ul style="list-style-type: none"> • Draft Text Amendments <ul style="list-style-type: none"> ○ Exhibits “1” and “2” • Sect. Sec. 30-532. <i>Uses permitted by conditional use permit.</i> Subp. 1 • Text Amendment Considerations

EXHIBIT 1

Item 3.

TABLE 1 - PERMITTED USES

RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SPU	AG	AP	LISTING OF USES IN ZONING DISTRICTS
RESIDENTIAL																		
P	P	P	P	P	P											P		single-family detached
		P	P	P	P											P		twin home attached
		P	P	P	P			P										two-family attached
																R		manufactured home < 24' wide
					P	P	R									P		accessory apartments
P	P	P																rooming house 6 or fewer roomers
			P	P	P													rooming house 7 or more roomers
		R	R	R	P	P	P									P		bed and breakfast accommodations
			P	P	P	P	R	P										multifamily
		CUP	CUP	CUP	CUP			CUP										manufactured home park
			P		P		P	P	P									congregate housing
	R	R	R	R	R	R	R	R							R	R		emergency housing facility
SENIOR HOUSING WITH SERVICES																		
R	R	R	P	P	P				P									6 or fewer persons
R	R	R	P	P	P				P									7 to 8 persons
R	R	R	P	P	P				P									9 to 16 persons
			P	P	P													17 or more persons
GROUP HOMES, FOSTER HOMES AND RESIDENTIAL TREATMENT CENTERS																		
R	R	R	R	R	R											R		6 or fewer persons
			P	P	P							P				P		7 to 16 persons
				P	P		P	P	P			P						17 or more persons

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<i>RR/ SRR</i>	<i>R-1/ R-1a SR-1/ SR-1a</i>	<i>R-2/ SR-2</i>	<i>R-3/ SR-3</i>	<i>R-4/ SR-4</i>	<i>LB/ SLB</i>	<i>GB/ SGB</i>	<i>CBD</i>	<i>MU/ SMU</i>	<i>M/ SM</i>	<i>RC/ SRC</i>	<i>BP/ SBP</i>	<i>I-1/ SI-1</i>	<i>I-2/ SI-2</i>	<i>CD</i>	<i>PU/ SPU</i>	<i>AG</i>	<i>AP</i>	<i>LISTING OF USES IN ZONING DISTRICTS</i>
DAY CARE/NURSERY																		
P	P	P	P	P	P	P	P	P	R		P	R	R		P	P	P	14 or fewer persons
R	R	R	R	R	P	P	P	P	R		P	R	R		P	P	P	15 or more persons
MISCELLANEOUS RESIDENTIAL USES																		
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	accessory buildings
R	R	R	R	R	R											R		garage/yard sales
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	essential services
R	R	R	R	R	R	R				R						P		outdoor storage
R	R	R	R	R	R											P		private recreation
R	R	R	R	R												P		woodpiles
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	temporary buildings
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	P	P	satellite dish/solar collectors
R	R	R	R	R												R		home occupations
COMMERCIAL																		
																	P	aviation related commercial operation
AGRICULTURAL SALES AND SERVICE																		
																P		kennels
						P	P											pet shops
						P	R			R						P		veterinary services
R																R		farm animals
						P												farm equipment
						P												feed, grain, supplies
AUTOMOTIVE/ RECREATIONAL VEHICLES																		
						P												sales: new or used
						R				R								repair/service
						R												car/truck wash

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RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SPU	AG	AP	LISTING OF USES IN ZONING DISTRICTS
						R	R											gasoline stations
						CUP												junk/salvage yard
						P						P	P		P			auto-truck fleet storage
						P					P						P	transportation dispatch and storage
CONSTRUCTION																		
					R	P	P				P							construction material suppliers
						R						R	R					contractor's yard, materials storage
						P												equipment/truck sales and service
						R												equipment and/or tool rental
FINANCIAL INSTITUTIONS																		
					R	P	P											bank, savings and loan, loan agency, etc.
FOOD SERVICE																		
						P	P	P	R	R								restaurant
					R	R	R	R	R			R	R		R		R	vending machines
HEALTH CARE																		
					P	P	P	P	P		P				R			clinic (outpatient treatment centers)
								P	P									hospitals
CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	interim use
					R	P	P				P						P	office - business
					R	P	P	P	P		P						P	professional, scientific, and technical services
					R	P	P	P	P		P							administrative and support services
RECREATION/ ENTERTAINMENT																		

