St. Louis Park
MINNESOTA
Experience LIFE in the Park

AGENDA
JULY 20, 2026

6:00 p.m. Economic Development Authority meeting – cancelled

6:15 p.m. City council meeting – Council Chambers

1. **Call to order.**
   - **a.** Roll call.
   - **b.** Pledge of Allegiance.

2. **Approve agenda.**

3. **Presentations.**
   - **a.** Minnesota Recreation and Park Association Award of Excellence for "Rollin' @ the ROC"
   - **b.** Acknowledge recognition of the City of St. Louis Park by two awards programs
   - **c.** Recognition of donations

4. **Minutes.**
   - **a.** City council meeting minutes of July 6, 2026

5. **Consent items.**
   - **a.** Resolution authorizing union contract changes by memorandum of understanding
   - **b.** Resolution accepting a donation to the city for Rita Vorpahl to attend the 2026 Minnesota Public Employer Labor Relations Association conference
   - **c.** Resolution accepting a donation to the city for the Parks and Recreation Department
   - **d.** Disposition of public land adjacent to 2754 Xenwood Avenue South - Ward 1
   - **e.** Resolution authorizing final payment for South Oak Pond Water Quality Improvement Project (4024-4000) - Ward 2

6. **Public hearings - none.**

7. **Regular business.**
   - **a.** First reading of zoning ordinance and map amendments; resolution approving comp plan amendment - commercial districts
   - **b.** Approve professional services agreement for 2050 Comprehensive Plan update

8. **Communications and announcements – none.**

9. **Adjournment.**

(agenda continued on next page)

Following city council meeting – Special Study Session – Council Chambers

Discussion Item

1.	Review 2025 Annual Comprehensive Financial Report

Written Reports

2.	Budget to actuals for Q2 of fiscal year 2026
3.	Development update Q3 2026
4.	Broadway Street Development's proposal for redevelopment at 8800 Highway 7 – Ward 3

Members of the public can attend St. Louis Park Economic Development Authority and city council meetings in person. At regular city council meetings, members of the public may comment on any item on the agenda by attending the meeting in-person or by submitting written comments to info@stlouisparkmn.gov by noon the day of the meeting. Official minutes of meetings are available on the city website once approved.

Watch St. Louis Park Economic Development Authority or regular city council meetings live at bit.ly/watchslpcouncil or at www.parktv.org, or on local cable (Comcast SD channel 14/HD channel 798). Recordings of the meetings are available to watch on the city's YouTube channel at www.youtube.com/@slpcable, usually within 24 hours of the meeting's end.

City council study sessions are not broadcast.
Generally, it is not council practice to receive public comment during study sessions.

The council chambers are equipped with Hearing Loop equipment and headsets are available to borrow. If you need special accommodations or have questions about the meeting, please call 952.924.2505.

Executive summary

Title: Minnesota Recreation and Park Association Award of Excellence for “Rollin' @ the ROC”

Recommended action: The Minnesota Recreation and Park Association board representative, Jamie Neldner, is here to present the City of St. Louis Park, Parks and Recreation Department with the Award of Excellence.

Policy consideration: Not applicable.

Summary: Every year, the Minnesota Recreation and Park Association (MRPA) recognizes agencies or organizations in Minnesota that set a standard of excellence in the field of recreation, parks and leisure services. This past year there were 36 submissions for the award of excellence. The City of St. Louis Park was selected to receive the Award of Excellence for the Rollin’ @ the ROC program.

Award received: Award of Excellence, Programming and Events: Rollin’ @ the ROC

Financial or budget considerations: None at this time.

Strategic priority consideration: St. Louis Park is committed to being an inclusive, equitable and vibrant city where everyone feels safe and experiences a strong sense of belonging.

Supporting documents: None.

Prepared by: Stacy M. Voelker, administrative coordinator
Reviewed by: Heidi Batistich, recreation and facilities supervisor
Nikki Friederich, recreation superintendent
Approved by: Kim Keller, city manager

Executive summary

Title: Acknowledge recognition of the City of St. Louis Park by two awards programs

Recommended action: Acknowledge recognition of the City of St. Louis Park by two awards programs: the Foundation for the Alliance for Community Media Hometown Media Awards and the Minnesota Association of Government Communicators Northern Lights Awards

Policy consideration: Not applicable.

Summary: The City of St. Louis Park received four awards total from two awards programs: Foundation for the Alliance for Community Media Hometown Media Awards and the Minnesota Association of Government Communicators Northern Lights Awards.

Financial or budget considerations: None

Strategic priority consideration: St. Louis Park is committed to being a city that delivers reliable services, uses city resources responsibly, operates transparently and builds strong relationships with residents.

Supporting documents: None

Prepared by: Jacque Smith, communications and technology director
Ben Sandell, communications manager
Reviewed by: Savannah Byers, social media specialist
Prakshi Malik, ParkTV multimedia producer
Cindy Walsh, deputy city manager
Approved by: Kim Keller, city manager

Discussion

Background: The Foundation for the Alliance for Community Media Hometown Media Awards honor and promote community media, community radio and local cable programs distributed on public, educational and government (PEG) access cable television channels.

The Minnesota Association of Government Communicators (MAGC) Northern Lights Awards recognizes outstanding work in government, educational and nonprofit communications.

Present considerations: Four awards were received this year.

- "Training as a St. Louis Park Firefighter" received a Hometown Media Award in the Public Student Safety category award from The Foundation for the Alliance for Community Media. The St. Louis Park Fire Department invited ParkTV to document a training event in a vacant building. This allowed novice and experienced firefighters to practice in a real-life environment. ParkTV Production Assistant Monica Munsell produced the video in her previous role as ParkTV intern. She coordinated with Beaux Beauvais, assistant fire chief, and other members of the St. Louis Park Fire Department who appeared in the video including Jens Andersen, Kari Buckel, Mike Burns, Justin Head, Chris Kellogg, Steve Powers, Jason Saba, Nate Thomas, Mollie Tokarczyk and Cole Wasmund.

- **Is It Ready Yet? Series** received an MAGC Northern Lights Award. At the start of every new season, parks and recreation staff receive many calls asking about opening dates for the Aquatic Park, ROC and outdoor ice rinks. Staff wanted to use city social media pages as a fun tool to inform the community and engage with their excitement around seasonal recreational offerings. The Aquatic Park opening video is still one of the city's most viral Instagram videos to date with almost 27,000 interactions. Additionally, 1,000 new follows were directly attributed to this video on Instagram, expanding the city's reach for future messaging. Project leads were Savannah Byers, social media specialist and Prakshi Malik, ParkTV multimedia producer, with video appearances by community members and city staff including Mikayla Beuch, Geoff Clarke, Mike Okey and Larry Umphrey. Watch the first, second and third videos on Instagram.

- **Pitch-A-Pumpkin** received an MAGC Northern Lights Award Every year, the city's solid waste division hosts a Pitch-a-Pumpkin drive, so residents can properly dispose of their pumpkins after Halloween. This year, staff wanted to raise awareness and increase use of the program along with providing education ensuring pumpkins weren't contaminating the compost with things like paint, stickers or plastic. The main goal was to double the number of pumpkins pitched from the year prior through an engaging social media campaign, and it worked! In 2025, after posting these two videos, 3.12 tons of pumpkins were collected – nearly triple the 1.21 tons collected in 2024. Project lead was Savannah Byers, social media specialist, with video appearances by Mikayla Beuch, Nikki Friederich, Charlie McChesney and Addison Tansom. Watch the first and second videos.

- **Pothole Patrol** received an MAGC Northern Lights Award. The work of the Public Works Department is often unseen. To highlight their streets work, staff made a humorous video for social media, "Pothole Patrol," that spoofed the theme song from the hit show *Paw Patrol* that was trending on social media. Project leads were Prakshi Malik, ParkTV multimedia producer, and Savannah Byers, social media specialist. Mike Okey, operations superintendent, rewrote the song and recorded it. Appearing in the video were Mike Okey, Brandon Cathers and other members of the streets division. On Facebook, the video reached 11,718 people, receiving 12,887 views, 442 clicks and 170 reactions. On Instagram, the video reached 6,160 people, receiving 8,351 views, and 420 interactions, including many positive comments.

Executive summary

Title: Recognition of donations

Recommended action: Mayor announce and express appreciation for the following donations to the city and listed on the consent agenda.

From	Donation	For
Paige Bueckers and Gatorade Fuel Tomorrow, in partnership with Good Sports	An approximate value of $45,000	Renovation of the basketball court in Blackstone Park

Strategic priority consideration: St. Louis Park is committed to being a city that delivers reliable services, uses city resources responsibly, operates transparently and builds strong relationships with residents.

Supporting documents: None

Prepared by: Kalli Olek, office assistant
Reviewed by: Melissa Kennedy, city clerk
Cindy Walsh, deputy city manager
Approved by: Kim Keller, city manager

Unofficial minutes
City council meeting
St. Louis Park, Minnesota
July 6, 2026

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1. Call to order.

Mayor pro tem Farris called the meeting to order at 6:15 p.m.

a. Pledge of Allegiance.

b. Roll call.

Council members present: Daniel Bashore, Sue Budd, Tim Brausen, Paul Baudhuin, Jim Engelking (arrived 6:50 p.m.), Mayor pro tem Yolanda Farris

Council members absent: Mayor Nadia Mohamed

Staff present: city manager (Ms. Keller), city attorney (Mr. Mattick), engineering director (Ms. Heiser), legislative and grants analyst (Ms. Ferris), deputy city clerk (Ms. Scott-Lerdal)

2. Approve agenda.

It was moved by Council Member Baudhuin, seconded by Council Member Brausen, to move consent item 5d to regular business as item 7a and approve the agenda as amended.

The motion passed 5-0 (Council Member Engelking and Mayor Mohamed absent).

3. Presentations.

a. Proclamation observing National Disability Independence Day

Council Member Baudhuin read the proclamation observing National Disability Independence Day, noting the Americans with Disabilities Act's role in codifying civil rights and access for disabled Americans.

Council Member Brausen expressed personal support for the proclamation, sharing that two of his sons are people with Tourette's syndrome and crediting the St. Louis Park school system for providing a high-quality education.

Council Member Budd thanked staff for the supplemental resources included in the council packet related to the proclamation, noting the materials illustrated how all residents benefit from disability-related accommodations.

Mayor pro tem Farris shared that she had spent approximately 30 years working with people with disabilities; valued individuals who are like family to her.

b. Recognition of donations

Mayor pro tem Farris recognized the following donations to the city:

- Lighthouse Management Group, Inc. donated $2,800 for a memorial bench at Westwood Nature Center honoring Monique Yenamandra.
- Joe and Jill Bollettieri donated $2,800 for a memorial bench at Westwood Nature Center honoring 30 years of marriage.
- Premium Waters donated water and water dispensers at $130 in value for the annual fire department open house.
- JonnyPops donated popsicles at $750 in value for the annual fire department open house.
- Lindstrom Restoration donated used furniture for burn room demonstrations at the annual fire department open house.

Mayor pro tem Farris expressed thanks for these donations on behalf of the city.

4. Minutes.

a. Study session meeting minutes of June 8, 2026
b. City council meeting minutes of June 15, 2026
c. Closed executive session meeting minutes of June 15, 2026

It was moved by Council Member Bashore, seconded by Council Member Budd, to approve the study session meeting minutes of June 8, 2026, and the city council and closed executive session meeting minutes of June 15, 2026, as presented.

The motion passed 5-0 (Council Member Engelking and Mayor Mohamed absent).

5. Consent items.

a. Approve city disbursements
b. **Resolution No. 26-092** accepting donations to the city for the parks and recreation department
c. **Resolution No. 26-093** accepting donations to the city for the fire department
~~**d.** Resolution approving sale of $9,930,000 General Obligation Bonds, series 2026A~~
e. **Resolution No. 26-094** amending change order policy
f. Adopt **Ordinance No. 2703-26** amending Chapter 3 of the city code related to temporary liquor licenses
g. Approve temporary on-sale intoxicating liquor license - Church of the Holy Family
h. **Resolution No. 26-095** authorizing final payment for the 2025 Sanitary Sewer Mainline Rehabilitation project (4025-3000)
i. **Resolution No. 26-096** approving grant agreement with MnDOT for Cedar Lake Road and Louisiana Avenue Improvements project - Ward 4
j. **Resolution No. 26-097** authorizing special assessment for sewer service line repair at 3340 Rhode Island Avenue South - Ward 3

k. **Resolution No. 26-098** approving special assessment for sewer service line repair at 3920 Lynn Avenue South - Ward 2

l. **Resolution Nos. 26-099** and **26-100** supporting DEED redevelopment grant application for Creekline Flats - Ward 3

m. **Resolution No. 26-101** supporting Sentinel Management company's application for Hennepin County ERF grant for the Wooddale Station - Ward 2

n. Approve quote to supply lighting materials for a replacement project at Keller Baseball Field in Dakota Park - Ward 1

Council Member Brausen noted that city disbursements totaled $3.3 million and highlighted a grant agreement for the Cedar Lake Road and Louisiana Avenue project. He noted the project totaled approximately $29 million with the city's direct contribution at approximately $9 million, crediting federal and state partners for the substantial funding leverage.

