



PLANNING COMMISSION AGENDA
MONDAY, MARCH 23, 2026
CITY HALL at 7:00 PM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF MINUTES**
 - A. Approval of Minutes - February 23, 2026
5. **PUBLIC HEARING**
 - A. Public Hearing on Planned Unit Development Overlay to Allow Cannabis Cultivation at 8478, 8480-8492 Central Avenue NE
 - B. Public Hearing on Interim Use Permit and Conditional Use Permit for Indoor Auto Sales and Repair/Maintenance at 8375 Sunset Road NE
 - C. Public Hearing on Conditional Use Permit (CUP) for Warehouse Products and Retail Store Front for 8421 Center Drive NE
6. **NEW BUSINESS**
 - A. 2026 Street Improvement Project – Comprehensive Plan Consistency Review
7. **OTHER**
8. **ADJOURN**

**SEE REVERSE SIDE FOR RULES FOR PUBLIC HEARINGS AND
DISCUSSION FROM THE FLOOR**

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 1301 81st Avenue NE, Spring Lake Park, MN 55432. Ph.763-784-6491 at least 48 hours in advance.

One or more Planning Commissioners may participate in this meeting remotely using interactive technology, in compliance with the Minnesota Open Meeting Law (M.S. §13D.02).

CITY OF SPRING LAKE PARK RULES FOR PUBLIC HEARINGS

Public hearings are formal proceedings giving citizens an opportunity to express their concerns on a specific issue. Some issues on which the Planning Commission is required to hold public hearings include subdivisions, zoning changes, conditional use permits, and ordinance amendments.

The following format will be used to conduct a public hearing:

1. Planning Commission Chair opens the hearing.
2. City staff describes the proposal.
3. The applicant has an opportunity to further explain the proposal and respond to questions/comments on the proposal from the Planning Commissioners.
4. Citizens will then have the opportunity to ask questions and/or comment on the proposed project.
 - a. Those wishing to comment are asked to limit their comments to 3 minutes
 - b. A group of residents wishing to have their collective opinions voiced may elect a spokesperson to represent them. The spokesperson may have a maximum of 10 minutes to express the views of the group.
 - c. People wishing to comment are asked to keep their comments succinct and specific.
5. After everyone wishing to address the subject of the hearing has done so, the Planning Commission Chair will close the hearing.
6. Planning Commissioners will have an additional opportunity to comment and ask questions on the issue.
7. The Planning Commission will make a formal recommendation on the issue to the City Council or defer decision pending additional information.

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on February 23, 2026, at the City Hall, at 7:00 PM.

1. CALL TO ORDER

Chair Hansen called the meeting to order at 7:00 PM.

2. ROLL CALL

MEMBERS PRESENT

Chair Hans Hansen
Commissioner Rick Cobbs
Commissioner Eric Julien
Commissioner Steve Coyle
Commissioner Kristi Goldstein

STAFF PRESENT

Building Official Jeff Baker, City Administrator Daniel Buchholtz, City Planner Evan Monson

VISITORS

Chad Moren, Rec Direct Inc.	7111 Stillwater Blvd	Oakdale MN
Linda Kreps	24913 123 rd Ave N	Rogers MN
Ken Wending	547 81 st Ave NE	Spring Lake Park MN

3. PLEDGE OF ALLEGIANCE

4. ELECT OFFICERS

A. Chair

Motion made by Commissioner Julien, seconded by Commissioner Cobbs, to elect Commissioner Hansen as Chair for 2026.

Voting Yea: Commissioner Cobbs, Commissioner Julien, Commissioner Coyle, Commissioner Goldstein. Abstain: Chairperson Hansen. Motion carried.

B. Vice Chair

Motion made by Commissioner Cobbs, seconded by Commissioner Julien, to elect Commissioner Cobbs as Vice Chair for 2025.

Voting Yea: Commissioner Julien, Commissioner Coyle, Commissioner Goldstein, Chairperson Hansen. Abstain: Commissioner Cobbs. Motion carried.

5. APPROVAL OF MINUTES

A. Approval of Minutes – May 27, 2025 Meeting

Motion made by Commissioner Cobbs, seconded by Commissioner Coyle, to approve the minutes from the May 27, 2025 Planning Commission meeting as amended.

Voting Yea: Commissioner Cobbs, Commissioner Julien, Commissioner Coyle, Commissioner Goldstein, Chairperson Hansen. Motion carried.

6. PUBLIC HEARING

A. Public Hearing – Interim Use Permit – Rec. Direct Inc. – 1109 County Highway 10 NE

City Planner Evan Monson presented an application for an Interim Use Permit (IUP) for an auto-marine business proposing to sell and lease boats, UTVs, and related equipment. Mr. Monson provided an overview of the different types of land-use approvals—permitted uses, conditional use permits, and interim use permits—explaining that an IUP is a temporary use requiring specific criteria to be met and may include time limits.

Planner Monson said the applicant intends to occupy approximately 5,800 square feet within an existing building. He stated that the proposal also includes outdoor product display in four designated parking stalls. He stated that the property is located at the intersection of Highway 10 and Cottagewood Terrace.

Mr. Monson noted that the site is guided for Commercial use in the Comprehensive Plan and is zoned C-2, where the proposed use is listed as an interim use. He said the applicant is using an existing structure with no expansion, so several zoning requirements do not apply. He said the parking was reviewed, and staff determined that the site has more than adequate parking to accommodate both the proposed business and existing tenants.

Mr. Evan said staff reviewed the required IUP and conditional use criteria and determined all applicable standards have been met. He noted that the application was sent to the Building Official, the Engineering Department, Anoka County, and the watershed authority; and no comments or concerns were received.

Mr. Monson stated that staff is recommending approval of the Interim Use Permit to allow an “Auto and Marine: Sales, Leasing, and Rental” business at 1109 County Highway 10 (Parcel 01-30-24-22-0138), subject to the following conditions:

- Any expansion of the use on the site, including expansion of the outdoor display area, shall require an amendment to this interim use permit, subject to City approval.

- The interim use permit shall remain valid only while the approved business is actively operating. The permit shall automatically expire upon closure of the business or upon transfer of ownership, whichever occurs first.
- The applicant shall obtain all applicable local, County, State, and Federal permits required for the project.
- The applicant shall comply with all applicable local, County, State, and Federal regulations.
- All fees and escrows associated with this request shall be paid by the applicant.

Mr. Monson stated that the Planning Commission has three options for action:

- Recommend approval of the interim use permit with the stated findings and conditions.
- Recommend denial of the permit with findings for denial.
- Continue the item to a future meeting to allow for further discussion or to gather additional information.

Chairperson Hanson asked for clarification regarding the proposed Interim Use Permit condition asking if the permit would remain valid until the business is no longer operating. He noted that in some cases businesses cease operations but leave signage or other indications of occupancy in place. He asked staff whether there are specific criteria to determine when a business has officially stopped operating and the permit should terminate.

Staff stated that the City has a Certificate of Occupancy program.

Chad Moren, of 1105 132nd Lane NE in Blaine, addressed the Commission as a representative of Aqua Living, Whisper Outdoors, and Rec Direct. He explained that the parent company is based in Johnson City, Tennessee, and operates 93 stores nationwide. He stated that the company manufactures most of its products in Tennessee, including hot tubs and golf carts.

Mr. Moren noted that the company recently acquired Landmaster UTV, relocating its assembly operations from Illinois to Tennessee, and also purchased Quest Pontoons from Michigan. He stated that the business is employee-owned and that he and his wife currently manage the Oakdale store. They are seeking a new location with better visibility and additional space.

Commissioner Cobbs inquired of the applicant if 4 parking stalls would be enough. Mr. Moren stated that the object is to have just enough stock on hand to sell, because customers will buy the product and the company will build the product and ship to customer. He stated that items will be stored inside.

Chair Hansen opened the Public Hearing at 7:19 PM.

Ken Wendling, 547 81st Avenue NE, just wanted to express his support for Rec. Direct.

Chair Hansen closed the Public Hearing at 7:21 PM.

The Commission discussed whether to specify the number of outdoor display spaces as a condition of approval. Commissioners noted the City's past concerns with used car lots and expressed a desire to prevent similar situations, such as excessive outdoor storage or an appearance inconsistent with the intended business model.

Commissioners agreed that including a defined number of permitted display spaces would help ensure clarity and enforceability. While the applicant stated that their typical operations would not require many spaces, Commissioners discussed allowing a higher number to provide flexibility without requiring a future amendment. Commissioners suggested from four spaces, as referenced in the staff memo, to a higher limit such as ten spaces to accommodate potential growth while maintaining an appropriate appearance.

Commissioners concluded that whatever number is selected should reflect a level they are comfortable with, while also giving the applicant reasonable operational flexibility.

Motion made by Commissioner Julien, seconded by Commissioner Goldstein to approve the Interim Use Permit for Rec Direct, Inc, located at 1109 County Highway 10 NE, with the following conditions:

- The applicant is permitted to have ten total spaces for outdoor display; six of those spaces are permitted to be in the front of the site (the parking spaces along the south property line along County Highway 10), while the remainder are to be behind the front of the building.
- Expansion of the use, including additional outdoor display or outdoor storage, shall require amendment of this Interim Use Permit.
- No outdoor storage of inoperable vehicles, parts, or equipment is permitted.
- The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
- The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
- The interim use permit shall remain valid only while the proposed business is in operation. The permit shall automatically expire upon closure of the business or upon transfer of ownership, whichever occurs first.
- The applicant shall pay any fees and escrows associated with this project.

Voting Yea: Commissioner Cobbs, Commissioner Julien, Commissioner Coyle, Commissioner Goldstein, Chairperson Hansen. Motion carried.

7. OTHER

Planner Monson provided an overview of the upcoming Comprehensive Plan update process. He explained that comprehensive plans are updated roughly every 10 years and serve as the City's long-range guide for land use, zoning, development, and policy direction. He said the plan functions as the framework that informs what uses are allowed in each zoning district and how growth should occur over the next 10 to 20 years.

Monson noted that all cities, townships, and counties within the seven-county metropolitan area are required by state statute to complete these updates in coordination with the Metropolitan Council (Met Council). He said The Met Council adopts a regional development plan, and local comprehensive plans must align with its minimum requirements. He explained that the current cycle will produce the City's 2050 Comprehensive Plan. He stated that the Met Council has issued system statements to each community identifying what must be updated from the previous plan. Planner Monson said the City will also send its draft plan to adjacent communities to ensure compatibility and avoid conflicting long-range land-use guidance.

Mr. Monson stated that the update process will include workshops and meetings with both the Planning Commission and City Council to determine priorities for future development, redevelopment, infrastructure, parks, transportation, and other required plan elements. He noted that once the plan is completed and adopted, corresponding code amendments or map updates may be necessary to ensure consistency. He noted that at a minimum, the City must address all required Met Council updates, with the option to pursue additional local policy changes as desired.

Chair Hansen inquired about who receives the copy of the City's Plan. Administrator Buchholtz commented that the Plan is sent to the adjacent communities, counties and the Watershed Districts. Commissioner Coyle requested that the Comprehensive plan be sent out to all the members so they have time to study the current plan before working on the new plan.

8. ADJOURN

Motion made by Commissioner Julien, seconded by Commissioner Cobbs to adjourn.