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RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SPU	AG	AP	LISTING OF USES IN ZONING DISTRICTS
						P	P											indoor
					R	P	P		P		P				P			health & fitness club
R					R	R	R	R								R		clubs, lodges, membership organizations, etc.
						CUP				P			CUP	CUP	CUP			recreation facility, commercial - outdoor
										R								shooting range
										P								off-road motorized sport vehicle trails
						R	R											video arcades
						P	P				P							communication services
RETAIL																		
					R	P	P										R	general sales and services (see definition)
						CUP												general sales and services (see definition), greater than 70,000 sq. ft. building footprint
						P	P									P		nursery, landscaping
						P	P											grocery stores
						P	P											hotels and motels
						P	P		P		P							medical equipment and supplies (see definition)
					R	P	P	R	R									pharmacy
						R	R	R							R	P		temporary outdoor sales
						R	R				R							brewery/distillery/winery
						P	P				P							taproom/tasting room
SCHOOLS PUBLIC AND PRIVATE																		
R	R	R	R	R											P			elementary - secondary
					R	P	P				P				P			educational service institution

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GRAND RAPIDS CODE

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CD30:77

RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SPU	AG	AP	LISTING OF USES IN ZONING DISTRICTS
						P	P								P	P		post high schools and colleges
WAREHOUSE																		
						P					P	P	P		R			general
						P						P						mini storage
						P					P	P	P					motor freight terminal
					R	R	R	R	R	R	R	R	R	R	R	R	R	outdoor storage of land/sea containers
PUBLIC/SEMI-PUBLIC																		
P	P	P	P	P										P	P			athletic facilities - public
															P	P		cemeteries
R	R	R	R	R	R	R	R									P		churches
						P	P								P			cultural facilities (art galleries, libraries, museums)
R	R	R	R	R						P					R	P		golf and country clubs
												P	P		P			water sewage treatment
										CUP		CUP	CUP			CUP		telecommunications towers
P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	treatment, power substations, neighborhood parks
CUP	CUP	CUP	CUP	CUP	R	R	CUP	CUP	R	R	R	R	R	R	R	R	R	essential services structure
												CUP						jail, detention center, and juvenile detention center
TRANSPORTATION																		
											P	P	P			P	P	major (terminals, hangers, switching yards, sidings, runways, heliports)
	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	minor (railroad, rights-of-way, streets, transit shelters)
INDUSTRIAL																		
						P						P						monument work/sales

LAND DEVELOPMENT REGULATIONS

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§ 30-512

GRAND RAPIDS CODE

<i>RR/ SRR</i>	<i>R-1/ R-1a SR-1/ SR-1a</i>	<i>R-2/ SR-2</i>	<i>R-3/ SR-3</i>	<i>R-4/ SR-4</i>	<i>LB/ SLB</i>	<i>GB/ SGB</i>	<i>CBD</i>	<i>MU/ SMU</i>	<i>M/ SM</i>	<i>RC/ SRC</i>	<i>BP/ SBP</i>	<i>I-1/ SI-1</i>	<i>I-2/ SI-2</i>	<i>CD</i>	<i>PU/ SPU</i>	<i>AG</i>	<i>AP</i>	<i>LISTING OF USES IN ZONING DISTRICTS</i>
												P			P		P	military post
					R	R	R				P	P	P					manufacturing, light
												P	P					manufacturing, heavy
											P	P	P					light industrial activities not listed
												P	P					heavy industrial activities not listed
						R						P						recycling center
						P					P	P						wholesale distribution facility
					R	R	R				R	R	R					outdoor storage (merchandise/material)
CUP										CUP		CUP	CUP		CUP			mining of sand and gravel

Supp. No. 33

CD30:78

EXHIBIT 2

LAND DEVELOPMENT REGULATIONS

§ 300-953

- (5) To avoid damage to adjacent properties caused by telecommunication towers and facilities by ensuring that those structures are soundly and carefully designed, constructed, modified, maintained and promptly removed when no longer used or when determined to be structurally unsound;
- (6) To ensure that telecommunication towers and facilities are compatible with surrounding land uses; and to facilitate the provision of wireless telecommunications services to the residents and businesses of the city in an orderly fashion.
- (Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

Sec. 30-951. Definitions.

Are located in Section 30-421.
(Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

Sec. 30-952. Development of towers; approvals required.

(a) *General construction prohibition.* A tower may not be constructed in any zoning district unless such tower is a conditional or permitted use in the zoning district in which construction will take place.

(b) *Conditional use permits required.* A tower may not be constructed in any zoning district unless a conditional use permit has been issued by the city council if the tower is a conditional use in the zoning district in which construction will take place.