Council Member Budd noted the consent agenda included grant applications for two affordable housing projects and expressed enthusiasm for the city pursuing those opportunities.

Council Member Baudhuin highlighted the approval of lighting replacement at Keller Baseball Field in Dakota Park. He noted recent similar improvements at nearby softball fields and the field's use by varsity baseball and town ball programs.

It was moved by Council Member Brausen, seconded by Council Member Baudhuin, to approve the consent items and to waive reading of all resolutions and ordinances.

The motion passed 5-0 (Council Member Engelking and Mayor Mohamed absent).

6. Public hearing.

a. Public hearing for new liquor license - Best of India Inc dba Best of India

Ms. Scott-Lerdal presented the staff report.

Mayor pro tem Farris opened the public hearing. No members of the public came forward to testify. Mayor pro tem Farris closed the public hearing.

Council Member Budd expressed enthusiasm for Best of India's return to pursuing a liquor license, noting the vibrancy of the Texa-Tonka shopping center and her positive experiences dining at the restaurant.

Council Member Baudhuin expressed support, projecting that the license would increase in-house dining and improve business for the restaurant.

It was moved by Council Member Budd, seconded by Council Member Bashore, to approve the on-sale 3.2 malt liquor license with Sunday sales and on-sale wine liquor license for Best of India Inc. dba Best of India.

The motion passed 5-0 (Council Member Engelking and Mayor Mohamed absent).

Ms. Keller informed the council that Council Member Engelking was approximately 20 to 25 minutes away. She recommended recessing the city council meeting to proceed with the special study session and reconvene after the St. Louis Park School District community engagement item was completed, allowing time for Council Member Engelking to be present for item 7a.

Mr. Mattick clarified that the council would reconvene immediately following the school district item.

It was moved by Council Member Brausen, seconded by Council Member Baudhuin, to recess from the city council meeting at 6:30 p.m. and to reconvene immediately after the first special study session discussion item's conclusion.

The motion passed 5-0 (Council Member Engelking and Mayor Mohamed absent).

It was moved by Council Member Brausen, seconded by Council Member Baudhuin, to reconvene the city council meeting at 7:12 p.m.

The motion passed 6-0 (Mayor Mohamed absent).

7. Regular business.

a. Resolution No. 26-102 approving sale of $9,930,000 General Obligation Bonds, series 2026A

Council Member Brausen noted that the bond sale was locked in at 3.3% interest for a ten-year period. He noted this excellent sale evidenced prudent fiscal planning on behalf of taxpayers and observed that the city had maintained its AAA bond rating.

It was moved by Council Member Budd, seconded by Council Member Brausen, to approve the sale of $9,930,000 General Obligation Bonds, series 2026A.

The motion passed 6-0 (Mayor Mohamed absent).

8. Communications and announcements – none.

9. Adjournment.

The meeting adjourned at 7:14 p.m.

_____ _____

Melissa Kennedy, city clerk Yolanda Farris, mayor pro tem

These minutes were created with the assistance of a generative AI transcript service, then edited and finalized by a city staff person.

Executive summary

Title: Resolution authorizing union contract changes by memorandum of understanding

Recommended action: Motion to adopt a resolution authorizing the city manager authority to administratively approve memorandums of understanding (MOU).

Policy consideration: Does the city council want to adopt a resolution to approve staff approving MOUs administratively so long as the amount of the MOU does not exceed the parameters of section 5.05 of the City Charter?

Summary: The council formally approves all collective bargaining agreements (union contracts), which can range from one to three years. During that time, city staff and the unions occasionally need to make minor adjustments or clarifications to the contract. These changes are handled through a Memorandum of Understanding (MOU) and are typically administrative in nature.

Currently, even if there is little to no costs associated with an MOU it must go to the council for formal approval. This is because the current rules require the council to vote on any amendment to a contract they originally approved.

This requirement creates administrative delays for routine adjustments. This item requests authorization for the city manager to sign off on these administrative union MOUs directly, without bringing them to a council meeting, as long as the financial impact stays under the City Charter's competitive bidding threshold and can be absorbed within the city's adopted annual budget.

Financial or budget considerations: Relevant union contracts are included in the city's operating budgets.

Strategic priority consideration: Not applicable.

Supporting documents: Resolution

Prepared by: Rita Vorpahl, HR director
Reviewed by: Cheyenne Brodeen, administrative services director
Approved by: Kim Keller, city manager

Resolution No. 26-___

Authorizing union contract changes by memorandum of understanding (MOU)

Whereas, the City Council of the City of St. Louis Park formally approves all collective bargaining agreements between the city and its various bargaining units; and

Whereas, over the term of these agreements, minor administrative adjustments, clarifications, or corrections occasionally require mutual agreement through an MOU; and

Whereas, pursuant to Section 5.05 of the St. Louis Park City Charter, the city manager is designated as the chief purchasing agent of the city, with authority to execute contracts and purchases that do not exceed the statutory threshold requiring competitive bids; and

Whereas, Minnesota State Law establishes the competitive bidding threshold at $175,000, and the council's desires to streamline operations by aligning the city manager's administrative labor authority with this established charter and statutory limit; and

Whereas, allowing the city manager to administratively execute minor, routine MOUs that fall within this established financial threshold will expedite routine adjustments while keeping major fiscal policy decisions under the council's oversight;

Now therefore but it resolved, by the council of the City of St. Louis Park, Minnesota, that the city manager is authorized to administratively approve and execute Memoranda of Understanding (MOUs) to existing collective bargaining agreements previously approved by the City Council, provided that:

1. The MOU is strictly administrative, operational, or clarifying in nature and does not alter the structural terms of the council approved collective bargaining agreement.

2. The total cumulative fiscal impact of the MOU does not exceed $175,000 over the remaining term of the contract.

Reviewed for administration:

Kim Keller, city manager

Adopted by the city council July 20, 2026:

Yolanda Farris, mayor pro tem

Attest:

Melissa Kennedy, city clerk

Executive summary

Title: Resolution accepting a donation to the city for Rita Vorpahl to attend the 2026 Minnesota Public Employer Labor Relations Association conference

Recommended action: Motion to adopt a resolution approving the acceptance of a monetary donation from Minnesota Public Employer Labor Relations Association (MNPELRA) in an amount not to exceed $300 for conference registration for Rita Vorpahl, human resources (HR) director, to attend the MNPELRA conference in Rochester, Minnesota, Aug. 5 through 7, 2026.

Policy consideration: Does the city council want to accept the gift with restrictions on its use?

Summary: State statute requires city council's acceptance of donations. This requirement is necessary in order to make sure the city council has knowledge of any restrictions placed on the use of each donation prior to it being expended.

MNPELRA is graciously donating up to $300 for conference registration for Rita Vorpahl, HR director, to attend the upcoming 2026 MNPELRA summer conference. Ms. Vorpahl would attend this educational event with other labor relations and human resources professionals around the state. The conference features a variety of timely and relevant sessions including Minnesota state family paid leave, updates on new employment laws, current information on bargaining and other HR/LR topics.

The city attorney has reviewed this matter. His opinion is that state law permits the payment of such expenses by this organization, regardless of whether the funds come from primary or secondary sources. The donation is treated as a gift to the city and needs to be a resolution adopted by the city council determining that attendance at this event serves a public purpose and accepting the gift. The resolution needs to be adopted before the conference is attended.

Financial or budget considerations: This donation will be used toward the expenses incurred by Rita Vorpahl's attendance at the 2026 MNPELRA conference held Aug. 5 through 7, 2026, in Rochester, Minnesota.

Strategic priority consideration: Not applicable.

Supporting documents: Resolution

Prepared by: Rita Vorpahl, HR director
Reviewed by: Cheyenne Brodeen, administrative services director
Approved by: Kim Keller, city manager

Resolution No. 26-___

Accepting a donation from Minnesota Public Employer Labor Relations Association (MNPELRA) for Rita Vorpahl to attend the 2026 MNPELRA Conference

Whereas, the City of St. Louis Park is required by state statute to authorize acceptance of any donations; and

Whereas, the city council must also ratify any restrictions placed on the donation by the donor; and

Whereas, MNPELRA will compensate up to $300 in costs for the city's HR director, Rita Vorpahl, to attend the 2026 MNPELRA conference,

Now therefore be it resolved by the city council of the City of St. Louis Park that the gift is hereby accepted with gratitude to MNPELRA with the understanding that it will be used for the conference registration for Rita Vorpahl to attend the 2026 MNPLERA conference held August 5 through 7, 2026, in Rochester, Minnesota.

Reviewed for administration:

Kim Keller, city manager

Adopted by the city council July 20, 2026:

Yolanda Farris, mayor pro tem

Attest:

Melissa Kennedy, city clerk

St. Louis Park
MINNESOTA
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Meeting: City council
Meeting date: July 20, 2026
Consent agenda item: 5c

Executive summary

Title: Resolution accepting a donation to the city for the Parks and Recreation Department

Recommended action: Motion to adopt a resolution accepting a donation to renovate the basketball court at Blackstone Park on behalf of Paige Bueckers and Gatorade Fuel Tomorrow, in partnership with Good Sports, to provide new sports equipment to local youth athletes in Minnesota.

Policy consideration: Does the city council wish to accept the donation with restrictions on their use?

Summary: State statute requires city council's acceptance of donations. This requirement is necessary in order to make sure the city council has knowledge of any restrictions placed on the use of each donation prior to it being expensed.

- Donation for Blackstone Park basketball court renovation.
  - On behalf of Paige Bueckers and Gatorade Fuel Tomorrow, in partnership with Good Sports, $45,000 value

Financial or budget considerations: The monetary donations will be used to resurface and add artwork to the basketball court as well as replace two basketball hoops (backboard and rims) in Blackstone Park.

Strategic priority consideration: St. Louis Park is committed to being a city that delivers reliable services, uses city resources responsibly, operates transparently and builds strong relationships with residents.

Supporting documents: Resolution

Prepared by: Stacy M. Voelker, administrative coordinator
Reviewed by: Larry Umphrey, parks superintendent
Cindy Walsh, deputy city manager
Approved by: Kim Keller, city manager

Resolution No. 26 - ___

Approving acceptance of a donation on behalf of Paige Bueckers and Gatorade Fuel Tomorrow, in partnership with Good Sports, to the city for renovation of the basketball court in Blackstone Park

Be it resolved by the city council of the City of St. Louis Park, Minnesota as follows:

Whereas, the City of St. Louis Park is required by state statute to authorize acceptance of any donations; and

Whereas, the city council must also ratify any restrictions placed on the donation by the donor; and

Whereas, the donation on behalf of Paige Bueckers and Gatorade Fuel Tomorrow, in partnership with Good Sports, is given to the city for renovation of the basketball court in Blackstone Park, an approximate value of $45,000.

Now therefore be it resolved, by the city council of the City of St. Louis Park that the gifts are hereby accepted with thanks and appreciation.

Reviewed for administration:

Kim Keller, city manager

Attest:

Melissa Kennedy, city clerk

Adopted by the city council July 20, 2026:

Yolanda Farris, mayor pro tem

Executive summary

Title: Disposition of public land adjacent to 2754 Xenwood Avenue South – Ward 1

Recommended action: Motion to adopt resolution approving sale of real property to the owner of an adjacent parcel at 2754 Xenwood Ave. S. (Five votes required.)

Policy consideration: Does city council support the sale of a parcel to the adjacent property owner of 2754 Xenwood Ave. S.?