Voting Yea: Commissioner Cobbs, Commissioner Julien, Commissioner Coyle, Commissioner Goldstein, Chairperson Hansen. Motion carried.

Meeting adjourned at 7:39 PM.

Memorandum

To: Chair Hansen and Members of the Planning Commission
From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer
Date: March 9, 2026
Subject: PUD Application – 8478 and 8480-8492 Central Avenue

Background

The City has submitted an application for approval of a Planned Unit Development (PUD) to allow a cannabis cultivation operation within an existing commercial building located at 8478 and 8480-8492 Central Avenue NE. The property is owned by the City and is currently zoned C-1, Shopping Center Commercial.

The building currently contains a dispensary, tobacco shop and restaurant, with additional space that previously operated as a pawn shop and is currently vacant. The proposal would allow the operator of the adjacent cannabis dispensary to lease the vacant space and establish an indoor cannabis cultivation operation, a use that is otherwise permitted only within the I-1 Light Industrial zoning district.



The City acquired the property as part of a long-term redevelopment strategy. Existing leases extend through approximately 2033, at which time the City anticipates redevelopment of the site. The proposed cultivation use is intended as an interim use of the property until redevelopment occurs. If redevelopment is delayed and the lease is extended, the cultivation operation could continue subject to City approval and continued compliance with the conditions of the Planned Unit Development.

Planned Unit Development Authority

Section 16.44 of the Spring Lake Park City Code establishes the Planned Unit Development zoning district to provide flexibility from certain zoning and subdivision regulations where doing so produces public benefits that may not otherwise be achieved through conventional zoning.

Under SLPC 16.44.010, PUD zoning may be considered where it provides benefits such as:

- flexibility in land development,
- improved site and building design,
- preservation or enhancement of site characteristics,
- more efficient use of land and public facilities, and
- other public benefits recognized by the City.

Within a PUD, SLPC 16.44.020 allows uses permitted in the underlying zoning district as well as limited uses that may normally be more appropriate in other districts, provided such uses do not exceed 15 percent of the land area within the development.

Analysis

Staff believes the proposed PUD meets the purpose and intent of the City's PUD ordinance.

1. The PUD provides flexibility from the underlying zoning district to allow a use normally permitted in the I-1 district while maintaining City oversight through site-specific conditions.
2. The area designated for cultivation use will be under 15% of the land area within the properties.
3. The proposal represents a practical interim use of City-owned property. The City acquired the property with the intention of redeveloping the site once existing leases expire in 2033. Authorizing the cultivation operation allows the City to utilize currently vacant space and generate lease revenue during this interim period. This authorization also promotes efficient and effective use of land as it permits two complimentary operations under common ownership to coordinate the concurrent use and eventual relocation of the businesses upon the anticipated redevelopment of the site.
4. The proposed cultivation use would occur entirely indoors within an existing building, requiring no new construction or site modifications. As a result, the operation is expected to have minimal visual or operational impacts on surrounding properties.
5. The operator currently maintains a licensed cannabis dispensary within the same commercial center, creating operational efficiencies by locating cultivation near the retail operation and reducing the need to transport product between facilities.
6. Approval of the PUD would be site-specific and temporary, tied to the lease term and the City's redevelopment timeline. The approval would not amend the underlying zoning regulations and therefore would not establish a precedent for permitting cannabis cultivation generally within the C-1 zoning district.

Recommended Conditions

If approved, staff recommends the following conditions be incorporated into the PUD approval. Compliance with these conditions should also be incorporated into the lease agreement between the City and the cultivation operator.

Cannabis cultivation operations within the PUD Overlay shall comply with the Cannabis and Hemp Business Activity standards set forth in SLPC 16.36.010(M) and all other applicable provisions of the Spring Lake Park City Code, except as modified by the PUD ordinance. In addition, the following standards shall apply:

1. **Ventilation and odor control.** Ventilation and filtration systems shall be installed and maintained to prevent detectable cannabis odors from escaping the building.
2. **Security plan.** The operator shall maintain a security plan consistent with applicable Minnesota cannabis regulations.
3. **Video surveillance.** The facility shall maintain video surveillance covering entrances, exits, and restricted cultivation areas consistent with Minnesota cannabis regulations.
4. **Hazardous materials.** Fertilizers, pesticides, carbon dioxide systems, and other chemicals shall be stored and handled in accordance with applicable federal, state, and local regulations.
5. **Building and fire code compliance.** All cultivation equipment, electrical systems, lighting systems, ventilation systems, and carbon dioxide enrichment systems shall comply with applicable building, electrical, mechanical, and fire codes.
6. **Regulatory access.** The cultivation operator shall provide reasonable access to the facility for the Minnesota Office of Cannabis Management, the Spring Lake Park Police Department, and other authorized regulatory agencies as permitted by law.
7. **State licensing.** The cultivation operator must obtain and maintain all required state cannabis licenses and approvals.

If you have any questions regarding this application, please don't hesitate to contact me at 763-784-6491.

ORDINANCE NO. 507

**AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT OVERLAY TO
ALLOW A CANNABIS CULTIVATION OPERATION AT 8478, 8480 AND 8484
CENTRAL AVENUE NE**

WHEREAS, the property legally described as Tract A and Tract B, Registered Land Survey No. 37, Anoka County, Minnesota, commonly known as 8478 and 8480–8492 Central Avenue NE, is owned by the City of Spring Lake Park and is currently zoned C-1, Shopping Center Commercial; and

WHEREAS, the City has applied for approval of a Planned Unit Development (PUD) pursuant to Spring Lake Park City Code Chapter 16.44 to allow a cannabis cultivation operation within an existing commercial building; and

WHEREAS, cannabis cultivation is normally permitted only within the I-1 Light Industrial zoning district, and the proposed PUD would allow such use within the existing building subject to conditions while maintaining the underlying C-1 zoning district; and

WHEREAS, the City Council finds that the proposed PUD provides flexibility consistent with the purposes of Spring Lake Park City Code Section 16.44 and allows productive, efficient, and effective use of existing commercial space by operations under common ownership which desire that the anticipated sunset of such site utilization upon future redevelopment of the property occur concurrently.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Spring Lake Park, Minnesota, ordains:

Section 1. Planned Unit Development Overlay Established.

A Planned Unit Development Overlay (PUD Overlay) is hereby established for the following property:

Tract A and Tract B, Registered Land Survey No. 37, Anoka County, Minnesota,
commonly known as 8478 and 8480–8492 Central Avenue NE.

The property shall remain zoned C-1, Shopping Center Commercial.

The PUD Overlay established by this ordinance allows a cannabis cultivation operation within the existing commercial building, subject to the standards and conditions set forth herein.

Section 2. Design Standards.

The Planned Unit Development Overlay incorporates the following standards.

- A. *Intent.* The purpose of this overlay is to allow an indoor cannabis cultivation operation within an existing commercial building while maintaining the standards of the C-1 Shopping Center Commercial District. Except as modified by this ordinance, development within the PUD Overlay shall comply with the requirements of the C-1 zoning district and other applicable provisions of the Spring Lake Park City Code.
- B. *Permitted Uses.* Permitted uses within the PUD Overlay shall generally comply with the uses permitted in the C-1 Shopping Center Commercial District, with the following additional permitted use: Indoor cannabis cultivation within the existing tenant space located at 8478, 8480 and 8484 Central Avenue NE. The cannabis cultivation use authorized by this ordinance shall: (1) be limited to the existing building footprint and leased tenant space, and (2) not extend to other tenant spaces or buildings on the property without additional City Council approval. No retail cannabis sales shall occur within the cultivation space unless authorized by the City and permitted by Minnesota law.
- C. *Building Location, Area, Height and Architecture.* Building location, area, height, and architecture shall conform to the standards of the C-1 Shopping Center Commercial District and other applicable provisions of the Spring Lake Park City Code.
- D. *Performance Standards.* Cannabis cultivation operations within the PUD Overlay shall comply with the Cannabis and Hemp Business Activity standards set forth in SLPC 16.36.010(M) and all other applicable provisions of the Spring Lake Park City Code, except as modified by this ordinance. In addition, the following standards shall apply:
 - 1) *Ventilation and odor control.* Ventilation and filtration systems shall be installed and maintained to prevent detectable cannabis odors from escaping the building.
 - 2) *Security plan.* The operator shall maintain a security plan consistent with applicable Minnesota cannabis regulations.
 - 3) *Video surveillance.* The facility shall maintain video surveillance covering entrances, exits, and restricted cultivation areas consistent with Minnesota cannabis regulations.
 - 4) *Hazardous materials.* Fertilizers, pesticides, carbon dioxide systems, and other chemicals shall be stored and handled in accordance with applicable federal, state, and local regulations.
 - 5) *Building and fire code compliance.* All cultivation equipment, electrical systems, lighting systems, ventilation systems, and carbon dioxide enrichment systems shall comply with applicable building, electrical, mechanical, and fire codes.
 - 6) *Regulatory access.* The cultivation operator shall provide reasonable access to the facility for the Minnesota Office of Cannabis Management, the Spring Lake Park Police Department, and other authorized regulatory agencies as permitted by law.
 - 7) *State licensing.* The cultivation operator must obtain and maintain all required state cannabis licenses and approvals.

Section 3. Official Zoning Map.

The Administrator / Clerk-Treasurer shall make the applicable notation on the official zoning map indicating the presence of the Planned Unit Development Overlay on the property described in this ordinance.

Section 4. Severability.

Should any section, paragraph, provision, sentence, or lesser part of this Ordinance be found invalid by a court of competent jurisdiction, such portion shall be severed and the remaining provisions shall remain in full force and effect.

Section 5. Effective Date.

This ordinance shall take effect upon adoption and publication of this ordinance in the City's official newspaper.

Passed by the City Council of the City of Spring Lake Park, Minnesota, this 6th day of April 2026.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator/Clerk



Memo

To: Spring Lake Park Planning Commission From: Evan Monson, AICP

Project/File: 193805540 Date: March 17, 2026

REQUEST: Interim Use Permit (IUP) and Conditional Use Permit (CUP) request for 8375 Sunset Road NE for an 'Automobile sales; indoor' use and a 'Vehicle repair and maintenance' use

APPLICANT: Konstantine Ebraldze – Carway LLC

OWNER: LARAS ERH PROPERTIES LLC

PROPERTY LOCATION: 8375 Sunset Road NE (Parcel ID 01-30-24-11-0059)

ZONING CLASSIFICATION: Light Industrial (I-1)

REVIEW PERIOD: 60-day review period ends 5/8/2026.

ITEMS REVIEWED: Application and materials received on 3/5/2026 and 3/6/2026.

INTRODUCTION

The applicant currently operates CarWay in nearby Blaine, and is interested in relocating to a new location. The applicant is in the process of acquiring the 8375 Sunset Road NE property from the current owner. The property has an existing building as well as some parking and fenced-in storage areas. The city had previously issued a CUP for a 'Vehicle repair and maintenance' use on the property in 2021. The applicant is proposing to have a limited number of vehicles for sale and display in the existing building along with some office space, while also offering vehicle repair and maintenance services.

For the I-1 zone, 'Automobile sales; indoor' use is allowed as an interim use, while 'Vehicle repair and maintenance' is a conditional use per [16.64.040 Appendix D: Schedule Of Permitted Uses By District](#).