(c) *Building permit required.* A tower may not be constructed in any zoning district unless a building permit has been issued by the building official.

(d) *City property.* The city may authorize the use of city property for towers in accordance with the procedures of this Code. The city has no obligation to allow the use of city property for this purpose.

(e) *Zoning districts.* A tower is not a permitted use in any zoning district. Towers shall be allowed as a conditional use in the following zoned areas:

- (1) I-1, SI-1, I-2, SI-2 and APAG districts.
 - (2) Publicly owned or operated land in residential, commercial, and public use districts.
- (Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

Sec. 300-953. Application process.

- (a) A person desiring to construct a tower must submit an application for a building permit and, if applicable, for a conditional use permit, to the zoning administrator.
- (b) An application to develop a tower must include:
- (1) Name, address, and telephone number of the applicant;
 - (2) Name, address, and telephone numbers of the owners of the property on which the tower is proposed to be located;

(k) *Special considerations for shoreland areas.* The following additional evaluation criteria and conditions apply within shoreland areas:

- (1) *Evaluation criteria.* A thorough evaluation of the waterbody and the topographic, vegetation, and soils conditions on the site must be made to ensure:
 - a. The prevention of soil erosion or other possible pollution of public waters, both during and after construction;
 - b. The visibility of structures and other facilities as viewed from public waters is limited;
 - c. The site is adequate for water supply and on-site sewage treatment; and
 - d. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft.
- (2) *Conditions attached to conditional use permits.* The city council, upon consideration of the criteria listed in subsection (k)(1) of this section and the purposes of this division, shall attach such conditions to the issuance of the conditional use permits as it deems necessary to fulfill the purposes of this division. Such conditions may include, but are not limited to, the following:
 - a. Increased setbacks from the ordinary high water level;
 - b. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted; and
 - c. Special provisions for the location, design, and use of structures, sewage treatment systems, watercraft launching and docking areas, and vehicle parking areas.

(Code 1978, § 23.5(I); Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

State law reference—Conditional use permits, Minn. Stat. § 462.3595.

Sec. 30-532. Uses permitted by conditional use permit (CUP).

The following uses or any expansion of an existing use requiring a CUP shall require the issuance by the city of a CUP. Each such use shall comply with these stated conditions.

- (1) *Manufactured home parks.* Manufactured home parks have special characteristics which require the full consideration of their location needs, layout and design, and their relationship to and effect upon surrounding land uses. Because of these characteristics, manufactured home parks are permitted within the R-2, SR-2, R-3, SR-3, R-4, SR-4, LB, SLB, MU and SMU districts subject to all of the following conditions:
 - a. *Site development requirements.*
 1. Location. The site shall have at least one property line abutting an arterial or collector street as defined by the city comprehensive plan.
 2. Minimum site area: Ten acres.

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3. Minimum lot width: 200 feet.
 4. Minimum yards:
 - i. External front side and rear yards: 25 feet. Where a mobile home park abuts an R-1, SR-1, R-1a or SR-1a district, the required external yard shall be at least 50 feet.
 - ii. Manufactured home parks located in shoreland districts shall also be subject to additional shoreland management regulations,
 5. Maximum lot coverage of 35 percent.
- b. *Internal park development requirements.*
1. Spacing. There shall be no less than 20 feet between detached units in all directions. Attached units shall meet the requirements of the building code.
 2. No manufactured home shall be located closer than ten feet to a side or rear lot line, nor closer than twenty feet to the front lot line.
 3. Maximum building height: 20 feet.
 4. Utilities. All units shall be connected to the municipal sewer and water systems.
 5. Streets and walks. Each unit shall have direct access to a public or private street having a width of 32 feet and a paved surface with concrete curb and gutter. A walkway not less than 30 inches wide shall be constructed from the entrance of each unit to all required service facilities within the park.
 6. Anchors. All manufactured homes shall be secured by a ground anchoring system which conforms to Minnesota Statutes 327.32, Subd. 6, as may be amended.
 7. Skirting. Skirting shall be provided along the entire perimeter of the mobile home and hitch assembly. Skirting shall be of an approved construction material, texture and color which shall be compatible with the mobile home unit and shall be constructed in a manner which provides access for inspections if they should be necessary.
 8. Landscaping shall be required as specified by section 30-594.
 9. Parking. Each manufactured home lot shall have off-street parking space for two passenger vehicles. At least one of the parking spaces shall be located upon the lot and shall be set back at least five feet from the side lot line. Remaining spaces shall be in a group parking area located no further than three hundred feet from the units for which they are designated. All parking spaces shall be hard surfaced according to city specifications and designed to the requirements of section 30-596.
 10. Garbage receptacle. At least one metal or plastic garbage can with a tight fitting cover shall be provided for each unit. Garbage cans shall be located no further than 100 feet from any mobile home, and the can shall be kept in

sanitary conditions at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to ensure that the garbage cans shall not overflow.