Summary: The new owner of 2754 Xenwood Ave. S., Christine Glazer ("buyer"), seeks to acquire city land that their driveway is built upon and provides access to their garage at the back of their house. The driveway has been on city land since the house was built in 1956. The parcel is approximately 20 feet wide, 126 feet deep and 2,525 square feet in area.

City staff have reviewed the city's disposition of public land policy and find that the request meets all eligibility requirements for the city to permanently dispose of the parcel through a land sale. It is recommended the city retain a drainage and utility easement over the entire parcel.

Financial or budget considerations: The land sale proceeds of $15,000 would be directed to the general fund for public purpose. The buyer has also agreed to cover the city's expenses (approximately $2,000 to $2,500) related to preparing for and closing on the property in addition to the purchase price. The property would return to the tax rolls, and the buyer would maintain the parcel instead of the city.

Strategic priority consideration: Not applicable.

Supporting documents: Discussion, draft resolution, purchase agreement and exhibit

Prepared by: Sean Walther, deputy community development director
Reviewed by: Karen Barton, community development director
Approved by: Kim Keller, city manager

Discussion

Background: The new owner of 2754 Xenwood Ave. S., Christine Glazer, seeks to acquire city land that their driveway is built upon and provides access to their garage at the back of their house. The driveway has been on city land since the house was built in 1956. At the time, the land was public right-of-way with no road built on it.

Site location map.

History:

- The city acquired the parcel for $1 in 1954 to widen the West 28th Street right-of-way.
- The city later vacated 20 feet of right-of-way between Xenwood Ave. S. and Yosemite Ave. S. in 1962.
- Soon after the vacation, the 20-foot wide parcel adjacent to the property at 2754 Xenwood Ave. S. and containing the neighbor's driveway went tax forfeit.
- In 1965, the State conveyed the land to the City of St. Louis Park for road and utility purposes.
- In 1995, the restrictions of that State transfer lapsed and the city has fee title to the parcel without use restrictions.

The new owner of 2754 Xenwood Ave. S. would like to obtain the parcel from the city. They are concerned that not owning the land under their driveway will cloud the title of their property when seeking to refinance or sell the property in the future.

The city currently has storm sewer on and near the parcel they would like to acquire. A public trail and underground fiber optic are in the remaining right-of-way but south of the parcel they want to acquire.

The city has a disposition of public land policy adopted by City Council Resolution #097-30. The policy provides guidance to city staff for evaluating such requests.

The Home Rule Charter of the City of St. Louis Park, Section 11.01. Sale of real property, states:

> No real property of the city shall be sold or disposed of except by ordinance or resolution. The proceeds of any such sale shall be used as far as possible to retire any outstanding indebtedness incurred by the city in the purchase, construction or improvement of this or other property used for the same public purpose. If there is no such outstanding indebtedness, the council may, by a resolution adopted by an affirmative vote of at least five (5) members of the council, designate some other public use for such proceeds.

There is no debt service related to the city's real property. There are no known or anticipated obligations to the county. Any land sale proceeds would be directed to the general fund for another public purpose.

The city council received a written report regarding this matter on July 6, 2026. Staff received no comments or questions regarding the matter.

Present considerations: City staff reviewed the city's disposition of public land policy and found that the request meets all eligibility requirements for the city to permanently dispose of the parcel through a land sale. Staff recommends recording a drainage and utility easement over the entire parcel and selling the land to the neighboring property owner. Because the land will be fully encumbered with an easement, we worked with the city assessor to arrive at a negotiated and recommended sale price of $15,000 for the land. The buyer has agreed to pay for all the city's incurred legal fees and closing costs (estimated to range between $2,000 and $2,500). Upon closing, the buyer would go through Hennepin County's administrative process to combine the parcel with their property at 2754 Xenwood Ave. S. into one tax parcel. This should reduce the risk of another tax forfeiture in the future as well as being more convenient for the buyer.

Next steps: If approved, city staff will take necessary steps to convey the property to the buyer within the next 60 days.

Resolution No. 26 -____

Resolution approving sale of real property

Whereas, the city is the owner of certain real property located south of 2754 Xenwood Avenue South, in the City of St. Louis Park, County of Hennepin, State of Minnesota, and is legally described as follows:

> Tract D, except the North 10 feet thereof, Registered Land Survey No. 372, Hennepin County, Minnesota.

("property")

Whereas, Christine Glazer ("buyer") is the owner of that certain real property located at 2754 Xenwood Avenue South, in the City of St. Louis Park, County of Hennepin, State of Minnesota [PID 09-117-21-31-0186], which is adjacent to the property; and

Whereas, the city proposes to sell property to the buyer for $15,000.00, and retain a drainage and utility easement over the property as part of the sale;

Whereas, the city's interests would be served with a drainage and utility easement over the property and city fee ownership is not needed; that selling the property is in the best interests of the city; and the city is willing to sell the property pursuant to the terms and conditions of that certain purchase agreement that is presented for city council approval; and

Whereas, Minnesota Statutes § 462.356, subd. 2, requires that the planning commission review the city's proposed sale of real property for compliance with the comprehensive plan and to report to the city council in writing its findings; and

Whereas, Minnesota Statutes § 462.356, subd. 2, further provides for an exception from the requirement for review by the planning commission upon 2/3 vote of the city council dispensing with the requirement and finding that the acquisition or disposal of the real property has no relationship to the comprehensive municipal plan.

Now therefore be it resolved by the city council of the City of St. Louis Park, Minnesota, that:

1. The conveyance of the property has no relationship to the comprehensive municipal plan and review by the planning commission of the sale of the property is hereby dispensed with.

2. The buyer's offer of $15,000.00 for purchase of the property from the city is hereby accepted.

3. The mayor and city manager are authorized and directed to execute all documents and take all appropriate measures necessary to effectuate the conveyance of the property, including but not limited to the execution of any and all documents necessary to transfer title to the Buyer.

4. This resolution shall take effect immediately upon adoption.

Reviewed for administration:

Kim Keller, city manager

Adopted by the city council July 20, 2026:

Yolanda Farris, mayor pro tem

Attest:

Melissa Kennedy, city clerk

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PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT ("Agreement") is made on the _____ day of _____, 2026, by and between the **CITY OF ST. LOUIS PARK**, a Minnesota municipal corporation, located at 5005 Minnetonka Boulevard, St. Louis Park, MN 55416 ("Seller" or "City"), and **CHRISTINE GLASER**, 2754 Xenwood Ave. S., St. Louis Park, MN 55416 ("Buyer").

RECITALS

A. City is the fee owner of certain real property that is located in the City of St. Louis Park, County of Hennepin, State of Minnesota, and is legally described as follows: Tract D, except for the North 10 feet thereof, Registered Land Survey No. 372, Hennepin County, Minnesota ("Property"); and

B. Buyer is the owner of certain real property located at 2754 Xenwood Ave. S., St. Louis Park, MN, 55416 [PID 09.117.21.31.0186] ("Buyer's Property"), which is adjacent to the Property; and

C. Buyer wishes to purchase the Property, which Buyer will combine with the Buyer's Property under one parcel number for property tax purposes; and;

D. The City has determined that the Property is not needed by the City for any public purpose, and is willing to sell the Property pursuant to the terms and conditions of this Agreement.

NOW THEREFORE, in consideration of the covenants and agreements contained herein, the parties agree as follows:

1. OFFER/ACCEPTANCE. Buyer offers to purchase and Seller agrees to sell the Property.

2. PRICE AND TERMS.

A. Payment of Purchase Price. The purchase price ("Purchase Price") for the real property included in this sale is Fifteen Thousand and No/100 Dollars ($15,000.00).

B. Method of Payment. The Purchase Price, adjusted for prorations in accordance with this Agreement, if any, is to be paid to Seller on the Closing Date (as defined in Section 3 of this Agreement) by wire transfer, certified check, or other immediately available funds.

3. CLOSING. The closing shall be at City Hall, unless Buyer elects to have a title company conduct the closing. Unless terminated earlier or extended as provided herein, the date for closing the sale and purchase of the Properties (the "Closing") shall be on a date mutually agreed to by the parties, but not later than September 30, 2026 (the "Closing Date"). At Closing, Seller and Buyer shall disclose their Social Security Numbers or Federal Tax Identification Numbers for the purposes of completing state and federal tax forms.

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4. DEED/MARKETABLE TITLE. Upon performance by Buyer, Seller shall execute and deliver a Quit Claim Deed, conveying good and marketable title of record, subject to:

A. Reservations of minerals or mineral rights by the State of Minnesota, if any;

B. Building and zoning laws, ordinances, state and federal regulations;

C. Permitted Encumbrances as provided under Section 10 of this Agreement.

5. REAL ESTATE TAXES AND SPECIAL ASSESSMENTS.

A. Seller shall pay all general real estate taxes due and payable in the years prior to the year in which Closing occurs, if any. Real estate taxes due and payable in and for the year of Closing, if any, shall be prorated between Seller and Buyer on a per diem basis using a calendar year Closing;

B. Seller shall pay on or before the Closing Date all levied and pending special assessments, if any;

C. Seller shall pay on Closing Date any deferred real estate taxes (including "Green Acres" taxes under Minnesota Statutes § 273.111) or special assessments, if any, payment of which is required as a result of the Closing of this Agreement;

D. Buyer shall pay real estate taxes due and payable in the year following Closing and thereafter.

6. POSSESSION. Seller shall deliver possession of the Property not later than the actual Closing Date.

7. PARCEL COMBINATION. Buyer agrees to combine the Property with Buyer's Property under one parcel number for property tax purposes promptly after Closing.

8. TITLE EXAMINATION.

A. MARKETABILITY OF TITLE. Within a reasonable time period after the date of this Agreement, the Buyer will obtain a title insurance commitment for an owner's policy of title insurance for the Property, which shall include proper searches covering bankruptcies, state and federal judgments and liens, and including copies of all encumbrances listed therein (the "Commitment"). Buyer shall be responsible for the title search and exam costs related to the commitment and all additional costs related to the issuance of the title insurance policies, including but not limited to the premium(s), Buyer's name search and plat drawing, if any.

B. The Buyer will have 10 business days after receipt of the Commitment to deliver written objections to title, if any, to the Seller. Any matter shown on the Commitment and not objected to by Buyer shall be a "Permitted Encumbrance" hereunder. Seller must not

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allow additional encumbrances to be made against the Property between the date of this Agreement and the Closing Date.

C. Seller shall have no obligation to cure any title defects. Buyer's sole remedies to uncured title objections shall be to: (a) terminate this Agreement, in which case the parties will have no further rights, duties or obligations hereunder, except those obligations that expressly survive termination, or (b) accept title to the Property subject to the uncured objections, without reduction in the amount of the Purchase Price, in which case such objections to title will be deemed to have become Permitted Encumbrances.

9. WELL DISCLOSURE. *[Check one of the following:]*

__X__ Seller certifies that Seller does not know of any unsealed wells on the Property.

_____ Wells on the Property are disclosed by Seller on the attached Well Disclosure form, with Well and Boring Sealing Record attached.

10. DISCLOSURE OF INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEM. *[Check one of the following:]*

__X__ Seller certifies that Seller does not know of any individual on-site sewage treatment systems on the Property.

____ Individual on-site sewage treatment systems on the Property are disclosed by Seller on the attached Disclosure form.

11. SELLER'S COVENANTS, REPRESENTATIONS AND WARRANTIES. Seller does hereby covenant, warrant and represent to the Buyer as follows:

A. To Seller's actual knowledge, the conveyance of the Property pursuant hereto will not violate any applicable statute, ordinance, governmental restriction or regulation, or any private restriction or agreement.

B. As of the Closing Date there will be no outstanding or unpaid claims, actions, or causes of action related to any transaction or obligation entered into or incurred by Seller with respect to the Property prior to the date hereof.

C. Seller is not a foreign person as defined in § 1445(f)(3) of the Internal Revenue Code or regulations issued thereunder.

D. To Seller's actual knowledge, there is no action, litigation, investigation, condemnation or other proceedings of any kind pending or threatened against Seller with respect to the Property.

E. Methamphetamine Disclosure. To Seller's knowledge, methamphetamine production has not occurred on the Property.

F. Protected Historical Sites. *[Select either one of the following:]*

_____ Seller represents that Seller does not know if there are historical, Native American, or archeological materials on or in the Property that might be protected by law.