Interim uses and conditional uses are similar, in that the proposed use must meet certain criteria in order to be approved. Conditions of approval can be added to either a conditional use permit (CUP) or an interim use permit (IUP). Unlike a CUP, an IUP can have a specified end date. CUPs 'run with the land,' while an IUP functions like a license, in that it will terminate if the business or property is sold.

Both CUPs and IUPs require review by the city's Planning Commission, and are approved or denied by the City Council. The process and procedures the city follows for conditional use requests are found in Section 16.56 of the city's zoning ordinance, while the processes for interim use requests are outlined in Section 16.58 of the zoning ordinance.

PROPERTY INFORMATION

Parcel Description: 8375 Sunset Road NE is a rectangular parcel that is approximately 0.75 acres in size and located in the northeast corner of the city. The County Highway 10/Central Avenue NE interchange is southwest of the property. The property contains an existing building that is approximately 5,100 square feet (SF) in size. There are parking and outdoor storage areas that are fenced-in, as well as limited space for parking on the front/west side of the site. Nearby properties to the south and west are primarily commercial or industrial in use, while lots to the east are residential in use.

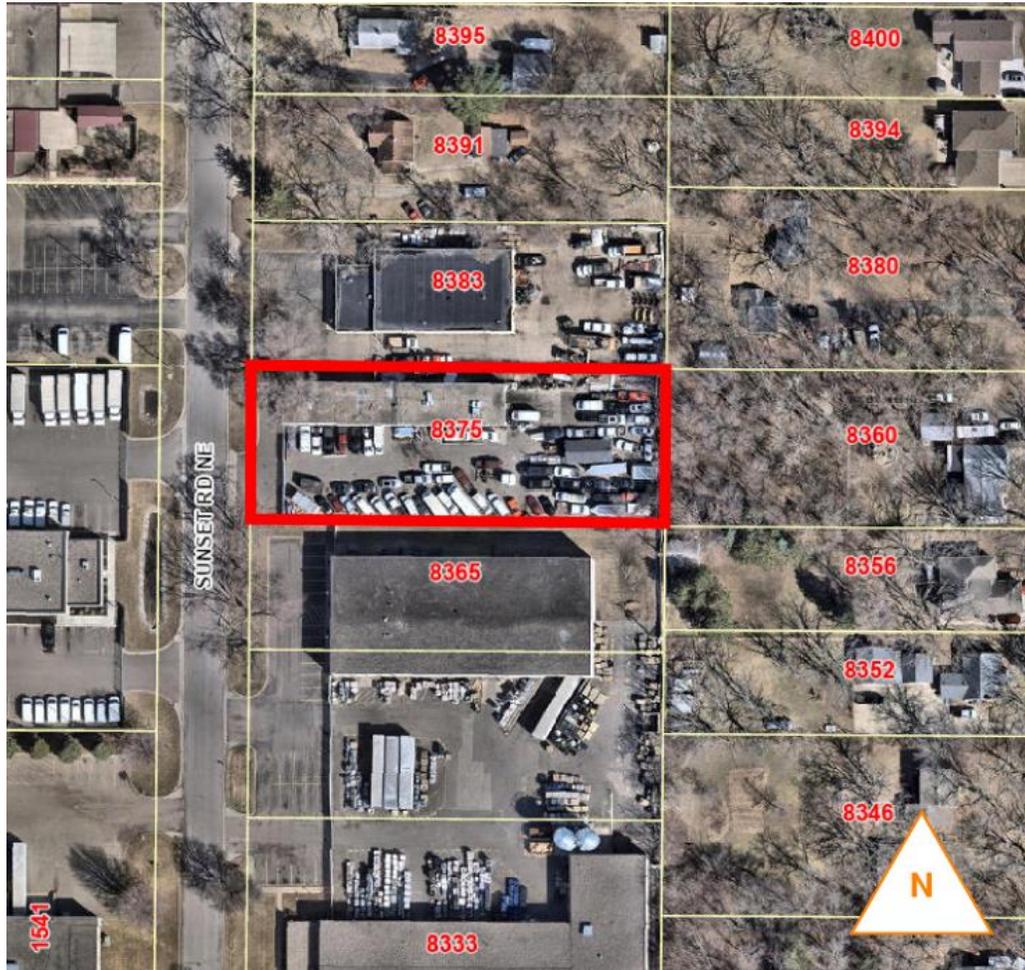


Figure 1: Aerial of site, per Anoka County GIS. Parcel lines are in yellow. Subject property is outlined in red.

EVALUATION OF REQUEST

Comprehensive Plan

The city's 2040 [Comprehensive Plan](#) designates the subject property as "Commercial/Industrial" on the Future Land Use Map (see Figure 2-2 within the Plan). The areas to the south and west are also guided "Commercial/Industrial," while the areas to the east are guided as "Low Density Residential" – see Figure 3 for reference. The "Commercial/Industrial" designation, per the 2040 Plan, is described as having the following types of uses and development: *Manufacturing of all kinds, including assembly of products produced elsewhere, facilities involved in the movement of goods, warehousing, construction, communications, utilities and wholesale sales.*

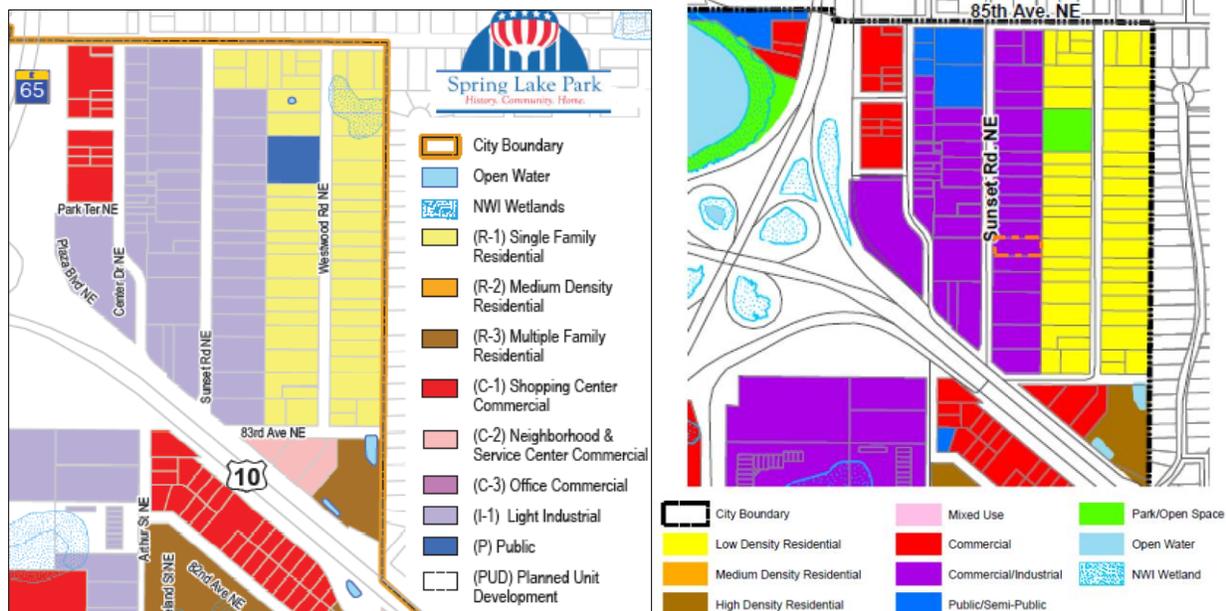


Figure 2 (Left): Excerpt of city's zoning map. Figure 3 (Right): Excerpt of city's Future Land Use Map, with subject property outlined in orange.

The applicant's proposed uses are allowed in the city's I-1 zone, so the requests are complying with the property's future land use designation in the city's current comprehensive plan.

Zoning Code

The property is zoned as Light Industrial (I-1), similar to many of the parcels to the north, south, and west as shown in Figure 2.

As is the case with other nearby properties, the existing lot, building, and parking areas predate the current zoning code, and are legally nonconforming to today's requirements. The applicant is not proposing any additions or expansions to the existing parking and building on the site.

The previous 'Vehicle repair and maintenance' use was determined to have ample availability of off-street parking when the city reviewed and approved a CUP for a previous tenant in 2021. The applicant does propose, per their site plan (see Figure 4 in this report), delineating areas for customer parking, employee parking, and storage of vehicle being serviced. There would be eight (8) stalls for customers, and five (5) for employees and staff. Most of the site, apart from the western edge of the property, is currently fenced in.

Section 16.64.010 lists the minimum off-street parking requirements based on use. There is no use listed in the table in Section 16.64.010 for automobile or vehicle sales. There is a "Service Station" use listed that could encompass both of the applicant's proposed uses which requires 3 spaces per each service bay plus 1 per each employee on major shift. The applicant's proposed site plan would exceed this requirement. If there is a need/demand for additional parking in the future, the rear of the site could be utilized for parking instead of storage as well.

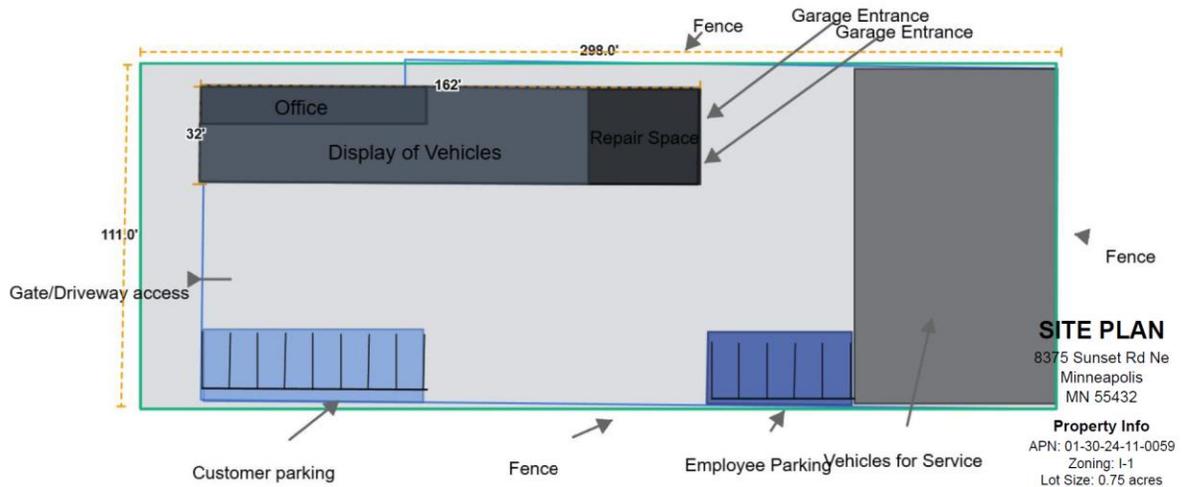


Figure 4: Excerpt of applicant's site plan.

Criteria for Review

Section 16.58.030 lists the criteria for review of an interim use request. These criteria are listed below in *italics*, with staff findings following regarding the proposed IUP for an 'Automobile sales; indoor' use:

- a. *Meets the standards of a conditional use permit as set forth in SLPC 16.56.*

The proposed interim use meets the standards of conditional use permit as stated in Section 16.56.030 Standards for Conditional Use Permit (see criteria and findings listed on page 5 and 6 of this report).