11. Porches and entries. Front porches and/or entries may be constructed adjacent to manufactured homes in an approved manufactured home park. These structures shall meet the following requirements:
 - i. Maximum size six feet by ten feet.
 - ii. The enclosure shall not be used for living quarters.
 - iii. The enclosure shall not cause a violation of the lot setback, dimension or the specified distance between mobile homes.
 12. Accessory buildings. Accessory buildings, including garages, shall be limited to two per manufactured home lot. Maximum allowable floor area shall not exceed 12 percent of the lot where lot size is delineated by site plan or lot markers. Maximum height of accessory buildings is 15 feet.
 - i. Accessory buildings shall only be located in side or rear yards.
 - ii. Accessory buildings shall not be located within any utility easements.
 - iii. Accessory buildings shall be located at least six feet from any other structure on the same lot and at least ten feet from a structure on an adjacent lot.
 13. These provisions shall not prevent the owner of a manufactured home park from establishing additional standards and policies above the requirements of this section.
- c. *Park design and operational requirements.*
1. Underground utilities. All utilities, including TV cables, telephone and electrical service, shall be underground unless otherwise approved by the city.
 2. Manufactured home park grounds shall be lighted from sunset to sunrise in a manner approved by the city council and such that the maximum illumination as measured at property lines shall be one foot candle.
 3. Screening. Along the edges of a mobile home park, walls, fences or vegetative screening shall be provided where such park abuts an R district. Screening shall be not less than five nor more than six feet in height and shall provide 90 percent opacity.
 4. A private area shall be established, constructed and maintained within the manufactured home park for passive or active recreation use such as, but not limited to, children's play equipment, sport courts, swimming pools, golf green, or golf green. The size of the private recreation area shall be at least five percent of the total site.

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5. Surface storm water drainage. All manufactured home parks shall be well drained and located so that the drainage of the park area will not endanger any water supply according to the requirements of Minnesota Statutes § 327.20(1), as may be amended.
6. Manufactured home parks shall prepare for city council approval an emergency preparedness plan which complies with the requirements of Minnesota Statutes § 327.20(1).
7. Dead storage and additional parking. All manufactured home parks shall provide a screened area set aside for dead storage and overload parking. All boats, boat trailers, hauling trailers and equipment not stored within manufactured homes or accessory buildings shall be stored in this area as outdoor storage on individual manufactured home lots is not allowed.
8. Sales prohibited. Commercial manufactured home sales shall not be permitted within the mobile home park unless specifically approved by the city council. Such approval may be subject to special conditions to ensure compatibility with the operation of the mobile home park. This provision shall not prohibit the selling of an individual manufactured home which is affixed to a manufactured home stand and otherwise complies with all provisions of this section.
9. A resident manager shall be required at the manufactured home park and the city shall be kept informed of his or her name, address and phone number.
10. A manufactured home park may be developed as a planned unit development, following the provisions of section 30-809, to provide for a more creative and flexible response to site conditions and nature resources.

State law reference—State law references: Manufactured home parks as conditional uses, Minn. Stat. § 462.357, subd. 1b.

- (2) *Recreation facility, commercial-outdoor.* Recreation, commercial-outdoor uses are subject to the following conditions:
 - a. All improvements shall conform to setback requirements for principal buildings in the district.
 - b. No structure shall exceed 25 feet in height.
 - c. Proposed facility shall be compatible with surrounding uses.
 - d. No facilities are closer than 50 feet to an R district boundary.
- (3) *Interim use of buildings.* The city may, in accordance with CUP procedures and subject to the required findings (refer to section 30-531(e)), allow existing buildings to be occupied by uses not permitted by this article for a period not to exceed one year. Up to two one-year extensions may be allowed but if all or any part of the building, or land

PLANNING COMMISSION

Considerations

ZONING ORDINANCE AMENDMENT

1. Will the change affect the character of neighborhoods?

Why/Why not?

2. Would the change foster economic growth in the community?

Why/Why not?

3. Would the proposed change be in keeping with the spirit and intent of the ordinance?

Why/Why not?

4. Would the change be in the best interest of the general public?

Why/Why not?

5. Would the change be consistent with the Comprehensive Plan?

Why/Why not?