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__X__ To Seller's knowledge, the Property does not have any American Indian burial grounds, other human burial grounds, ceremonial earthworks, historical materials, and/or other archeological sites that are protected by federal or state law. Buyer's obligation to close is contingent upon Buyer determining to Buyer's satisfaction that the Property does not have any American Indian burial grounds, other human burial grounds, ceremonial earthworks, historical materials, and/or other archeological sites that are protected by federal or state law.

G. No part of the Property is subject to an agricultural preserve covenant or constitutes an agricultural preserve pursuant to Minnesota Statutes §§ 473H.02 to 473H.17.

12. CLOSING DOCUMENTS AND RECORDING.

A. At the Closing, Seller shall execute and/or deliver to Buyer the following (collectively the "Closing Documents"):

(1) Quit Claim Deed. A Quit Claim Deed in recordable form and reasonably satisfactory to Buyer, which shall include the following well representations: "Seller certifies that Seller does not know of any unsealed wells on the described Property."

(2) Seller's Affidavit. A standard form affidavit by Seller indicating that on the Closing Date there are no outstanding, unsatisfied judgments, tax liens or bankruptcies against or involving Seller or the Property; that there has been no skill, labor or material furnished to the Property for which payment has not been made or for which mechanic's liens could be filed; and that there are no other unrecorded interests in the Property.

(3) Non-Foreign Person Certification. A certification in form and content satisfactory to the parties hereto and their counsel, properly executed by Seller, containing such information as shall be required by the Internal Revenue Code, and the regulations issued thereunder, in order to establish that Seller is not a "foreign person" as defined in § 1445(f)(3) of such Code and such regulations.

(4) Certification. A certification that the representations and/or warranties made by Seller are materially the same as were in existence on the date of this Agreement or noting any changes thereto; and

(5) Parcel Combination Form. A Hennepin County Parcel Divisions/Combinations – City Approval Form

(5) Other Documents. All other documents reasonably determined by either party or the title insurance company to be necessary to transfer and provide title insurance for the Property.

B. At the Closing, Buyer shall execute and deliver to Seller the following:

(1) A Hennepin County Parcel Divisions/Combinations – Owner Request Form; and

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(2) An Easement Agreement in a form mutually agreed to, but substantially similar to the attached Exhibit A.

(3) Payment of the Purchase Price, plus prorated taxes, if any, as provided in Section 5 of this Agreement.

13. FEES AND COSTS. Buyer is responsible for all document preparation costs, recording fees, deed taxes, the cost of recording the Deed from Seller, title insurance premiums, if any, and closing fees. At the Closing, Buyer will reimburse Seller for attorneys' fees incurred by Seller in connection with the sale of the Property.

14. DEFAULT.

A. Buyer Default**.** If Buyer fails to perform any of the covenants and agreements contained herein to be performed by Buyer within the time for performance as specified herein and such failure continues for a period of 10 days after written notice from Seller, then Seller's sole remedy shall be termination of this Agreement.

B. Seller Default**.** If Seller fails to perform any of the covenants and agreements contained herein to be performed by Seller within the time for performance as specified herein and such failure continues for a period of 10 days after written notice from Buyer, then Buyer's sole remedy shall be termination of this Agreement.

15. NOTICES. All notices required herein shall be in writing and delivered personally or mailed to the address as shown below, and if mailed, are effective as of the date of mailing:

To Buyer: Christine Glaser
2754 Xenwood Ave. S.
St. Louis Park, MN 55416

To Seller: City of St. Louis Park
5005 Minnetonka Boulevard
St. Louis Park, MN 55416
Attn: City Manager

With a copy to: Campbell Knutson, P.A.
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, MN 55121
Attn: Richard Hansen

16. BROKER'S COMMISSION. Each party represents to the other that it has not engaged any party as a broker in connection with the transactions contemplated by this Agreement. Buyer will indemnify Seller from and against any and all liability to which Seller may be subjected by any broker's, finder's, or similar fee with respect to the transactions contemplated by this Agreement to the extent such fee is attributable to any action undertaken by or on behalf of Buyer

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or any affiliate of Buyer, including any claim by Buyer's Broker or any employee or agent of Buyer's Broker. Seller will indemnify Buyer from and against any and all liability to which Buyer may be subjected by reason of any broker's, finder's or similar fee with respect to the transactions contemplated by this Agreement to the extent such fee is attributable to any action undertaken by or on behalf of Seller.

17. "AS IS" PURCHASE. Except as expressly set forth in this Agreement, it is understood and agreed that Seller is not making and has not at any time made any warranties or representations of any kind or character, expressed or implied, with respect to the Property, including, but not limited to, any warranties or representations as to habitability, merchantability, fitness for a particular purpose, title, zoning, tax consequences, latent or patent physical or environmental conditions, utilities, access, operating history or projections, valuation, governmental approvals, the compliance of the property with governmental laws, the truth, accuracy or completeness of any Property data or other information pertaining to the Property delivered to Buyer by Seller, or any other matter or thing regarding the Property. Buyer acknowledges and agrees that upon the closing of the transaction contemplated by this Agreement, subject to Seller's express representations and warranties set forth in this Agreement Seller shall sell and Buyer shall accept the property "as is, where is, with all faults."

18. MINNESOTA LAW. This contract shall be governed by the laws of the State of Minnesota.

19. SEVERABILITY. If any provision of this Agreement is invalid or unenforceable, such provision shall be deemed to be modified to be within the limits of enforceability or validity, if feasible; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable.

20. ENTIRE AGREEMENT; MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver of any of its terms will be effective unless in a writing executed by the parties.

21. NO ASSIGNMENT. Buyer may not assign its interest in this Agreement without prior written consent of Seller. If Seller consents, such consent shall not be construed as a consent to any other transfer or assignment of Buyer's rights or obligations under this Agreement. Any transfer or assignment in violation of this Section will not be valid or enforceable.

22. TIME IS OF THE ESSENCE. Time is of the essence for all provisions of this Purchase Agreement.

23. COUNTERPARTS; ELECTRONIC SIGNATURES. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same agreement. The parties agree that this Agreement may be executed electronic signature of any party on any document related to this transaction, including this Agreement, constitutes a valid, binding signature. Signature pages may be electronically executed and delivered, including by facsimile, any electronic method complying with the federal

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ESIGN Act (e.g., DocuSign) or by wet ink signature captured on a pdf email attachment, and any signature pages so executed and delivered shall be valid and binding for all purposes.

24. INCORPORATION OF RECITALS. The Recitals at the beginning of this Agreement are true and correct, and are incorporated in this Agreement.

[The rest of this page is left blank intentionally; Signature pages follow]

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IN WITNESS WHEREOF, the City agrees to sell the Property for the price and terms and conditions set forth in this Agreement.

SELLER:
CITY OF ST. LOUIS PARK

By:_____
Its Mayor

By:_____
Its City Manager

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IN WITNESS WHEREOF, Buyer agrees to purchase the Property for the price and terms and conditions set forth in this Agreement.

BUYER:

Signed by:

Christine Glaser

Docusign Envelope ID: A560D1DD-ACCC-8170-825C-7B62689FB2C7

EXHIBIT A

Easement Agreement

Exhibit A

(reserved for recording information)

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT ("Agreement") is made and entered into as of _____, 2026, by, between and among the **CITY OF ST. LOUIS PARK**, a Minnesota municipal corporation ("Grantee") and **CHRISTINE GLASER**, 2754 Xenwood Ave. S., St. Louis Park, MN, 55416 ("Grantor").

RECITALS

WHEREAS, Grantor is the fee owner of certain real property that is located in the City of St. Louis Park, County of Hennepin, State of Minnesota, and is legally described as follows: Tract D, except for the North 10 feet thereof, Registered Land Survey No. 372, Hennepin County, Minnesota ("Property");

WHEREAS, Grantee was the previous owner of the Property and maintains drainage and utility facilities, including storm sewer infrastructure and fiber optic cables, on, over, under or adjacent to the Property; and

WHEREAS, Grantor acquired the Property from Grantee on the condition that Grantor would provide an easement to Grantee for public drainage and utility purposes on the Property.

NOW, THEREFORE, the parties to this Agreement agree as follows:

AGREEMENT

1. Grant of Easement. The City hereby grants and conveys to Grantee a permanent, non-exclusive easement for public drainage and utility purposes (the "Easement") on, over, under, and upon the Property (the "Easement Area") and depicted on the attached Exhibit "A".

2. Scope of Easement Rights. The Easement includes the right of Grantee, its contractors, employees, agents and assigns to:

a. Ingress and egress upon, over, and across the Easement Area;

b. Construct, reconstruct, inspect, repair, and maintain public drainage or utility systems, including but not limited to storm sewer facilities and underground fiber optic cables, over, across, on, under, and through the Easement Area; and

c. To cut, trim or remove trees and vegetation in, on or about the Easement Area that the City determines interferes with the public trail located and maintained by the City on property adjacent to the Easement Area. This right shall not be construed as an obligation by the City to maintain trees, brush, vegetation or other growth with the Easement Area.

5. Existing Driveway. An existing paved driveway is located on, over and across a portion of the Easement Area ("Driveway"), as depicted on the attached Exhibit "A". Grantee agrees to repair any damage to the Driveway caused by Grantee, its employees or contractors during the construction, operation, maintenance, replacement or removal of public drainage or utility systems or the elements thereof within or adjacent to the Easement Area.

6. Entire Agreement. This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby.

7. No Waiver. No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default.

8. Severability. The invalidity of any portion of this Agreement shall not impair in any manner the validity, enforceability or effect of the rest of this Agreement.

9. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Minnesota, without regard to choice of law provisions.

10. Covenants to Run with Land. The Easement runs with the land and is binding on the parties and their successors and assigns.

11. Counterparts. This Easement Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, but all of which, when taken together, constitute the same instrument.

[Remainder of page intentionally left blank.
Signature pages follow.]

IN WITNESS WHEREOF, this easement has been executed on the day and year first above written.

Grantor:

By: _____
Christine Glaser

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Christine Glaser.

_____
Notary Public

Grantee:
City of St. Louis Park

By: _____
Its Mayor

(SEAL)

And _____
Its City Manager

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____ and by _____, respectively the Mayor and City Manager of the **City of St. Louis Park**, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

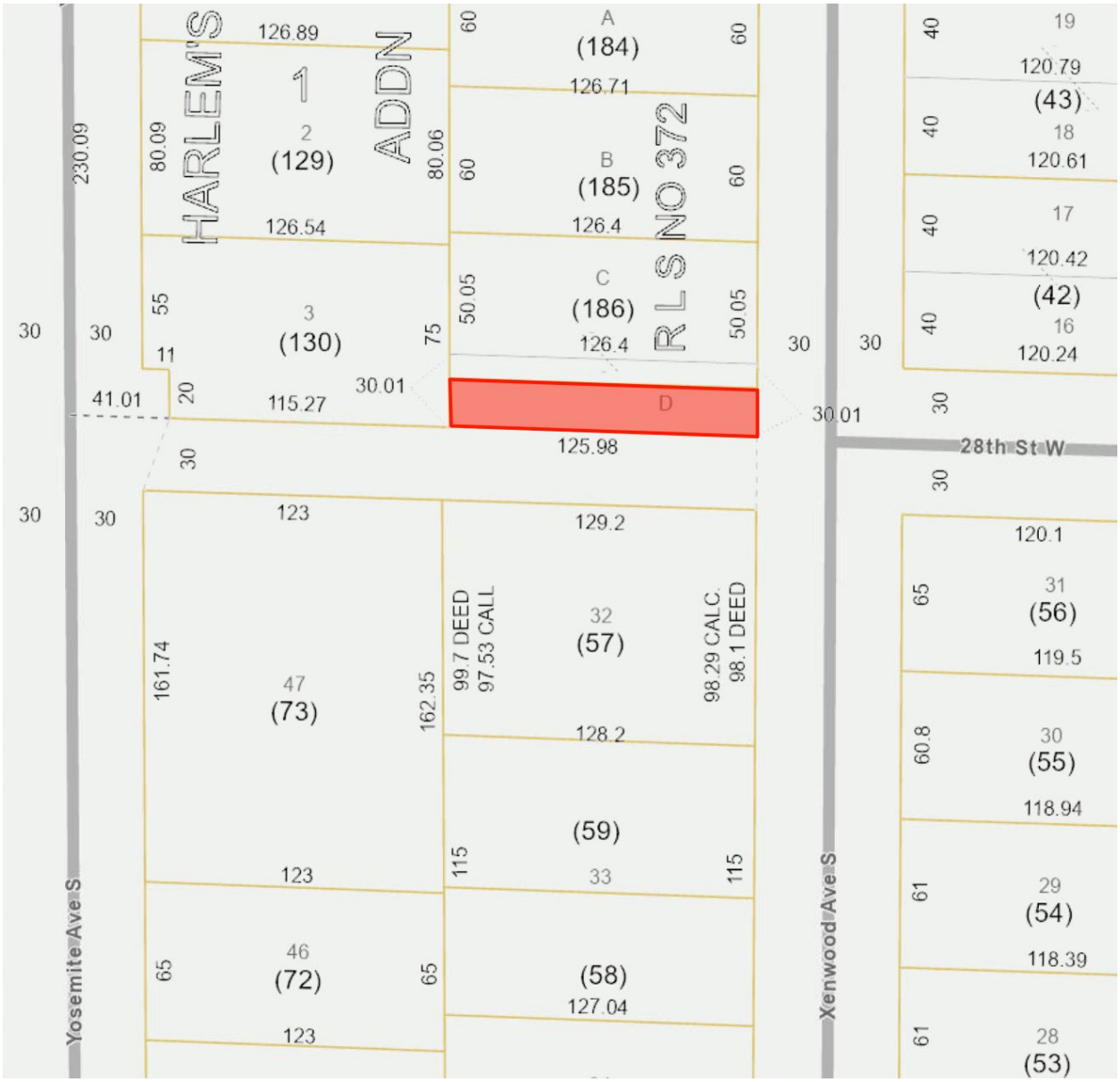
_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Campbell Knutson, P.A.
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000