- b. *Conforms to the zoning regulations, performance standards and other requirements.*

The existing site is either meeting or legally nonconforming to the current requirements of the city's zoning ordinance. The applicant has not proposed making any exterior changes to the building. The site plan is in better compliance with the current ordinance than previous users of the site. Any future changes to the building and signage would have to adhere to the applicable requirements of the city's zoning code.

- c. *Is allowed as an interim use in the zoning district.*

'Automobile sales; indoor' is allowed as an interim use in the C-2 zoning district.

- d. *Will terminate upon a date or event that can be identified with certainty.*

The interim use permit will automatically expire upon closure of the proposed business or upon transfer of ownership, whichever occurs first.

- e. *Will not impose, by agreement, additional costs on the public if it is necessary for the public to take the property in the future.*

The proposed use of the building for 'Automobile sales; indoor' will not impose additional costs on the public if it is necessary for the public to take the property in the future

- f. *Will be subjected to, by agreement with the owner, any conditions that the City Council has deemed appropriate for permission of the use, including, but not limited to, a condition that the owner will provide an appropriate financial security to cover the cost of removing the interim use and any interim structures upon the expiration of the interim use permit.*

There are no interim structures proposed as part of this use.

Standards for Conditional Use Permit

The criteria in Section 16.56.030(E)(1) of the Zoning Code related to Conditional Uses are listed below in *italics*, with staff findings following regarding both proposed uses:

- a. *The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;*

The proposed uses – ‘Automobile sales; indoor’ and ‘Vehicle repair and maintenance’ – appears to be necessary and desirable based on the historic use of the property and the use of nearby parcels for similar uses.

- b. *The use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;*

The proposed uses, if conducted in accordance with city regulations, will not be detrimental to people in the vicinity.

- c. *The proposed use will comply with the regulations specified in this title for the district in which the proposed use is to be located;*

The applicant will not be adding onto the existing building or expanding the parking/storage areas already on the site. The lot, building, and parking areas are legally nonconforming to the city’s current zoning regulations. The proposed uses will not expand any nonconformities and will adhere to all other applicable requirements of the current zoning ordinance.

- d. *The use is one of the conditional uses specifically listed for the district in which it is to be located;*

This requirement is met.

- e. *The proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity;*

The proposed business does not include any alterations to the existing building. The proposed uses do not create any additional impacts or impact the use and enjoyment of other nearby properties.

- f. *The use will not lower property values or impact scenic views in the surrounding area;*

Based on the applicant’s submittal, the use itself will not lower property values. Maintaining opaque screening between the subject property and lots to the east, as well as adhering to city requirements regarding noise, lighting, glare, and other nuisances will ensure the use does not impact the scenic value of the area.

- g. Existing streets and highways and proposed access roads will be adequate to accommodate anticipated traffic;*

The existing street is adequate to serve the proposed uses.

- h. Sufficient off-street parking and loading space will be provided to serve the proposed use;*

The applicant's site plan shows eight (8) off-street parking stalls for customers, and five (5) for employees and staff. The rear (east) of the site could be utilized for parking in the future if the business generates additional need for parking.

- i. The use includes adequate protection for the natural drainage system and natural topography;*

N/A; there are no changes to the site being proposed that would impact drainage.

- j. The proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance; and*

Maintaining screening of parking and outdoor storage from residential uses to the east would help mitigate nuisances. The proposed use will have to adhere to requirements under city code regarding odor, fumes, dust, noise, and vibration.

- k. The proposed use will not stimulate growth incompatible with prevailing density standards.*

Not applicable.

Based on the findings above, the request meets the criteria in Section 16.58.030 for approval of an interim use permit, including the criteria in Section 16.56.030(E)(1) for a conditional use permit.

OTHER REVIEW

- Engineering: No comments.
- Building Department: a certificate of occupancy will be required prior to the business moving in.

OPTIONS

The Planning Commission can do one of the following:

1. Recommend approval of the request, with findings for approval and with or without conditions.
2. Recommend denial of the request, with findings for denial.
3. Table the request for further review and/or study.

RECOMMENDATION

Interim Use Permit

Staff recommend the Planning Commission recommend the City Council approve of the requested interim use permit to allow for an 'Automobile sales; indoor' use at 8375 Sunset Road NE (Parcel ID 01-30-24-11-0059), with the following conditions and findings of fact:

Findings of Fact:

1. The applicant proposes to operate a vehicle repair and automobile sales business on the property. No additions to the existing building are proposed.
2. The property is zoned Light Industrial (I-1), and 'Automobile sales; indoor' is allowed as an interim use in this zone per Section 16.64.040 of the city's zoning ordinance.
3. The site plan proposed by the applicant shows eight (8) stalls for customers, and five (5) for employees and staff. Outdoor storage of vehicles to be serviced would be on the rear/east of the lot. The parking and storage areas on the lot will remain fenced-in.

Conditions of Approval:

1. The applicant is permitted to operate an 'Automobile sales; indoor' use on the site in accordance with the site plan received by the city and reviewed with this request.
 - a. Expansion of the building on the site, expansion of outdoor storage on the site, and/or reduction of off-street parking areas shall require an amendment of this permit to be approved by the city.
 - b. The vehicle storage areas and off-street parking areas shall remain screened from view from lots to the east.
 - c. Storage areas and off-street parking areas shall remain screened from view from lots to the east. Said screening shall adhere to the requirements of Section 16.28.030 and 16.28.040 of the city's zoning ordinance.
 - d.
2. The interim use permit shall remain valid only while the proposed business is in operation. The permit shall automatically expire upon closure of the business or upon transfer of ownership, whichever occurs first.
3. The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
4. The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
5. The applicant shall pay any fees and escrows associated with this request.

Conditional Use Permit

Staff recommend the Planning Commission recommend the City Council approve of the requested conditional use permit to allow for a 'Vehicle repair and maintenance' business at 8375 Sunset Road NE (Parcel ID 01-30-24-11-0059), with the following conditions and findings of fact:

Findings of Fact:

1. The applicant proposes to operate a vehicle repair and automobile sales business on the property. No additions to the existing building are proposed.
2. The property is zoned Light Industrial (I-1), and 'Vehicle repair and maintenance' is allowed as a conditional use in this zone per Section 16.64.040 of the city's zoning ordinance.
3. The site plan proposed by the applicant shows eight (8) stalls for customers, and five (5) for employees and staff. Outdoor storage of vehicles to be serviced would be on the rear/east of the lot. The parking and storage areas on the lot will remain fenced-in.

Conditions of Approval:

1. The applicant is permitted to operate an 'Vehicle repair and maintenance' use on the site in accordance with the site plan received by the city and reviewed with this request.
 - a. Expansion of the building on the site, expansion of outdoor storage on the site, and/or reduction of off-street parking areas shall require an amendment of this permit to be approved by the city.
 - b. Storage areas and off-street parking areas shall remain screened from view from lots to the east. Said screening shall adhere to the requirements of Section 16.28.030 and 16.28.040 of the city's zoning ordinance.
2. The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
3. The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
4. The applicant shall pay any fees and escrows associated with this request.

To: Spring Lake Park Planning Commission From: Evan Monson, AICP

Project/File: 193805540 Date: March 17, 2026

REQUEST: Conditional Use Permit (CUP) request for 8421 Center Drive NE for an “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” use

APPLICANTS: Ronda Disch - Alpha Human Services / Alpha Emergence Behavioral Health

PROPERTY OWNER: Center Drive Holdings, LLC

PROPERTY LOCATION: 8421 Center Drive NE, Suite B (Parcel ID 01-30-24-12-0081)

ZONING CLASSIFICATION: Light Industrial District (I-1)

REVIEW PERIOD: 60-day review period ends 5/8/2026.

ITEMS REVIEWED: Application and materials received on 3/3/2026 and 3/9/2026.

INTRODUCTION

8421 Center Drive NE is owned by Center Drive Holdings, LLC, and consists of two units/suites for use – Unit A and Unit B. Unit B is being proposed as a space for a warehousing and retail business operated by Alpha Emergence Behavioral Health, a non-profit mental health services company. The proposed use would support a workforce development program called The Come Up, that according to the applicant’s submittal would provide *“training and employment skills to individuals who face significant barriers to employment, particularly individuals with criminal justice system involvement. Participants receive hands-on training in operating an e-commerce business, including inventory management, shipping logistics, point-of-sale systems, retail merchandising, and customer service. The retail component allows trainees to practice these skills in a structured environment while selling merchandise produced by the program’s affiliated e-commerce business.*

In discussions with the applicant, the items that would be available for retail would be overstock items and returned items from large ‘big-box’ retail establishments. If the CUP is approved, approximately 60% of Unit B would be retail space, with the rest being storage and warehousing of products. The applicant estimates that one to two employees would typically be on-site. Up to eight (8) will be present at one time during training sessions, for two to four hours of the day. Training sessions would, per the applicant, likely occur once a month.

For the I-1 zone, “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” is permitted as an conditional use as per [16.64.040 Appendix D: Schedule Of Permitted Uses By District](#).

CUPs require review by the city’s Planning Commission, and are approved or denied by the City Council. The process and procedures the city follows for conditional use requests are outlined in Section 16.56 of the zoning ordinance.

PROPERTY INFORMATION

Parcel Description: The property at 8421 Center Drive NE is approximately 0.24 acres in size and is located on the northeast side of the city. The County Highway 10/Central Avenue NE interchange is southwest of the property. The property contains a multi-tenant commercial building that is approximately 6,900 square feet (SF) in size. Unit B is approximately 3,500 SF in size. There is limited space for parking and loading on the rear / east side of the property, as well as parking on the front / west side of the property along Center Drive NE.

Surrounding properties include a variety of commercial and industrial businesses along Center Drive NE. The property owner of 8421 Center Drive NE also owns the 8409, 8413, 8415, and 8419 Center Drive NE properties. There are some multifamily uses nearby, while areas further east consist primarily of single-family detached houses.



Figure 1: Aerial of the site, per Anoka County GIS. Parcel lines are shown in yellow. Subject property is outlined in red, with the suites/units labeled.

EVALUATION OF REQUEST

Comprehensive Plan

The city's 2040 [Comprehensive Plan](#) designates the subject property as "Commercial/Industrial" on the Future Land Use Map (see Figure 2-2 within the Plan). The proposed use is an allowed use in the city's I-1 zone and is therefore consistent with, and compatible with, the property's future land use designation.