EXHIBIT "A"
TO
EASEMENT AGREEMENT

Easement Area Depiction



Executive summary

Title: Resolution authorizing final payment for South Oak Pond Water Quality Improvement project (4024-4000) - Ward 2

Recommended action: Motion to adopt resolution accepting work and authorizing final payment in the amount of $11,008.63 for the South Oak Pond Water Quality Improvement project with New Look Contracting, Inc. – city contract no. 39-25.

Policy consideration: Not applicable.

Summary: On Feb. 18, 2025, the city council awarded the bid for the South Oak Pond Quality Improvement project to New Look Contracting, Inc. in the amount of $714,982. The project included the installation of an underground stormwater filter vault connected to the existing lift station, which discharges surface water from South Oak Pond to Minnehaha Creek. Now completed, the project is expected to remove 80 pounds of phosphorus annually from the water discharged into the creek. In addition to the stormwater filter vault, the project included buckthorn removal and native vegetation planting along the southwest side of the pond adjacent to the vault.

The contractor completed this work within the contract time allowed, and the final contract amount, $733,908.85, which is $18,926.85 (3%) more than the contract amount awarded. We have consulted finance and there are adequate funds to cover these costs.

Financial or budget considerations: The cost of the work performed by the contractor under Contract No. 39-25 has been calculated as follows:

Original contract	$714,982.00
Change orders / extra work	+$9,716.85
Quantity overruns	+$9.210.00
Final contract cost	$733,908.85
Previous payments	-$722,900.22
Balance due	$11,008.63

This project was included in the 2024 capital improvement plan (CIP). Funding was provided by the stormwater utility fund and State of Minnesota's Clean Water, Land and Legacy Amendment grant program. The additional costs will be paid for using storm water utility funds.

Strategic priority consideration: St. Louis Park is committed to being a climate leader that cares for the planet and maintains dynamic parks that connect people and nature.

Supporting documents: Discussion, resolution

Prepared by: Erick Francis, water resources manager
Reviewed by: Debra Heiser, engineering director
Tiffany Stephens, interim deputy finance director/financial analyst
Approved by: Kim Keller, city manager

Discussion

Background: On Feb. 18, 2025, the city council awarded the bid for the South Oak Pond Quality Improvement project to New Look Contracting, Inc. in the amount of $714,982. The project included the installation of an underground stormwater filter vault connected to the existing lift station, which discharges surface water from South Oak Pond to Minnehaha Creek. Now completed, the project is expected to remove 80 pounds of phosphorus annually from the water discharged into the creek. In addition to the stormwater filter vault, the project included buckthorn removal and native vegetation planting along the southwest side of the pond adjacent to the vault.

The final contract amount was $714,982, which includes change orders no. 1 and no. 2.

Change order no. 1, in the amount of $584.97, was issued to furnish and install a stainless-steel, rodent-resistant wire mesh guard for the lift station pump power cable. This protective component was not initially included with the new pump but was determined to be necessary to protect the power cable from rodent damage.

Change order no. 2, in the amount of $9,131.88, was issued after construction activities uncovered a portion of the previous lift station foundation that had not been completely removed during the 2013 lift station replacement. The remaining foundation conflicted with the proposed location of the new filter vault. After evaluating the site conditions, the engineer determined that relocating the filter vault to the south would minimize the amount of foundation removal required, resulting in a more cost-effective solution while maintaining the project's design intent.

An additional $9,210 was incurred for site restoration, including the placement of additional topsoil, seeding and installation of soil stabilization measures. These items were necessary to restore areas disturbed during construction and to establish a healthy vegetative cover and to stabilize the restored pond shoreline. The additional restoration work helped ensure successful revegetation of the project site and to improve the long-term site stability.

The final contract amount, $733,908.85, is $18,926.85 (3%) more than the contract amount awarded. This is within the planned contingency, and there are adequate funds to cover these costs.

Financial or budget considerations: The cost of the work performed by the contractor under Contract No. 39-25 has been calculated as follows:

Original contract	$714,982.00
Change orders / extra work	+$9,716.85
Quantity overruns	+$9.210.00
Final contract cost	$733,908.85
Previous payments	-$722,900.22
Balance due	$11,008.63

This project was included in the 2024 capital improvement plan (CIP). Funding was provided by the stormwater utility fund and State of Minnesota's Clean Water, Land and Legacy Amendment grant program.

Resolution No. 26-_____

Authorizing final payment and accepting work for South Oak Water Quality Improvement Project

City Project No. 4024-4000
Contract No. 39-25

Be it resolved by the city council of the City of St. Louis Park, Minnesota, as follows:

1. Pursuant to a written contract with the city dated February 18, 2025, New Look Contracting, Inc. has satisfactorily completed the South Oak Pond Water Quality Improvement project, as per Contract No. 39-25.

2. The engineering director has filed her recommendations for final acceptance of the work.

3. The work completed under this contract is accepted and approved. The final contract cost is $733,908.85.

4. The city manager is directed to make final payment in the amount of $11,008.63 on this contract, taking the contractor's receipt in full.

Reviewed for administration:

Kim Keller, city manager

Adopted by the city council July 20, 2026:

Yolanda Farris, mayor pro tem

Attest:

Melissa Kennedy, city clerk

St. Louis Park
MINNESOTA
Experience LIFE in the Park

Meeting: City council
Meeting date: July 20, 2026
Action agenda item: 7a

Executive summary

Title: First reading of zoning ordinance and zoning map amendments; resolution approving comprehensive plan amendment – commercial districts

Recommended action:

- Motion to adopt a resolution to approve amendments to the comprehensive plan. (Five votes required)
- Motion to approve first reading of amendments to the zoning ordinance and to set the second reading for Aug. 3, 2026. (Four votes required)
- Motion to approve first reading of amendments to the zoning map and to set the second reading for Aug. 3, 2026. (Five votes required)

Policy consideration: Does the city council support the amendments to the comprehensive plan, zoning ordinance and zoning map?

Summary: The attached report summarizes the proposed amendments. The planning commission held the public hearing June 17, 2026. They received no comments about the comprehensive plan and five people spoke in favor of the ordinance amendments. Four of those expressed a desire for further reductions to the parking requirements. Another requested the former Gorham municipal parking lot site be rezoned to a neighborhood district. Parking is a topic on the 2026 planning commission work plan and the Gorham lot will be further reviewed during the 2050 comprehensive plan update. The planning commission voted 6-0 to recommend the approval of the comprehensive plan, zoning text and zoning map amendments.

Next Steps. If approved, the Metropolitan Council will review the comprehensive plan amendment and the ordinances will have a second reading Aug. 3, 2026.

Financial or budget considerations: There are no budget impacts. Staff will update the city website and affected handouts, maps and other documents.

Strategic priority consideration: St. Louis Park is committed to being a city that delivers reliable services, uses city resources responsibly, operates transparently and builds strong relationships with residents.

Supporting documents: Resolution, planning commission June 17, 2026 staff report, draft zoning ordinance, draft zoning map ordinance, existing and proposed zoning maps, comments received from surveys and open houses, planning commission June 17, 2026 meeting minutes

Prepared by: Gary Morrison, zoning administrator; Katelyn Champoux, planner
Reviewed by: Jennifer Monson, planning and economic development manager
Karen Barton, community development director
Approved by: Kim Keller, city manager

Resolution No. 26-__

Supporting the approval of an amendment to the 2040 comprehensive plan for the City of St. Louis Park under Minnesota Statutes 462.351

Whereas, the 2040 comprehensive plan (the "plan") was adopted by the city council on August 5, 2019; and

Whereas, the use of said plan will ensure a safer, more pleasant, and more economical environment for residential, commercial, industrial, and public activities and will promote the public health, safety and general welfare; and

Whereas, said plan will prepare the community for anticipated desirable change, thereby bringing about significant savings in both private and public expenditures; and

Whereas, said plan has taken due cognizance of the planning activities of adjacent units of government; and

Whereas, said plan is to be periodically reviewed by the City of St. Louis Park planning commission and amendments made, if justified according to procedures, rules, and laws, and provided such amendments would provide a positive result and are consistent with other provisions in the Comprehensive Plan; and

Whereas, the City of St. Louis Park planning commission held a public hearing and recommended adoption of an amendment to said plan on June 17, 2026; and

Whereas, the city council has considered the advice and recommendation of the planning commission; and

Whereas, the contents of planning case file 26-04-CP are hereby entered into and made part of the public hearing record and the record of decision for this case,

Now therefore be it resolved by the city council of the City of St. Louis Park that said plan, as previously adopted by the city council, is hereby amended as follows and as shown in the attached exhibits:

- The following text amendments to the comprehensive plan land use descriptions subsection:
    - RM - Medium Density Residential
      The Medium Density Residential designation is intended for residential areas adjacent to commercial centers, corridors, and nodes. It allows net residential densities from ~~18~~ 7 to 30 units per acre. This designation allows a variety of housing types that include house-scale and low-rise scale housing

types, including single-unit detached, duplexes, townhomes, and small two- or three-story apartment buildings.

- RH - High Density Residential
  The High Density Residential land use designation is intended for higher density, compact urban residential areas with convenient access to major transportation corridors, open spaces, and commercial centers. This designation allows for a residential density range of ~~30~~ 16 to 75 units per acre. There may be opportunities for higher densities, up to 125 units per acre, through the use of planned unit developments (PUDs) or zoning density bonuses. The appropriate building height will vary by development and depend upon the characteristics of the development and its surroundings.

- Figure 5-5 2040 Future Land Use Plan shall be updated as shown in the map provided in Exhibit A;
- Tables within the land use plan shall be amended to reflect updates to city forecasts and development phasing based on the change in land use, as provided in Exhibit B;

It is further resolved, staff are instructed to submit the comprehensive plan amendment to the Metropolitan Council for review and authorization to place the comprehensive plan amendment into effect,

It is further resolved, that the city clerk is instructed to record certified copies of this resolution in the Office of the Hennepin County Register of Deeds or Registrar of Titles as the case may bed.

Reviewed for administration:

Kim Keller, city manager

Adopted by the city council July 20, 2026:

Yolanda Farris, mayor pro tem

Attest:

Melissa Kennedy, city clerk

Ordinance No. ___-26
Amending St. Louis Park City Code chapter 36
related to zoning

The city council of the City of St. Louis Park, Minnesota does ordain:

Section 1: Chapter 36 shall be deleted in its entirety and replaced with the following:

ARTICLE I. INTRODUCTORY PROVISIONS

DIVISION 1. INTRODUCTORY PROVISIONS

Sec. 36-1. Title.

(a) This chapter shall be known as the City of St. Louis Park Zoning Ordinance except as referred to herein as "this chapter."

Sec. 36-2. Purpose and intent of chapter.

(a) The intent, through the zoning ordinance chapter, is to promote the most appropriate and orderly development of the city.
(b) This chapter establishes minimum requirements to protect the public health, safety, mobility, and general welfare of the people.
(c) This chapter shall divide the city into zoning districts and establish regulations which control the location, erection, construction, reconstruction, alteration, and use of structures and land.

Sec. 36-3. Findings.

Through establishing and implementing this chapter, the city council finds it necessary to accomplish the following:

(a) Require that development proceed according to the vision, strategic priorities, goals, land use designations and map, strategies and implementation actions established in the city's comprehensive plan, as well as other adopted plans.
(b) Provide adequate light, air and convenient access to property.
(c) Facilitate the provision of municipal utilities, transportation, schools, recreation and other public infrastructure supporting current and future needs.
(d) Provide for compatibility of different land uses.
(e) Enhance the city's development pattern, quality, character and long-term sustainability.
(f) Conserve the natural resources and environmental assets of the community.
(g) Provide effective administration of this chapter and any future amendments to the ordinance from which this chapter is derived and prescribe penalties for the violation of its requirements.

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(h) Establish a continuing system of review of this chapter to ensure it will be amended to meet the changing needs of the community and advances in technology and economic and social systems.

DIVISION 2. AUTHORITY

Sec. 36-4. Effective date.

(a) The effective date of this chapter is _____, 2026. This chapter hereby supersedes and replaces in its entirety, chapter 36 of the St. Louis Park, Minnesota, city code on the effective date hereof. The provisions of this title shall apply to all development plans and permits filed on or after the effective date. Plans on file before the effective date shall be reviewed for compliance with the zoning ordinance title effective at the time of filing.

Sec. 36-5. Jurisdiction and authority.

(a) This chapter is enacted under the authority granted to the city in state statutes chapter 462, as well as other state statutes and rules. If those statutes are amended to restrict or enlarge the authority delegated to the city, those amendments shall be incorporated into this chapter.

(b) This chapter governs the use of all land and structures in the city unless such regulation is specifically preempted by state or federal statutes or regulations.

DIVISION 3. ADMINISTRATION

Sec. 36-6. Enforcing officer.

(a) The zoning administrator or their designee shall enforce this chapter under the direction and control of the zoning administrator's supervisor, department director and city manager.

DIVISION 4. INTERPRETATION

Sec. 36-7. Purpose of interpretation.

(a) The purpose of interpreting and applying this chapter is to determine and carry out the intent of the city council. This chapter must be interpreted, whenever possible, so that all provisions are given effect.

(b) The language of this chapter is clear and unambiguous as applied to a particular situation, it must be applied as written.

(c) When the words of this chapter are not explicit, the intention of the city council may be ascertained by considering, among other matters:

(1) The occasion and necessity for this chapter or specific provision.

(2) The circumstance under which it was enacted.

(3) The object to be attained.

(4) The former zoning ordinance.

(5) The consequences of a particular interpretation.

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(6) Administrative interpretations of this chapter and interpretations by the board of zoning appeals and the city council.

(d) In ascertaining the intention of the city council, the following presumptions apply:

(1) The city council does not intend a result that is absurd, impossible of execution, or unreasonable.

(2) The city council intends the entire chapter to be effective and certain.

(3) The city council does not intend to violate the Constitution of the United States or the state constitution.

(4) The city council intends to favor the public interest against any private interest.

Sec. 36-8. Minimum and maximum requirements.

(a) The provisions of this chapter are the minimum and maximum requirements for the promotion of the public health, safety, mobility and general welfare.

Sec. 36-9. Rules of construction.

(a) The following rules of construction govern the interpretation of the language of this chapter:

(1) The singular number includes the plural and the plural the singular.

(2) The present tense includes the past and future tenses and the future includes the present.

(3) The word "shall" is mandatory, and the word "may" is permissive.

(4) Whenever a word or term which is defined in this chapter appears in the text of this chapter, its meaning shall be that stated in the chapter definition. Words or terms which are not defined in this chapter shall have the meaning found in the most recent edition of Merriam-Webster's Unabridged Dictionary. Words not defined in that dictionary shall have their ordinary, usual meaning at the time the word or term is being applied to a zoning question or situation. General words are construed to be restricted in their meaning by preceding particular words.

(5) Unless otherwise specified, calculations completed as a result of the provisions in this chapter shall be rounded to the nearest whole number.

(b) Distance. All measured distance expressed in feet shall be to the nearest tenth of a foot. The measurement of distances when required by this chapter shall be done in a straight line in the plane located at a point one foot above the highest point in the surface of the ground along the path of measurement, from the closest exterior wall (extended vertically if a cantilever) of a building containing the use to the property line of the adjacent street, district, or lot or other boundary line. If the use is not within a building, the measurement shall be the shortest distance from the location of the use to the property line of the adjacent street, district, or lot or other boundary line.

(c) Performance time; delivery and filing time. Where the performance or doing of any act, duty, matter, payment or thing is ordered or directed and the period of time or duration for the performance or doing thereof is described and fixed by this chapter, the time shall be computed so as to exclude the first and include the last day of the

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prescribed or fixed period or duration of time. When the last day of the period falls on Saturday, Sunday, or a legal holiday, that day shall be omitted from the computation. When an application, payment, drawing, contract or other document is to be delivered to or filed with any department of the city or other unit of government on or before a prescribed date and the prescribed date falls on a Saturday, Sunday, or legal holiday, it is timely delivered or filed if it is delivered or filed on the next succeeding day which is not a Saturday, Sunday, or legal holiday.

(d) Grammatical errors. Grammatical errors shall not destroy the application of this chapter. A transposition of words and clauses may be resorted to when a sentence is without meaning as it stands. Words and phrases which may be necessary to the proper interpretation of this chapter and which do not conflict with its obvious purpose and intent, nor in any way affect its scope in operation, may be added in the construction thereof.

(e) Provisos. Provisos shall be construed to limit rather than to extend the operation of the clauses to which they refer. Exceptions expressed in this chapter shall be construed to exclude all others.

(f) Penalty; forfeiture. When a penalty or forfeiture is provided for the violation of this chapter, such penalty or forfeiture shall be construed to be for each such violation. Each day that a violation exists shall constitute a separate violation.

(g) Provision conflicts. When a general provision of this chapter conflicts with a special provision in this chapter, the two shall be construed if possible so that effect shall be given to both. If the conflict between the two provisions is irreconcilable, the special provisions shall prevail and shall be construed as an exception to the general provision unless the general provision was enacted subsequent to the special provision and it shall be the manifest intention of the city council that such general provisions shall prevail. When several clauses are irreconcilable, the chapter clause last in order of date or position shall prevail. When the provisions of two or more amendments to this chapter passed at different dates are irreconcilable, the amendment latest in date of final enactment shall prevail.

(h) Amendment. When a section or part of the ordinance from which this chapter is derived is amended, the amendment shall be construed as merging into the original ordinance, becoming a part thereof, and replacing the part amended, and the remainder of the original ordinance and the amendment shall be read together and viewed as one ordinance passed at one time. The portions of this chapter which were not altered by the amendment shall be construed as effective from the date of the first enactment, and the new provision shall be construed as effective only from the date when the amendment became effective. When this chapter adopts the provisions of state statute by reference, it also adopts by reference any subsequent amendments of that statute except when the intent of the city council is clearly to the contrary. If two or more amendments to the same provision or this chapter are enacted at the same or at different times, one amendment overlooking and making no reference to the other, the amendments shall be construed together if possible and effect be given to each. If

the amendments are irreconcilable, the amendment latest in date of final enactment shall prevail.

(i) Appendix. The appendix is for information purposes only and is not intended to govern.

Sec. 36-10. Compliance with the comprehensive plan.

(a) No building permit, certificate of occupancy, registration of land use, or any other permit required by this chapter, shall be issued unless the proposal complies with the comprehensive plan and the requirements of this chapter. If a conflict exists between this chapter and the comprehensive plan on land for which an approval is requested, such approval cannot be issued unless the conflict is resolved.

Sec. 36-11. Diagrams.

(a) Diagrams, where provided, are intended to be illustrative only and may not be drawn to scale. Where a conflict exists between a diagram and text, the text shall prevail.

Sec. 36-12. More restrictive applications.

(a) Where the conditions imposed by any provision of this chapter are either more or less restrictive than comparable conditions imposed by any other applicable law, ordinance, statute, resolution or regulation of any kind, the regulations which are more restrictive, or which impose higher standards or requirements shall control.

Sec. 36-13. Abbreviations

(a) Purpose. The purpose of this section is to identify the abbreviations which are used in this chapter to clarify meaning.

(b) Abbreviations.

(1)	BOZA	Board of zoning appeals
(2)	DSH	Diameter at standard height
(3)	DORA	Designed outdoor recreational area
(4)	DU	Dwelling unit
(5)	EVSE	Electric vehicle supply equipment
(6)	EVCS	Electric vehicle charging station
(7)	PUD	Planned unit development
(8)	FW	Floodway district
(9)	FF	Flood fringe district
(10)	FP	General floodplain district

DIVISION 5. SEPARABILITY

Sec. 36-14. Separability.

(a) Provisions in this chapter are separable if the following events occur:

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(1) If a court of competent jurisdiction finds any provision of this chapter to be invalid, that judgment shall not affect any other provision of this chapter not specifically included in the judgment.

(2) If a court of competent jurisdiction finds the application of any portion of this chapter to a particular property, building, or other structure invalid, that judgment shall not affect the application of the provision to any other property, building or structure not specifically included in the judgment.

(b) If a court of competent jurisdiction finds any individual condition of a conditional use permit invalid, that judgment shall not invalidate any other condition of the same conditional use permit not specifically included in such judgment nor shall it invalidate the application of the same condition in any other conditional use permit.

DIVISION 6. NONCONFORMITIES

Sec. 36-15. Scope of article.

(a) Nothing in this division shall be construed to permit a violation of any section of this chapter or the continuation of any unsafe or unsanitary condition.

Sec. 36-16. Purpose.

The purpose of this division is to provide for the continuation and eventual elimination of nonconformities and other instances of nonconformance by:

(a) Recognizing nonconformities which lawfully existed prior to the effective date of the ordinance from which this article is derived.

(b) Prohibiting the enlargement or extension of nonconformities.

(c) Providing criteria which provide for the reconstruction of nonconformities which are damaged by fire or other natural disaster.

(d) Encouraging the elimination of nonconformities or minimizing their impact on adjacent properties.

(e) Requiring nonconformities and other instances of nonconformance in certain situations to either comply with this chapter or terminate.

Sec. 36-17. General requirements.

(a) Right to continue. Except for a sexually oriented business as defined in the city code, a nonconformity may be continued in the manner of operation existing at the time of adoption of the ordinance from which this chapter is derived, subject to the provisions of this division.

(b) Subject to general requirements of this chapter. Subject to its right to continue, a property having a nonconformity is subject to all provisions of this chapter and future amendments thereto.

(c) Expansion prohibited. A nonconformity shall not be expanded in any manner. Expansion includes the intensification of the character or operation of a nonconformity. Expansion shall include, but not be limited to, increased hours of operation, expansion of the use to a portion of the property not previously used,

reducing the size of the parcel containing the nonconformity by subdivision or administrative lot line adjustment, expansion of a parking area, and increased number of employees.

(d) Damaged or destroyed structures. If any nonconformity is destroyed by fire or other peril to the extent of greater than 50% of its assessed market value, and no building permit has been applied for within 180 days of when the property is damaged, the building official may impose reasonable conditions upon a building permit in order to mitigate any newly created impact on adjacent property. If the building permit has not been applied for within one year of the date of destruction, any right to continue the nonconformity is terminated and any future use of the land must comply fully with this chapter.

(e) Termination of rights through discontinuation of the use. If a nonconformity is discontinued for a period of more than one year, any right to continue the nonconformity is terminated and any future use of the land must comply fully with this chapter.

Sec. 36-18. Special requirements.

(a) City approvals.

(1) Condition of approval. An addition or expansion to a nonconforming structure may be granted a Conditional Use Permit (CUP) or building permit so long as the addition or expansion adheres to all requirements of this chapter. Amendments to existing special permits shall be administered in accordance with section 36-445.