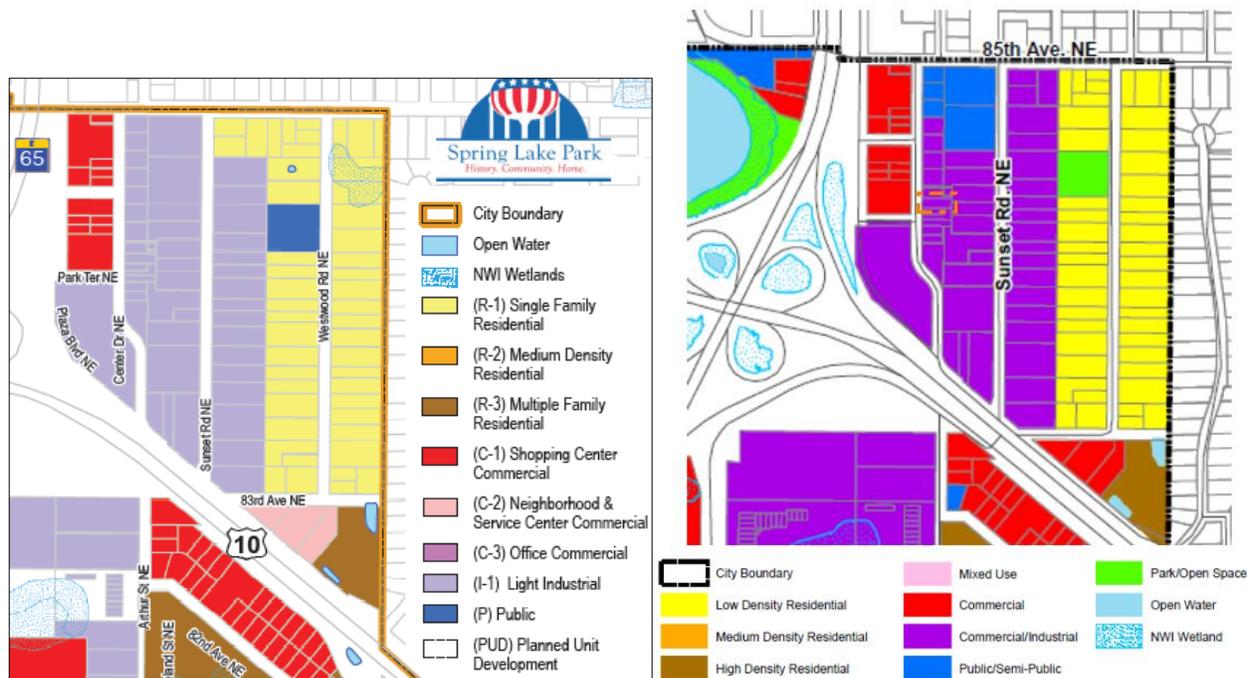


Figure 2 (Left): Excerpt of city's zoning map. Figure 3 (Right): Excerpt of city's 2040 Future Land Use Map. Subject property outlined in orange.

Zoning Code

There are no building additions being proposed to the property as a part of this request. Section 16.64.050 lists the dimensional standards for the city's zones, while Section 16.64.010 lists the minimum off-street parking requirements based on use. The existing building and parking areas on the property predate the city's current zoning code, which makes the property legally nonconforming to today's standards.

The city's off-street parking requirements are based on the type of use; a "Retail store, department store" would be required to have ten spaces per each 1,000 square feet of gross floor area. This is the only retail type of use listed in Section 16.64.010. This off-street parking requirement may make sense for a department store, which would typically be quite large and attract a significant amount of customers, though it is a high bar to require for a business that would have 2,000 SF or less of retail space.

The city has previously allowed 'retail' uses on the site with the same limitations on parking and loading as the current applicant would have. A previous retail use on the site – Sashe Market – [received a CUP](#) for a retail use in this unit of the property in 2021. Staff noted at that time that the off-street parking requirements varied widely by use, and that the property would meet code if applying the same parking requirement as an industrial use. The low number of staff and employees that are proposed to be on-site at a time, combined with retail business becoming more focused on online than in-person sales, results in less

demand being generated for parking, which makes the current parking arrangements sufficient for this proposed use.

As previously noted, the property owner owns the 8409, 8413, 8415, and 8419 Center Drive NE properties. There are 40 total parking spaces (22 parking stalls in front along Center Drive NE, and 18 in the rear) split between the five properties owned by Center Drive Holdings, LLC. There are access easements that allow for access to the rear of the properties. The subject parcel has seven stalls in front, and four in the rear; previous tenants of Unit B have been allocated seven (7) of the 40 parking spaces. CUPs for past and current tenants in these properties have been limited to these existing loading and parking spaces.



Figure 4: Aerial of site, with accesses to rear parking/loading areas identified in white.

Criteria for Review

The criteria in Section 16.56.030(E)(1) of the Zoning Code related to Conditional Uses are as follows in *italics*:

- a. *The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;*

The proposed use “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” would result in

sales of products and goods that are overstocked or returned items from larger retailers. Retail of such goods would provide a convenient option for those working in the nearby area, and the city at large.

- b. *The use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;*

The proposed use, if adhering to city code, will not be detrimental to people in the vicinity. The site has most recently been used for a small grocery store, while other customer-facing retail and service uses have and are currently operating in the neighborhood.

- c. *The proposed use will comply with the regulations specified in this title for the district in which the proposed use is to be located;*

The property is legally nonconforming to the city's zoning code; the development of this parcel predates the current zoning requirements. The proposed business will not make any changes to the existing building, and the applicant will have to adhere to limit parking to spaces that are located on the property or other spaces that are owned by the property owner.

- d. *The use is one of the conditional uses specifically listed for the district in which it is to be located;*

The proposed use "Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district" is a conditional use in the I-1 zone.

- e. *The proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity;*

The proposed business does not include any additions to the existing building. The proposed use does not appear to be creating any impacts or limitations to the use and enjoyment of other nearby and adjacent properties.

- f. *The use will not lower property values or impact scenic views in the surrounding area;*

Based on the applicant's submittal, the proposed use does not appear to impact any scenic views or property values. Adherence to city code requirements regarding noise, exterior storage, and nuisances would ensure that property values are not negatively impacted.

- g. *Existing streets and highways and proposed access roads will be adequate to accommodate anticipated traffic;*

The existing street system is sufficient to serve the proposed use.

- h. *Sufficient off-street parking and loading space will be provided to serve the proposed use;*

The property is nonconforming to today's zoning code, and does not have space to add additional parking beyond what is existing. The property owner owns multiple parcels on the block, with each tenant limited to a set number of stalls per suite/unit. There are 40 stalls total split among the five lots.

The property has sufficient parking and loading/unloading space. Previous and current tenants have been able to utilize the existing available space for parking and loading/unloading. The proposed use

does not appear to demand/generate more loading/unloading than previous permitted and conditional uses allowed on the site.

- i. The use includes adequate protection for the natural drainage system and natural topography;*

There are no changes to the site being proposed that would impact drainage.

- j. The proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance; and*

The proposed use will have to adhere to requirements under city code regarding odor, fumes, dust, noise, and vibration.

- k. The proposed use will not stimulate growth incompatible with prevailing density standards.*

Not applicable.

Based on the findings above, the proposed use meets the criteria for approval of a CUP.

OTHER REVIEW

- Engineering: No comments.
- Building Department: a certificate of occupancy will be required prior to the business moving in.

OPTIONS

The Planning Commission can do one of the following:

1. Recommend approval of the request, with findings for approval and with or without conditions.
2. Recommend denial of the request, with findings for denial.
3. Table the request for further review and/or study.

RECOMMENDATION

Staff recommend the Planning Commission recommend the City Council approve of the requested Conditional Use Permit (CUP) request for an “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” use at 8421 Center Drive NE Suite B (Parcel ID 01-30-24-12-0081), with the following conditions and findings of fact:

Findings of Fact:

1. The applicant proposes operating a retail and warehousing business within the existing Unit/Suite B space on the property. Said business would be part of a workforce development program operated by Alpha Emergence Behavioral Health.
2. “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” is allowed as a conditional use within the Light Industrial (I-1) zoning district in which the subject property is located.
3. The existing lot, building, and parking areas predate the current city code – the property is legally nonconforming.
4. The applicant’s proposed use meets the criteria in Section 16.56.030(E)(1) of the city’s zoning code for approval of a conditional use permit (CUP).

Conditions of Approval:

1. The applicant is allowed to operate a “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” use within Unit/Suite B of 8421 Center Drive NE, per the submittal received by the city and reviewed with this request.
 - a. An amendment to this permit will be required for any expansion of the proposed use on the site.
2. Off-street parking shall be limited to spots designated for use by the property owner.
3. The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
4. The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
5. The applicant shall pay any fees and escrows associated with this request.

City of Spring Lake Park Staff Report



Agenda Date	Status
March 23, 2026	Proposed
Requestor	Agenda Section
Daniel Buchholtz, City Administrator	New Business
Agenda Item	
2026 Street Improvement Project – Comprehensive Plan Consistency Review	
Executive Summary	
<p>The Planning Commission is asked to review the proposed 2026 Street Improvement Project and determine whether the project is consistent with the City’s 2040 Comprehensive Plan, as required by Minnesota Statutes §462.356. Staff finds that the project is consistent with the Comprehensive Plan and recommends approval of the consistency finding.</p>	
Background	
<p>The 2026 Street Improvement Project includes mill and overlay improvements and associated repairs on Plaza Boulevard, Theorin Terrace, Center Drive, Sunset Drive, and a portion of the TH 10 Service Drive.</p> <p>The project is part of the City’s ongoing pavement management program and is intended to preserve existing infrastructure, extend pavement life, and maintain safe and functional roadways.</p> <p>The Spring Lake Park 2040 Comprehensive Plan identifies transportation infrastructure maintenance as a key component of the City’s long-term planning framework. The Plan recognizes that the City is fully developed and that reinvestment in existing infrastructure is essential to maintaining neighborhood stability and supporting future redevelopment.</p> <p>The Spring Lake Park 2040 Comprehensive Plan identifies transportation infrastructure maintenance as a key component of the City’s long-term planning framework. The Plan recognizes that the City is fully developed and that reinvestment in existing infrastructure is essential to maintaining neighborhood stability and supporting future redevelopment.</p>	

Board/Commission Review

N/A

Financial Impact

The estimated total project cost is \$577,200, with approximately \$501,592 proposed to be assessed to benefiting properties and the remaining portion funded by the City, consistent with established assessment policies.

Staff Recommendation

Staff recommends that the Planning Commission adopt the following motion:

Motion to find that the 2026 Street Improvement Project is consistent with the Spring Lake Park 2040 Comprehensive Plan.

The project supports Comprehensive Plan goals related to infrastructure maintenance, neighborhood stability, and implementation of the City's Capital Improvements Program, and does not create any land use or policy conflicts.

Attachments

1. 2040 Comprehensive Plan – sent out previously
2. 2026 Street Improvement Project Feasibility Report



City of Spring Lake Park Feasibility Report

2026 Street Improvements Project

Plaza Boulevard, Theorin Terrace, Center Drive,
Sunset Drive, and part of the TH 10 Service Drive

March 2026
Stantec Project No. 193807587



Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000
Minneapolis MN 55402
Tel: (612) 712-2000

March 2, 2026

Honorable Mayor and City Council
City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432-2116

Re: Feasibility Report
2026 Street Improvements Project - Plaza Boulevard, Theorin Terrace, Center Drive,
Sunset Drive, and part of the TH 10 Service Drive
Stantec Project No.: 193807587

Dear Mayor and Council:

A Feasibility Report has been prepared for providing street improvements on Plaza Boulevard, Theorin Terrace, Center Drive, Sunset Road, and a portion of the TH 10 Service Drive. The report was authorized by the City Council on November 3, 2025 (Resolution 2025-38).

The Report includes a discussion of the existing condition of the streets, as well as a description of the improvements recommended for inclusion in this project. The improvements primarily include street rehabilitation (mill and overlay) and select repairs to the existing concrete curb and gutter.

A planning-level cost estimate for the recommended improvements is also included in the Report, along with a possible method of cost allocation for division of costs between the City and properties that will benefit from the improvements.

We would be pleased to meet with the City Council and Staff at any mutually convenient time to discuss the findings of this Report.

Sincerely,
STANTEC

Phil Gravel, City Engineer

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

Phil Gravel, PE

Date: March 2, 2026 Registration No. 19864

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- Figure 1 – Project Location – Area To Be Assessed
- Appendix A – Opinion of Probable Project Costs
- Appendix B – Preliminary Assessment Roll

Executive Summary

Since the late 1990's, the City of Spring Lake Park has undertaken a comprehensive city-wide street maintenance program. Street Improvement Projects have occurred regularly since that time. Recent projects were completed in 2014-2015, 2022, 2024, and 2025. This report presents information for completing improvements on the following:

- Plaza Boulevard (from 85th Ave to south end),
- Theorin Terrace (between Plaza Blvd. and Center Drive),
- Center Drive (from 85th Ave. to TH 10 Service Drive),
- Sunset Road (from 85th Ave. to TH 10 Service Drive), and
- The TH 10 Service Drive (from the Co. Rd. 10 traffic signal to west driveway for Oak Crest).

The proposed improvements presented herein are similar to recent street improvement projects.

The estimated total project cost is \$577,200. The estimated amount to be assessed is \$501,592.15. The net estimated City of Spring Lake Park share of the project \$75,607.85 (total project cost less proposed assessments).

The proposed assessment rates presented herein are consistent with the city's assessment practice. The proposed assessment rates are similar to rates from previous projects when adjusted for inflation. If the Council wishes to proceed with the project, the next steps include preparation of a detailed financial analysis, sharing information with the public, and final preparation of plans and specifications.

Introduction and Existing Roadway Conditions

The City Council authorized preparation of a Feasibility Report to complete a street improvements project on the streets in the project area on November 11, 2025.

The streets in the project areas are urban, bituminous roadways with concrete curb and gutter. Most of the streets are 32-feet wide (face of curb to face of curb). Plaza Boulevard is 35-feet wide (face of curb to face of curb).

Plaza Boulevard, Theorin Place, Center Drive, and Sunset Drive were last paved in 1997. The TH-10 Service Drive was last paved in 2001.

Existing street information is presented below.

Plaza Boulevard And Theorin Place:

Street Width	35-feet (Plaza) and 32-feet (Theorin) face of curb to face of curb
Bituminous Wear	1.5-inches (from 1997)
Bituminous Base	2.0-inches (from 1997)
Aggregate Base	6.0-inches depth of reclaimed material from 1997
Number of Driving Lanes	2 (one in each direction)
Sidewalk	None

Center Drive and Sunset Road:

Street Width	32-feet (face of curb to face of curb)
Bituminous Wear	1.5-inches (from 1997)
Bituminous Base	2.0-inches (from 1997)
Aggregate Base	6.0-inches depth of reclaimed material from 1997
Number of Driving Lanes	2 (one in each direction)
Sidewalk	None.

TH-10 Service Drive (traffic signal to Oak Crest west driveway):

Street Width	Variable tapering to 32-feet (face of curb to face of curb)
Bituminous Wear	1.57-inches (from 2001)
Bituminous Base	1.57 inches (from 2001)
Aggregate Base (CI5)	5.90 inches (from 2001)
Number of Driving Lanes	2 (one in each direction)
Sidewalk	None.

The existing curb and gutter on all roads within the project area is generally in fair condition. Minor cracks and settlements exist in some spot locations.

In place storm sewer catch basin structures in the project area need repair or replacement. The Public Works Supt. will determine which structures require repairs or replacement.

Geotechnical Investigation

Because the project is limited to surface replacement work, no geotechnical investigation or environmental sampling has been completed.

Roadway Design Considerations

STREET SECTION

According to available record documents, the existing street sections in the project area are generally 3.5-inches of bituminous over +/- 6-inches of reclaimed aggregate material and/or Class 5 aggregate.

Upon review as part of the process of preparing this report, the surface condition of the streets in the project area was reviewed. It was determined that pavement maintenance is necessary to maintain the integrity of the street base.

The proposed construction will include removing the top layer of bituminous by milling. The mill thickness will be 2-inches deep maximum. After milling, patching of any areas of distress will occur. Finally, the road will be resurfaced by placing a new 2-inch thick bituminous surface.

CONCRETE CURB AND GUTTER

The streets included in this project have existing B618 (high back) concrete curb and gutter. Based on a field review and discussions with the Public Works Director, the majority of the curb appears to be in satisfactory condition. The City has indicated that they prefer to save the curb and gutter if possible. Therefore, it is proposed to limit the replacement of curb and gutter to spot areas. Proposed curb replacement segments include those sections currently showing damage or deterioration and at those locations where storm sewer repairs and pedestrian ramp replacements are proposed.

SIDEWALK

Currently there is no existing sidewalk within the project area. No new sidewalk is proposed as part of this street maintenance project. However, it is proposed to add pavement markings on Sunset Road in order to mark the street edges to provide areas for possible pedestrian walking.

Storm Sewer

No storm sewer pipe work is proposed. The existing storm sewer structures will be inspected by the Public Works Director to determine pipe conditions and identify necessary repairs. The existing storm sewer catch basins in the project area will all be maintained by resetting the existing frame and casting.

Water Main

No water main work is proposed. The existing water distribution system in the project area is deemed to be in an acceptable condition based on the history of past repairs in the project area and discussions with the Public Works Director. No improvements or extensions will be made to the water distribution system as part of this project. Work on the system will be limited to adjustment of valve boxes or hydrants as part of the street improvements.

Sanitary Sewer

No sanitary sewer work is proposed. Sanitary sewer mains exist along the length of the streets in the project area. The existing sewer mains have all been lined as part of past sewer lining projects. No extensions or upgrades to the sanitary sewer system are proposed as part of this project.

Permits

To construct the proposed improvements discussed herein, it is anticipated the following permits will need to be obtained prior to the start of construction:

- Minnesota Pollution Control Agency: A NPDES General Storm Water Permit for Construction Activities will be required from the Minnesota Pollution Control Agency.
- Coon Creek Watershed District (CCWD):
Per the current CCWD rules (Effective 01/01/2023), an erosion and sediment control plan will be required, but a Rule 3 (Stormwater Management) permit should not be required because the method of construction proposed (milling and patching) does not meet the CCWD definition of Full Reconstruction.

CCWD Rule 3 - Stormwater Management

- **Fully Reconstructed Impervious Surface.** An area where impervious surface is removed down to the underlying native soil, and the underlying native soil (as distinguished from roadway subbase material) is disturbed. The following are among those actions that do not constitute impervious surface reconstruction: structure renovation; impervious surface mill, reclamation and overlay; paving of an existing gravel road that will remain rural-section road; hard surface removal and replacement associated with an isolated maintenance activity (as opposed to broader-scale replacement) such as repair of a catch basin or pipe section or replacement at the same hydraulic capacity; and pedestrian ramp installation.

Project Schedule

The following schedule outlines the major project tasks necessary to complete the project.

Authorize Feasibility Report	November 11, 2025
Accept Report and Call for Improvement Hearing	March 2, 2026
Public Improvement Hearing	April 6, 2026
Authorize Preparation of Plans and Specifications	April 6, 2026
City Council Approve Plans and Specifications	April 20, 2026
Open Bids	May 2026
Declare Costs and Order Final Assessment Roll	May 18, 2026

Receive Assessment Roll & Order Assessment Hearing	June 1, 2026
Public Assessment Hearing	June 15, 2026
Award Contract (Award Bid)	June 15, 2026
Begin Construction	July 2026

Opinion of Probable Project Costs

An opinion of Probable Project Costs has been prepared for the proposed improvements based on current information, including an allowance for engineering, administrative fees, and financing. Costs are not included for capitalized interest that will accrue. It is understood that a separate financing analysis of the project will be prepared when funding and financing decisions are made.

A detailed list of the estimated improvement costs is included in an attachment to this report. The total estimated project cost is \$577,200.

Cost Allocation and Assessments

The costs for the improvements will be recovered through a combination of assessments to the properties benefiting from this project and City funding. The total estimated project cost is \$577,200.

CITY ASSESSMENT POLICY AND PRACTICE

The City Council adopted Resolution 98-48 on November 16, 1998 establishing a Pavement Management Policy. The City adopted an addendum to the policy in January 1999 to clarify construction issues. Resolution 98-48 established assessment policy to be applied to street improvement projects.

The policy provides that commercial, industrial, school, and church properties shall pay 100 percent of the actual cost based on the front footage of the property adjacent to the streets being improved. On previous city improvement projects, public land (city property) is treated the same as school and church properties.

For residential properties, the policy says that costs will be split, with approximately 45% being assigned to the residential properties, and approximately 55% being funded by the City. The assignment of costs to residential properties will be made on a per single family residential equivalent unit basis. For this method, a single-family lot is assigned a value of one unit. Per the policy, single family corner lots are to be assessed for improvements on the street in front (shorter length side), and not on the side street (longer length side). There is one corner lot within the 2026 Project (Sunset Td. And 85thg Ave.). This corner lot has the short side facing Sunset Drive and therefore is proposed to be assessed under this project.

Multiple housing lots are counted as proportions of equivalent single-family lots. Duplex units are counted at a rate of 0.8 single-family lots per unit, town homes are counted at a rate of 0.6 single-family lots per unit, and apartments are counted as 0.4 single-family lots per unit. No differentiation is made between attached and detached town home units.

In accordance with recent city practice, costs of public utility improvements incurred on a project (sanitary sewer, water main, and storm sewer piping), will be completely funded by the City, with no portion assessed.

ASSESSMENT RATE ASSUMPTIONS FOR THIS PROJECT

The 2026 Street Improvement work proposed does not include any oversizing beyond that of a typical city residential street. The proposed assessments herein do not include any reduction for oversizing.

There are no sidewalk repair or pedestrian curb ramp replacements proposed. If there were, the costs would not be included in the assessable costs.

ASSESSMENT RATE CALCULATIONS

To determine the proposed assessment rates for this project, a cost estimate was determined for the proposed pavement preservation (mill and overlay). A copy of Opinion of Probable Construction Costs is attached to this report. The assessable project costs amount was used as the assessable project cost for determining assessments.

For residential properties, the City assessment practice calls for assessing 45% of the assessable project cost on a per parcel basis.

For non-residential properties, the City Assessment call for assessing on a front foot basis. The front footage assessment rate is based on 100% of the assessable project costs. The total front footage lengths were determined from Anoka County mapping.

PROPOSED ASSESSMENT RATES

Based on the assumptions and methodology presented above, the resulting estimated assessment rates for a standard residential street are shown below. An analysis of financing and funding options should be prepared based on the information contained herein.