(2) Exception. A new use in part of a nonconforming multiple tenant structure may be granted a CUP or special permit amendment, so long as there are no exterior modifications needed to accommodate the new tenant which would result in an increase in building height, density, or a decrease in required yards, or other substantial change (other than property improvement to meet building code requirements), and the following standards are met:

a. The new use does not involve an expansion of the nonconformity or otherwise increase the noncompliance with the provisions of this chapter.

b. Any nonconformity or other items of noncompliance existing on the site shall be brought into greater or complete compliance with this chapter to the extent reasonable and possible, except that greater or complete compliance will not be required with the following provisions of this chapter:

1. Lot area.
2. Lot width.
3. Required yards.
4. Building height
5. Density.
6. Usable open space.

(b) Permitted construction. Construction is permitted under the following circumstances:

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(1) The repair, replacement, restoration, maintenance or improvement of any nonconformity, but not including expansion, except that such construction is prohibited in floodplain areas to the extent necessary to maintain eligibility in the National Flood Insurance Program and not increase flood damage potential or increase the degree of construction to flood flows in the floodway.

(2) Construction which would allow additions and alterations to buildings containing nonconforming dwelling units complying with the following conditions:

a. The construction will not result in an increase in the number of dwelling units; and

b. The building or parcel is not located in an area which the council has designated as a high priority for redevelopment according to an adopted redevelopment strategy or plan. For the purpose of this section, a redevelopment strategy or plan shall be defined as a document and/or process which specifically outlines the area to be redeveloped and may include timelines and/or action steps to be taken, or which are being taken, to achieve the redevelopment. These action steps may include, but are not limited to: solicitation of developers, the purchase of property, environmental testing or remediation, demolition of structures and other similar activities.

(c) Change in tenant or ownership. Any change of a tenant or in the ownership of any land which is classified as a nonconforming use shall require the new tenant or owner to obtain a certificate of occupancy or Registration of Land Use before the nonconforming use may be continued.

(d) Change to less intense use. A nonconforming use may be changed to a less intense nonconforming use subject to approval by the zoning administrator. The property owner or tenant has the burden of providing evidence that the proposed use is less intense than the existing nonconforming use. The zoning administrator shall consider the evidence provided by the property owner or tenant in evaluating relative intensities including, but not limited to, each of the following factors:

(1) Hours of operation.
(2) Signage.
(3) Off-street parking and loading.
(4) Nature of business operations.
(5) Type of equipment or machinery.
(6) Outdoor storage.
(7) Number of employees.
(8) Aesthetic impacts on surrounding property.
(9) Property values.

(e) Reduction in nonconformity. Any nonconformity which is reduced in size, intensity or otherwise becomes more conforming may not again expand or become less conforming.

(f) Nonconformity as a result of government action.

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(1) When lot area, width or setbacks are reduced as a result of conveyance to a federal, state, or local government for a public purpose and the remaining area is at least 50% of the otherwise applicable standards, then that lot and any structures existing at the time of public action shall be deemed to be in compliance with the minimum lot area, lot width and setbacks of this chapter.

(g) Nonconforming parking.

(1) Any use on any property which contains a nonconforming parking lot or paved area shall not be expanded unless the property is brought into compliance with the standards contained in sections 36-363 and 36-368. In addition to the other penalties provided by law, the city may withhold a certificate of occupancy for any property not in compliance with this section.

(2) Any use which does not provide the number of parking spaces required by section 36-363 for the amount of parking provided may not be expanded unless it provides the parking spaces required under this chapter for the expansion.

(3) Uses with nonconforming parking in terms of numbers of stalls shall need not be required to provide additional parking to bring the use into compliance if such parking would occupy required yards or interfere with screening requirements.

(h) Nonconforming landscaping. If buildings were existing on a parcel of land on the effective date of the ordinance from which this chapter is derived which, due to their location, make construction of the required landscaping impossible, then an alternative landscaping plan may be approved as outlined in section 36-374.

(i) Nonconforming impervious surface coverage. Impervious surfaces can be replaced with other types of impervious surfaces so long as the amount of impervious surface is not increased.

(j) Non-conforming rear yard. Additions may be made to a principal structure with a nonconforming rear yard provided that the addition meets the rear yard requirements of this chapter.

Secs. 36-19 to 36-39 reserved.

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ARTICLE II. GENERAL ZONING PROVISIONS

Sec. 36-40. Zoning districts established.

All land in the city shall be assigned to one of the following zoning districts:

(a) Neighborhood districts, see article III.
  (1) N-1 neighborhood district
  (2) N-2 neighborhood district
  (3) N-3 neighborhood district
  (4) N-4 neighborhood district

(b) Mixed use districts, see article IV.
  (1) MU-1 neighborhood mixed use district
  (2) MU-2 community mixed use district
  (3) MU-3 transit oriented development mixed use district

(c) Business districts. B-1 general business district, see article IV.

(d) Industrial districts, see article IV.
  (1) I-1 light industrial district
  (2) I-2 general industrial district

(e) Park and open space districts. P-1 park and open space district, see article IV.

(f) PUD planned unit development districts, see article V.

Sec. 36-41. Overlay districts established.

Overlay districts are as follows:

(a) FW floodway district, see article VI, division 1.

(b) FF flood fringe district, see article VI, division 1.

(c) FP general floodplain district, see article VI, division 1.

(d) TDM travel demand management district, see article VI, division 2.

(e) HWL historic Walker Lake district, see article VI, division 3.

Sec. 36-42. Map.

The boundaries of the use districts listed in section 36-40 are shown on the zoning map, as amended. The map is certified by the city clerk and is stored in the office of community development and is referred to as the "zoning map" or "map," in this chapter. The map and all

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of the notations, references and other information shown on it shall have the same force and effect as if fully set forth in this chapter and are hereby made a part of this chapter by reference.

Sec. 36-43. Boundaries

(a) District boundary lines indicated on the zoning map follow lot lines, the center lines of streets or alleys projected, railroad right of way lines, the center of watercourses, or the corporate limit lines as they exist upon the effective date of the ordinance from which this chapter is derived. If zoning district boundary lines do not follow any of the above-described lines, the zoning district boundary lines are established as drawn on the zoning map.

(b) Where a district boundary line divides a lot of record which was in single ownership at the time of enactment of the ordinance from which this chapter is derived and places portions of such lot of record in two or more use districts, any portion of such lot within 50 feet on either side of dividing district boundary line may be used for any use permitted in either use district. If the lot shall be wider than the 50-foot limitation, the use district line as shown shall prevail.

(c) Appeals from the zoning administrator's determination and questions of doubt concerning the exact location of district boundary lines shall be heard by the board of zoning appeals.

(d) Whenever any street, alley or other public way is vacated by official action of the city, the location of the zoning district line shall not be affected by such proceeding.

(e) A determination of whether a property is within the boundaries of the FW, FF or FP district shall be made by the zoning administrator. Any person objecting to that determination may appeal to the zoning administrator by submitting a topographic survey which includes the contour of the flood protection elevation and the location and elevation of all proposed structures. The zoning administrator may change the determination based on the topographic survey, but the zoning administrator shall notify the commissioner of the state department of natural resources at least ten days before granting the permit. Provisions for the modification of floodplain district boundaries are contained in division 8 of article IV of this chapter.

Sec. 36-44. Uses

(a) Interpretation of allowed uses:

(1) The only uses which can be made are those uses listed in the zoning district and these are permitted only in the manner described by this chapter.

(2) Any person seeking to establish a use of land or a building which is not specifically listed in any of the use categories in this chapter may ask the zoning administrator which category of use shall be applied. The zoning administrator's decision will

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establish whether the proposed use is permitted under any of the categories in this chapter. The zoning administrator shall consider functional similarities between uses listed in this chapter and the proposed use including nuisance characteristics, traffic, appearance and mode and hours of operation in making this determination. The determination of the zoning administrator shall be in writing and shall include a statement whether the use is designated as "permitted," "permitted with standards," or "conditional." If the zoning administrator determines that the proposed use is not permitted under any category, that conclusion shall be stated in the written determination.

(b) Accessory uses shall be limited to a maximum area of 25% of the gross floor area of the principal use unless otherwise specified by this chapter.

(c) The following definitions shall apply to the uses tables found in articles III and IV:

(1) Permitted use: “P” indicates that a use is allowed by right, subject to compliance with all other applicable provisions of this code.

(2) Permitted with standards use: “PS” indicates that a use is allowed when standards identified in article VII “Use-Specific Standards” are met. Uses permitted with standards are also subject to all other applicable requirements of this chapter. The use-specific standards shall apply when they are contradictory or otherwise inconsistent with other applicable requirements in this chapter. Any request to vary from the standards set forth for a permitted with standards use shall be processed as a variance.

(3) Conditional use: “C” indicates that a use is allowed only when standards identified in article VII “Use-Specific Standards, Principal” are met, and a conditional use permit is issued by the city. Uses permitted by conditional use permit are also subject to all other applicable requirements of this chapter. The use-specific conditions shall apply when they are contradictory or otherwise inconsistent with other applicable requirements in this chapter. Any request to vary from the standards set forth for a conditional use permit shall be processed as a variance.

(4) Prohibited use: A blank cell in the use table indicates that the land use is prohibited in that zoning district.

Sec. 36-45. Lot provisions.

(a) Limitations. Unless permitted by this section:

(1) A lot which does not conform with the lot width and lot area requirements of the zoning district in which the lot is located shall not be a buildable lot unless the lot already contains an occupiable structure.

(2) A developed lot which does not meet the area or width requirements of this chapter shall not be more intensively developed unless it is combined with one or

more abutting lots or parcels of land to create a lot meeting the requirements of this chapter. This provision does not apply to single-unit dwellings.

(b) Lots of record, buildable.

(1) A lot of record existing upon the effective date of the ordinance from which this chapter is derived in the N-1 or N-2 district, which does not meet either the area or width requirements of this chapter required for a single-unit or two-unit dwelling may be utilized for single-unit or two-unit dwelling purposes if the dimensions of its area and width shown exactly on the plat of record, meet the requirements of this chapter.

(2) Any single-unit or two-unit dwelling which exists on the effective date of the ordinance from which this chapter is derived on any substandard lot located within a N district which is later destroyed by fire or other natural disaster or otherwise removed may be rebuilt if a building permit for reconstruction is issued within 365 days of its destruction and if it otherwise is in conformance with the provisions of this chapter.

(3) Any substandard lot which is in common ownership with an abutting lot on or after the effective date of the ordinance from which this chapter is derived may not be developed. No building permit shall be issued for such development unless the two lots are combined to increase the substandard dimension of the lot to meet the area and width requirements of this chapter. Under these circumstances, only one single-unit dwelling may be built on the two lots.

(c) Except as specifically permitted, all activities conducted in a MU, B, or I district shall be conducted wholly within an enclosed structure. This provision does not apply to off-street vehicular parking or off-street loading.

Sec. 36-46. No sewer and water.

(a) All developments and structures intended for human use or occupancy shall be connected to the public water supply and sanitary sewer systems.

(b) If a development is proposed for a site which does not have either a public water supply or sanitary sewer system available adjacent to the property proposed to be developed, no building permit shall be issued for such development until adequate provisions have been made by the person proposing the development to provide public water supply and sanitary sewer service to the property. The city shall determine what constitutes adequate water and sewer service.

(c) The city may also require that a surety in a form approved by the city manager be provided to the city in an amount equal to 125% of the estimated cost of extending public water and sanitary sewer facilities to the subject property.

(d) No certificate of occupancy shall be issued until the new structure or development is connected to the public water supply and sanitary sewer system.

Sec. 36-47. Utility service lines

(a) New structures and structures which expand the gross square footage of the structure by more than 50% shall be required to place all utility service lines including electric, gas, water, sanitary sewer, telephone and cable underground. Any new service to an existing building shall be placed underground.

Sec. 36-48. Required yards and open space.

(a) The area of a yard or designed outdoor recreation area shall not be reduced below the minimum size required by this chapter.

(b) If the existing designed outdoor recreation area is less than the minimum size required by this chapter, it shall not be reduced in size.

(c) On a through lot, both street lines shall be front lot lines for the application of this chapter.

Sec. 36-49. Permitted yard encroachments.

(a) No permanent structure may be placed in an easement without first obtaining approval of an encroachment agreement.

(b) The following may encroach on yard requirements provided all structures are located entirely upon the private property of the party requiring or requesting the construction of the structure, the encroachment is within height limitations of this chapter and ornamental structures are constructed so the finished side is facing towards the neighboring properties, exposing the structural side to the party requiring or requesting the structure:

(1) Front enclosed entryways not exceeding a depth of five feet toward the front lot line and not exceeding a total of 40 square feet in area.