Proposed Assessment Rates:
2026 Street Improvements Project

Single Family Unit Rate	\$2,456.25 per parcel
Per Front Foot Rate	\$ 59.57 per front foot

Estimated Total Assessments:
2025 Street Improvements Project

2026 Street Project Assessments	<u>\$501,592.15</u>
Total Estimated Assessments	\$501,592.15

Assessment Rate Comparison
Past Projects in Spring Lake Park

<u>Project</u>	<u>Unit Rate</u>	<u>Frontage Rate</u>
2025 Street Improvements Project	\$1,800.04	\$56.30
2024 Street Improvements Project	\$2,291.28	\$67.89
2022 Street Improvements Project	\$2,726.00	N / A
2014-2015 Street Imp. Project	\$3,079.55	\$68.22
Able Street/Terrace Road (actual 2011 rates)	\$2,992.93	\$67.92
CSAH 10 Frontage Roads (inflated from 2007)	N / A	\$72.08
81 st Avenue (inflated from 2005)	\$3,119.39	\$71.55
2004 Street Improvement Project (inflated)	\$3,055.77	\$70.50
2003 Street Improvement Project (inflated)	\$3,205.53	\$73.55

AREA TO BE ASSESSED

The area proposed to be assessed includes the parcels adjacent to the improvements. The area to be assessed is shown on Figure 1 of this report. The parcels are listed in the Preliminary Assessment Roll.

Conclusions and Recommendations

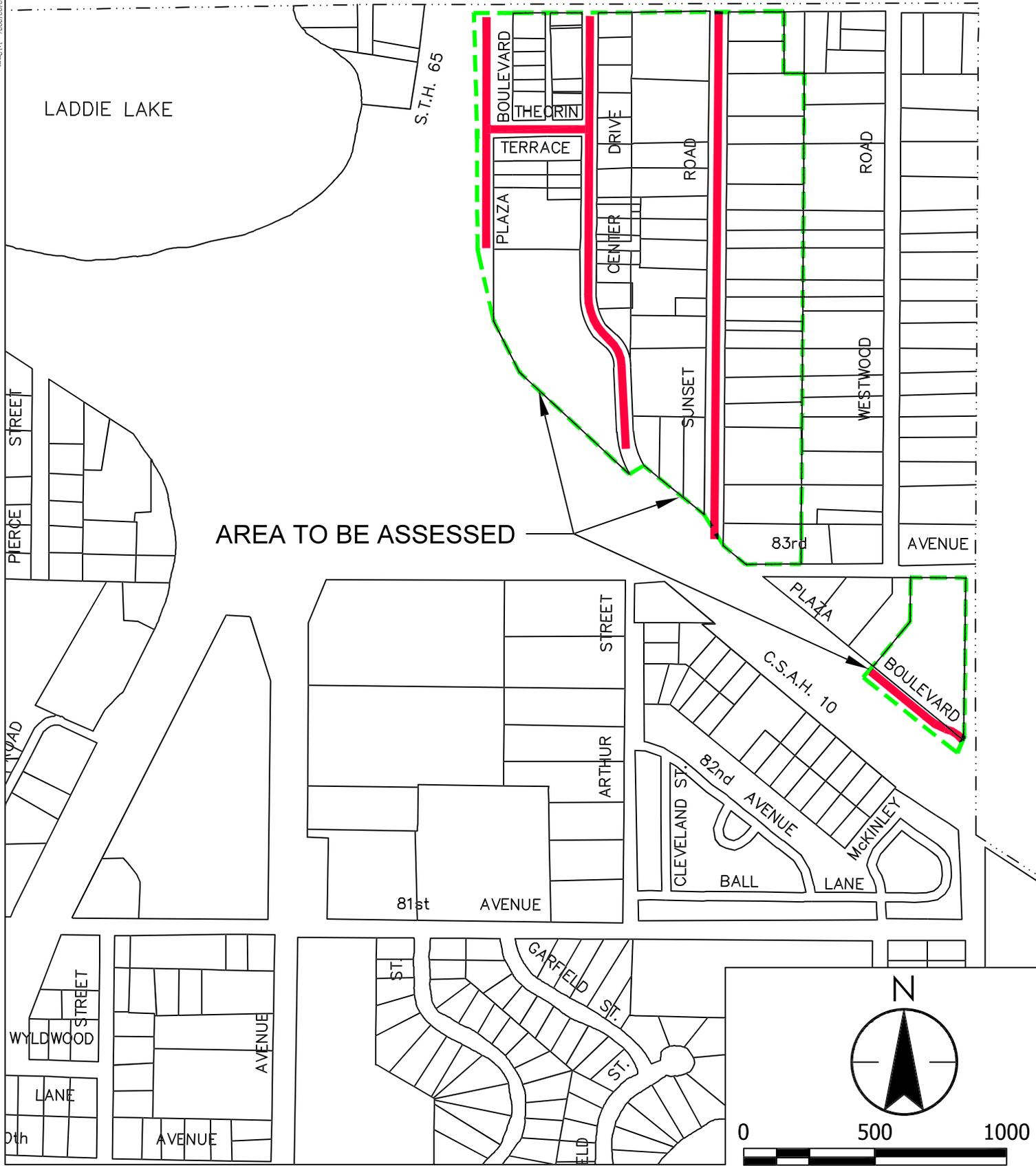
This Feasibility Report was ordered by the City Council based on the age and condition of streets included in the project area. It has been determined that a capital improvement project to reconstruct these streets should be undertaken.

The proposed improvements described in this report are feasible as they relate to general engineering principles and construction procedures. The feasibility of the project as a whole is subject to financial review. The improvements proposed are necessary to improve the condition of the roadway per the City's city-wide street maintenance practice. The improvements proposed are cost effective and feasible based on proven methods for street construction.

A project schedule has been presented for completing the improvements in one construction season. The following recommendations are presented for consideration by the Spring Lake Park City Council:

- A financing analysis for the project should be prepared.
- The City should accept this Report and adopt it as a guide for completion of the proposed improvements.
- The City should consider assessing a portion of the cost of this project to abutting properties in accordance with approved City policy.
- The City should schedule a public improvement hearing to receive input on the proposed improvements.
- Upon completion of the public hearing, if the City wishes to proceed, the City Council should formally order the project.

File: 02/28/2024 - 11:28am
Project: 1719380/357/CADD/Drawn/19380/357_716_LOCATION MAP.dwg
User: JES



LOCATION MAP - AREA TO BE ASSESSED

Opinion Assessment Costs (Feasibility Report) - 2026 Street Improvements Project
 City of Spring Lake Park
 March 2026

2.0-inch mill and overlay				Opinion of Probable Costs	
Item	Item	Units	Quantity	Unit Price	Total
1	MOBILIZATION	LS	1	\$10,000.00	\$10,000.00
2	TRAFFIC CONTROL	LS	1	\$4,000.00	\$4,000.00
3	SAW CONCRETE PAVEMENT (FULL DEPTH)	EA	60	\$25.00	\$1,500.00
4	SAW BITUMINOUS PAVEMENT (FULL DEPTH)	LF	3300	\$2.50	\$8,250.00
5	REMOVE CONCRETE CURB AND GUTTER	LIN FT	1135	\$10.00	\$11,350.00
6	REMOVE CONCRETE VALLEY GUTTER	SF	200	\$10.00	\$2,000.00
7	REMOVE BITUMINOUS PAVEMENT	SF	9130	\$2.00	\$18,260.00
8	TYPE SP 12.5 NON WEAR 3-INCH STREET PATCH	SF	9130	\$6.00	\$54,780.00
9	MILL BITUMINOUS PAVEMENT (2.0 INCHES)	SQ YD	17615	\$2.25	\$39,633.75
10	BITUMINOUS MATERIAL FOR TACK COAT	GAL	900	\$3.25	\$2,925.00
11	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	2120	\$100.00	\$212,000.00
12	ADJUST EX VALVE BOX (WITH NEW TOP SECTION)	EACH	3	\$500.00	\$1,500.00
13	ADJUST EX FRAME & RING CASTING	EACH	12	\$1,000.00	\$12,000.00
14	MILL AROUND EXIST. FRAME & RING CASTING	EACH	12	\$100.00	\$1,200.00
15	REPLACE CB FRAME & RING CASTING	EACH	14	\$2,000.00	\$28,000.00
16	CONCRETE CURB AND GUTTER	LIN FT	1135	\$35.00	\$39,725.00
17	7-INCH CONCRETE VALLEY GUTTER	SF	272	\$17.00	\$4,624.00
18	EROSION CONTROL	LS	1	\$5,000.00	\$5,000.00
19	5" LOAM TOPSOIL, SEED, FERTILIZER, & HYDROMULCH	SQ YD	270	\$22.00	\$5,940.00
19	PAVEMENT MARKINGS	LS	1	\$3,000.00	\$3,000.00
20	CONTINGENCY	LS	1	\$16,512.25	\$16,512.25
TOTAL ESTIMATED CONSTRUCTION					\$482,200.00
Administration					\$95,000.00
Total Estimated Assessable Project Cost					\$577,200.00

Assumes standard SLP street.
 2.0-inch mill and overlay. 10% curb repair.
 Bit. base patch is 5% of area pls 2-feet for curb removal.

Front foot assmt. rate is total assessable cost divided by 9689.29 front feet = **\$59.57** per front foot

Assessment rate for residential lots:
 Using the city policy of assessing 45% of cost is $0.45 * 59.57 = 26.81$
 Average lot frontage is 91.617 feet. Per parcel rate = **\$2,456.25** per residential parcel

PRELIMINARY ASSESSMENT ROLL
2026 STREET IMPROVEMENTS PROJECT
 SPRING LAKE PARK, MINNESOTA

March 2026

193807587

2.0-inch Overlay
Proposed

Property ID	Property Address	Owner	Frontage	Assessment	Notes	Mailing address
01-30-24-12-0044	8485 PLAZA BLVD NE	LUNSETH PROPERTIES LLC	300	\$ 17,871.00	Plaza Blvd.	1923 GREEN AVE, Anoka MN 55303
01-30-24-12-0044	8465 PLAZA BLVD NE	8465 HOLDINGS LLC	100	\$ 5,957.00	Plaza Blvd (NE corner of Plaza and Theorin)	
01-30-24-12-0044	8465 PLAZA BLVD NE	8465 HOLDINGS LLC	128	\$ 7,624.96	Theorin Terrace (NE corner of Plaza and Theorin)	
01-30-24-12-0032	8462 CENTER DR NE	CAS PROPERTIES LLC	128	\$ 7,624.96	Theorin Terrace (NW corner of Center Dr. and Theorin)	733 EAST RIVER RD, Anoka MN 55303
01-30-24-12-0031	8455 PLAZA BLVD NE	WELLS FARGO BANK NA	256	\$ 15,249.92	Theorin Terrace (south side of the road)	PO BOX 2609, Carlsbad CA 92018
01-30-24-12-0038	1440 85TH AVE NE	PANTHER PLAZA LLC	50	\$ 2,978.50	Center Dr. (west side)	419 87TH LN NE, Blaine MN 55434
01-30-24-12-0038	1440 85TH AVE NE	PANTHER PLAZA LLC	5	\$ 297.85	Center Dr. (west side)	419 87TH LN NE, Blaine MN 55434
01-30-24-12-0079	8485 PLAZA BLVD NE	LUNSETH PROPERTIES LLC	195	\$ 11,616.15	Center Dr. (west side)	1923 GREEN AVE, Anoka MN 55303
01-30-24-12-0035	8470 CENTER DR NE	CAS PROPERTIES LLC	50	\$ 2,978.50	Center Dr. (west side)	733 EAST RIVER RD, Anoka MN 55303
01-30-24-12-0034	8470 CENTER DR NE	CAS PROPERTIES LLC	3.5	\$ 208.50	Center Dr. (west side)	733 EAST RIVER RD, Anoka MN 55303
01-30-24-12-0033	8470 CENTER DR NE	CAS PROPERTIES LLC	46.5	\$ 2,770.01	Center Dr. (west side)	733 EAST RIVER RD, Anoka MN 55303
01-30-24-12-0032	8462 CENTER DR NE	CAS PROPERTIES LLC	50	\$ 2,978.50	Center Dr. (NW corner of Center Dr. and Theorin)	733 EAST RIVER RD, Anoka MN 55303
01-30-24-12-0031	8455 PLAZA BLVD NE	WELLS FARGO BANK NA	256	\$ 15,249.92	Center Dr. (west side)	PO BOX 2609, Carlsbad CA 92018
01-30-24-12-0030	8455 PLAZA BLVD NE	WELLS FARGO BANK NA	50	\$ 2,978.50	Center Dr. (west side)	PO BOX 2609, Carlsbad CA 92018
01-30-24-12-0029	8455 PLAZA BLVD NE	WELLS FARGO BANK NA	50	\$ 2,978.50	Center Dr. (west side)	PO BOX 2609, Carlsbad CA 92018
01-30-24-12-0067	8407 PLAZA BLVD NE	NORTHLAND MANAGEMENT INC			Center Dr. (west side)	911 RICE ST, St. Paul MN 55117
01-30-24-12-0075	8329 CENTRAL AVE NE	SLP CENTRAL INDUSTRIAL LLC	33	\$ 1,965.81	Center Dr. (west side) [OL B of plat]	6390 CARLSON DR., Eden Prairie MN 55346
01-30-24-12-0073	8329 CENTRAL AVE NE	SLP CENTRAL INDUSTRIAL LLC	757.42	\$ 45,119.51	Center Dr. (west side) [L1 B1 of plat]	6390 CARLSON DR., Eden Prairie MN 55346
01-30-24-12-0007	8495 CENTER DR NE	EAGLE BROOK CHURCH	100	\$ 5,957.00	Center Dr. (east side)	7015 20TH AVE., Centerville MN 55038
01-30-24-12-0008	8495 CENTER DR NE	EAGLE BROOK CHURCH	100	\$ 5,957.00	Center Dr. (east side)	7015 20TH AVE., Centerville MN 55038
01-30-24-12-0009	8495 CENTER DR NE	EAGLE BROOK CHURCH	100	\$ 5,957.00	Center Dr. (east side)	7015 20TH AVE., Centerville MN 55038
01-30-24-12-0010	8465 CENTER DR NE	CASTRO PROPERTIES LLC	100	\$ 5,957.00	Center Dr. (east side)	
01-30-24-12-0011	8455 CENTER DR NE	EFC REAL ESTATE LLC	100	\$ 5,957.00	Center Dr. (east side)	
01-30-24-12-0012	8445 CENTER DR NE	CLIFTON PROPERTIES LLC	100	\$ 5,957.00	Center Dr. (east side)	
01-30-24-12-0013	8433 CENTER DR NE	JACOBS, MICHAEL B	100	\$ 5,957.00	Center Dr. (east side)	
01-30-24-12-0060	8427 CENTER DR NE	CENTER DRIVE HOLDINGS LLC	10	\$ 595.70	Center Dr. (east side)	2840 113TH LN NW, Coon Rapids MN 55433
01-30-24-12-0068	8421 CENTER DR NE	QUARVE CONTRACTING INC	59.51	\$ 3,545.01	Center Dr. (east side) [Tract A of RLS 205]	9220 BASS LAKE RD., New Hope MN 55428
01-30-24-12-0081	8419 CENTER DR NE	CENTER DRIVE HOLDINGS LLC	60.29	\$ 3,591.48	Center Dr. (east side) [Tracts B&C of RLS 205]	N8916 LAKESHORE DR., Hayward WI 54843
01-30-24-12-0080	8415 CENTER DR NE	CENTER DRIVE HOLDINGS LLC	36.2	\$ 2,156.43	Center Dr. (east side) [Part of L9 and Tract D of RLS 205]	9220 BASS LAKE RD., New Hope MN 55428
01-30-24-12-0075	8413 CENTER DR NE	CENTER DRIVE HOLDINGS LLC	28.5	\$ 1,697.75	Center Dr. (east side) [Irreg. shape]	9220 BASS LAKE RD., New Hope MN 55428
01-30-24-12-0082	8409 CENTER DR NE	CENTER DRIVE HOLDINGS LLC	37.5	\$ 2,233.88	Center Dr. (east side) [part of vacated ROW]	9220 BASS LAKE RD., New Hope MN 55428
01-30-24-12-0065	8407 CENTER DR NE	CENTER DRIVE HOLDINGS LLC	49.99	\$ 2,977.90	Center Dr. (east side)	9220 BASS LAKE RD., New Hope MN 55428
01-30-24-12-0064	8401 CENTER DR NE	PORATH, DIANE KAY	50.01	\$ 2,979.10	Center Dr. (east side)	555 43RD AVE NE, Columbia Heights 55421
01-30-24-12-0078	8401 CENTER DR NE	FRLJ, ADISA	344.95	\$ 20,548.67	Center Dr. (east side) [apartments]	1477 105TH AVE NW, Coon Rapids MN 55433
01-30-24-11-0086	8370 SUNSET RD NE	GRAHAMCO LLC	206	\$ 12,271.42	Center Dr. (east side) [Pro Courier]	
01-30-24-11-0096	1501 COUNTY ROAD 10 NE	FRANGEN INVESTMENTS LLC	218.77	\$ 13,032.13	Center Dr. (east side) [to where 2007 Frig. Rd, project ended 965 141ST LN NE, Ham Lake MN 55304]	
01-30-24-11-0082	8498 SUNSET RD NE	EAGLE BROOK CHURCH	229.7	\$ 13,683.23	Sunset Rd. (west side)	7015 20TH AVE., Centerville MN 55038
01-30-24-11-0081	8498 SUNSET RD NE	EAGLE BROOK CHURCH	262.7	\$ 15,649.04	Sunset Rd. (west side) [parking lot]	7015 20TH AVE., Centerville MN 55038
01-30-24-11-0078	8498 SUNSET RD NE	SPRING LAKE PARK TREES LLC	100	\$ 5,957.00	Sunset Rd. (west side) [parking lot]	145 PATENT RD W, Bedford Hills NY 10507

Parcel ID	Address	Area (sq ft)	Value	Notes	Address
01-30-24-11-0079	8430 SUNSET RD NE	100	\$ 5,957.00	Sunset Rd. (west side)	145 PATENT RD W., Bedford Hills NY 10507
01-30-24-11-0080	8424 SUNSET RD NE	100	\$ 5,957.00	Sunset Rd. (west side)	
01-30-24-11-0074	8420 SUNSET RD NE	75	\$ 4,467.75	Sunset Rd. (west side)	
01-30-24-11-0071	8406 SUNSET RD NE	106.75	\$ 6,359.10	Sunset Rd. (west side)	8406 SUNSET RD NE
01-30-24-11-0072	RISE INC	100.05	\$ 5,959.98	Sunset Rd. (west side)	8406 SUNSET RD NE
01-30-24-11-0068	RISE INC	75	\$ 4,467.75	Sunset Rd. (west side)	8406 SUNSET RD NE
01-30-24-11-0069	RISE INC	131.3	\$ 7,821.54	Sunset Rd. (west side) [parking lot]	
01-30-24-11-0086	8370 SUNSET RD NE	262.7	\$ 15,649.04	Sunset Rd. (west side) [Pro Courier]	8365 SUNSET RD NE
01-30-24-11-0098	1541 COUNTY ROAD 10 NE DYN0 FIVE LLC	422.3	\$ 25,156.41	Sunset Rd. (west side)	
01-30-24-11-0091	8493 SUNSET RD NE	97.85	\$ 2,456.25	Sunset Rd. (east side) residential	25430 BLUFF SIDE RD., Deerwood MN 56444
01-30-24-11-0102	8483 SUNSET RD NE	114.85	\$ 2,456.25	Sunset Rd. (east side) residential	25430 BLUFF SIDE RD., Deerwood MN 56444
01-30-24-11-0048	8457 SUNSET RD NE	162	\$ 9,650.34	Sunset Rd. (east side)	
01-30-24-11-0047	COMPLETE COMMERCIAL STRUCTURES L	100.7	\$ 5,998.70	Sunset Rd. (east side)	
01-30-24-11-0049	JOCHUM CYRIL & JOANNE	162.7	\$ 9,692.04	Sunset Rd. (east side)	
01-30-24-11-0050	JOCHUM CYRIL & JOANNE	100	\$ 2,456.25	Sunset Rd. (east side) residential	
01-30-24-11-0052	HALL, SCOTT R.	75	\$ 2,456.25	Sunset Rd. (east side) residential	
01-30-24-11-0053	FREDERICKSON, SUSAN	75	\$ 2,456.25	Sunset Rd. (east side) residential	
01-30-24-11-0051	SCHENDEL, BARBARA	112.7	\$ 2,456.25	Sunset Rd. (east side) residential	
01-30-24-11-0055	SHAMSO, JAMIA MIRE	66	\$ 2,456.25	Sunset Rd. (east side) residential	
01-30-24-11-0054	BRANDT, JAN C	91.54	\$ 2,456.25	Sunset Rd. (east side) residential	
01-30-24-11-0054	SHERVA, ELIZABETH E.	105.16	\$ 6,264.38	Sunset Rd. (east side)	16531 REEDER RDG, Eden Prairie MN 55347
01-30-24-11-0103	VONDRACHEK FAMILY LLLP	110	\$ 6,552.70	Sunset Rd. (east side)	
01-30-24-11-0059	LARAS ERH PROPERTIES LLC	94	\$ 5,599.58	Sunset Rd. (east side)	8365 SUNSET RD NE c/o AGGRESSIVE INDUSTRIES
01-30-24-11-0058	DCB ENTERPRISES LLC	121.4	\$ 7,231.80	Sunset Rd. (east side)	8365 SUNSET RD NE c/o AGGRESSIVE INDUSTRIES
01-30-24-11-0060	DCB ENTERPRISES LLC	200	\$ 11,914.00	Sunset Rd. (east side)	8365 SUNSET RD NE c/o AGGRESSIVE INDUSTRIES
01-30-24-11-0061	BERQUIST, DEWAYNE D TRUSTE	294.15	\$ 17,522.52	Sunset Rd. (east side)	PO BOX 270170, Golden Valley MN 55427
01-30-24-11-0105	SUNSET MANAGEMENT LLC	514.6	\$ 30,654.72	Co. Rd. 10 Service Road	2845 N HAMLIN AVE., Roseville MN 55113
TOTALS		9689.29	\$501,592.15		

Total Frontage is 9689.29-feet.

Proposed rates:

2.0-inch overlay - non-residential \$ 59.57
2.0-inch overlay - residential \$2,456.25