(2) Balconies, bays and window wells not exceeding a depth of three feet and containing an area of less than 20 square feet.

(3) Chimney, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and eaves; provided they do not extend more than three feet into a required yard; and provided such encroachment is no closer than four feet from all lot lines. Building overhangs shall also comply with the state building code.

(4) Gutters up to six inches wide.

(5) Steps which do not extend above the ground floor level of the principal building may encroach up to five feet into any yard.

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(6) Stoops which do not extend above the ground floor level of the principal building and do not exceed 25 square feet.

(7) Canopies and door hoods.

a. In the N-1 and N-2 districts, door hoods and canopies may extend up to four feet into a front and side yard abutting a street.

b. In all other N, MU and B districts, door hoods and canopies may extend to the front lot line and side lot line abutting a street.

(8) Open covered porches that do not contain either windows or screens may extend up to 10 feet into a front and rear yard. Porches shall be open between the floor and the ceiling. All railings shall be open utilizing posts and spindles.

(9) Uncovered porches, patios or decks.

a. Uncovered porches, patios or decks which do not extend above the height of the ground floor level of the principal building may be located a minimum of two feet from any interior side or rear lot line and 15 feet from any front lot line. Encroachment on any side yard abutting a street is prohibited.

b. Non-residential properties: Ground level patios and decks may extend up to the property line provided it is part of a non-residential use, adjacent to a right of way or a non-residential property, and does not encroach into an easement without prior approval.

(10) Driveways, parking areas and pedestrian sidewalks subject to the requirements of article VIII, divisions 3 and 4.

(11) Enclosed pedestrian walkways meeting the following standards:

a. The walls of the walkway shall conform with the class I exterior materials requirements of this chapter.

b. Such walkways may be no more than 16 feet wide and 12 feet in height from floor to ceiling.

c. A clearance of 16 feet six inches is required if the walkway is above a traveled roadway.

d. The properties connected by the walkways must submit documents that indicate their agreement to build the arrangement for maintenance of the walkway, and under what conditions the walkways might be removed.

e. The location of any pedestrian walkway shall be approved by the director of public works and community development director. Approval shall not be granted for any walkway that does not provide a satisfactory means to access any utility or public trail lying under or adjacent to the walkway.

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(12) Heating, ventilating and air conditioning equipment in side and rear yards in N-1 and N-2. None of that equipment shall extend more than six feet from the principal structure and shall be no closer than one foot to the property line..

(13) Fences and retaining walls subject to the requirements of article VIII and provided the retaining walls are necessary to correct grade differences and height is minimized via terracing where feasible. Where a fence is attached to a retaining wall structure, the retaining wall shall be included in the fence height measurement.

(14) Yard lights and the nameplate signs for one-unit and two-unit dwellings in the N-1 and N-2 districts.

(15) Floodlights or other sources of light illuminating authorized illuminated signs, or illuminating parking areas, loading areas, or yards for safety and security purposes if these meet the regulations of article VIII, division 8.

(16) Railroad

a. Feeder tracks which provide access to buildings and structures in the I-1 and I-2 districts. No loading or unloading may be done from railroad cars on any feeder track in any front yard.

b. Railroad spurs and sidings for loading and unloading of railroad cars in the I-1 and I-2 districts may encroach on side and rear yard requirements.

Sec. 36-50. Traffic visibility.

(a) Walls, fences, structures, trees, shrubs, vegetation or other obstructions shall be permitted in any yard as regulated in this article except when it poses a danger to traffic by obscuring the view from any street, roadway or alley.

(b) Visibility from any street or roadway shall be unobstructed above the height of two and one-half feet and below five feet within the triangle described as beginning from a point at the intersection of the extension of the existing curblines of the two streets, and extending a distance of 50 feet along the edge of each street. This defines two sides of the triangle. The third side is a line connecting the end points of the two sides described in this subsection.

(c) Visibility from the intersection of any street or roadway and an alley shall be unobstructed above the height of two and one-half feet and below five feet within the triangle described as beginning from a point at the intersection of the extension of the existing curblines or pavement edges or, if unpaved, the edge of the traveled surface of the street and alley, and extending a distance of 15 feet along the edge of each street. This defines two sides of the triangle. The third side is a line connecting the end points of the sides described in subsection (b) of this section.

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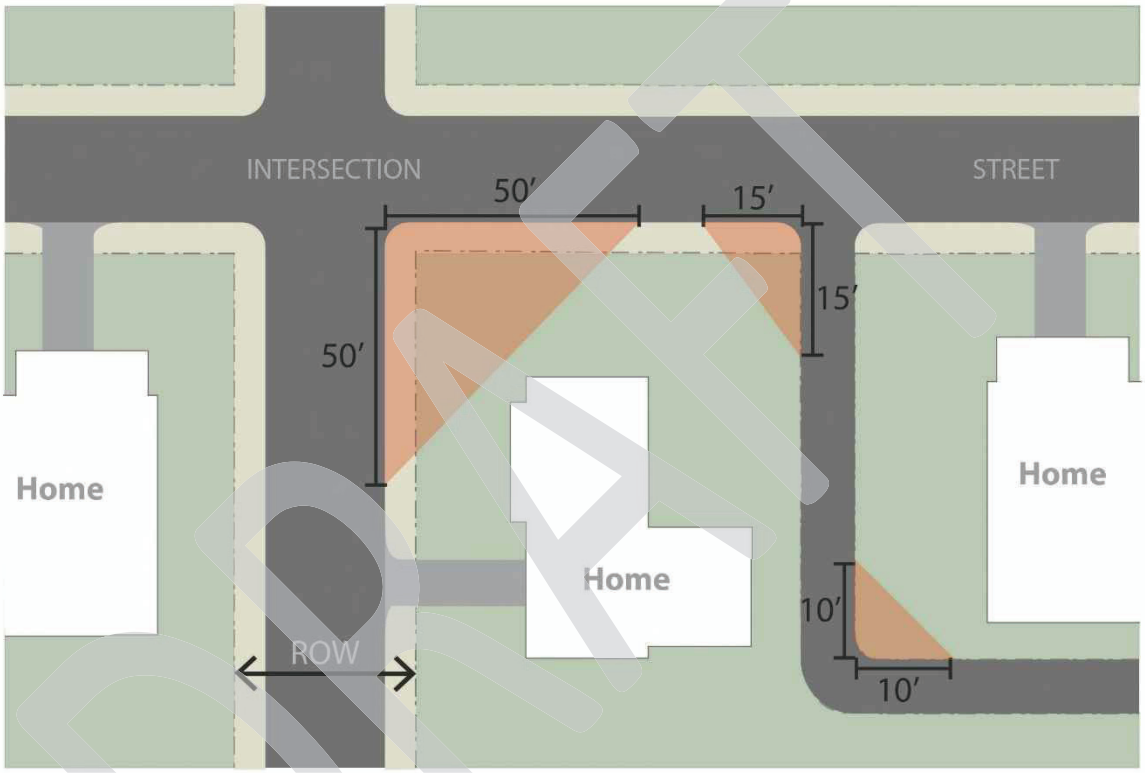
(d) Visibility from the intersection of any two alleys shall be unobstructed above the height of two and one-half feet and below five feet within the triangle described as beginning from a point at the intersection of the extension of the existing curblines or pavement edges of the two alleys, and extending a distance of 10 feet along the edge of each alley. This defines two sides of the triangle. The third side is a line connecting the end points of the two sides described in subsection (b) of this section.

Figure 36-50(a) Visibility triangle.



Sec. 36-51. Building height limitations.

(a) Height limitations set forth elsewhere in this chapter shall be increased by 50 percent when applied to the following structures:

(1) Art objects in neighborhood districts and accessory to permitted principal non-residential uses (places of worship, schools, parks, etc.) in neighborhood districts.

(2) Belfries.

(3) Chimneys.

(4) Church spires.

(5) Cooling towers.

(6) Cupolas and domes which do not add additional floor area.

(7) Elevator penthouses.

(8) Fire and hose towers.

(9) Flagpoles.

(10) Monuments.

(11) Observation towers.

(12) Smokestacks.

(b) Parapet walls extending not more than three feet above the limiting height of the building are permitted.

(c) Water towers are exempt from height limitations.

(d) Building integrated solar energy system extending not more than three feet above the limiting height of the building are permitted.

Sec. 36-52. Essential services.

(a) Essential services shall be permitted as authorized and regulated by state law and ordinances of the city. Such essential services are exempt from the application of this chapter, except when they are conducted in the FW, FF and FP overlay districts.

Secs. 36-53 to 36-73 reserved.

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ARTICLE III. NEIGHBORHOOD DISTRICTS

Sec. 36-74. Purpose of division.

(a) The provisions of this division deal with the city's neighborhood districts including the appropriate uses of land and the forms of structures for residential and compatible non-residential uses.

Sec. 36-75. District purpose statements.

(a) The N-1 district is consistent with the low-density residential land use category in the comprehensive plan. This district is intended to:
  (1) Provide a compatible mix of housing types at the same scale allowed for a single-unit dwelling.
  (2) Allow non-residential uses limited to city facilities, educational, childcare, and places of worship. Home occupations are encouraged and required to be consistent with the residential character of the neighborhood.
  (3) Accommodate a variety of property sizes with housing types properly scaled to the size of the property.

(b) The N-2 district is consistent with the medium-density residential land use category in the comprehensive plan. It is intended to:
  (1) Provide a mix of house scale and low-rise housing types beyond those allowed in the N-1 district, such as low-rise multiple-unit buildings that retain compatibility with the scale of housing allowed in the N-1 district.
  (2) Allow non-residential uses are limited to city facilities, educational, childcare, and places of worship. Home occupations are encouraged and required to be consistent with the residential character of the neighborhood.
  (3) Support neighborhood commercial businesses and transit by focusing on transit-priority streets and encouraging close proximity to small commercial nodes.

(c) The N-3 district is consistent with the high-density residential land use category in the comprehensive plan. It is intended to:
  (1) Provide low-rise and mid-rise multiple-unit housing types.
  (2) Allow non-residential uses limited to city facilities, educational, childcare, and places of worship. Home occupations are encouraged and required to be consistent with the residential character of the neighborhood.
  (3) Support neighborhood commercial businesses and transit by focusing on transit-priority streets and close proximity to employment areas.
  (4) Provide access to parks and open spaces. Access can be provided by being located adjacent to large parks and open spaces, schools, or by off-street sidewalk and/or trail access.

(d) The N-4 district is consistent with the high-density residential land use category in the comprehensive plan. It is intended to:
  (1) Provide mid-rise and high-rise multiple-unit housing types.

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(2) Allow non-residential uses limited to city facilities, educational, childcare, and places of worship. Home occupations are encouraged and required to be consistent with the residential character of the neighborhood.
(3) Support neighborhood commercial businesses and transit by focusing on transit-priority streets and being adjacent to employment areas.
(4) Have access to parks and open spaces. Access can be provided by being located adjacent to large parks and open spaces, schools, or by off-street sidewalk and/or trail access.

Sec. 36-76. Principal uses.

(a) Table 36-76(a) lists land uses and indicates whether they are permitted, permitted with standards, conditional, or prohibited.
(b) The following definitions shall be referenced when using Table 36-76(a):
(1) Permitted Use: A "P" indicates that a use is allowed by right, subject to compliance with all other applicable provisions of this code.
(2) Permitted with Standards Use: A "PS" indicates that a use is allowed when standards identified in article VII "Use-Specific Standards" are met. Uses permitted with standards are also subject to all other applicable requirements of this chapter. The use-specific standards shall apply when they are contradictory or otherwise inconsistent with other applicable requirements in this chapter. Any request to vary from the standards set forth for a permitted with standards use shall be processed as a variance.
(3) Conditional Use: A "C" indicates that a use is allowed only when standards identified in article VII "Use-Specific Standards" are met, and a conditional use permit is issued by the city. Uses permitted by conditional use permit are also subject to all other applicable requirements of this chapter. The use-specific conditions shall apply when they are contradictory or otherwise inconsistent with other applicable requirements in this chapter. Any request to vary from the standards set forth for a conditional use permit shall be processed as a variance.
(4) Prohibited Use: A blank cell in the use table indicates that the land use is prohibited in that zoning district.

Table 36-76(a). Principal Uses in Neighborhood Districts

	Neighborhood Districts				Use Specific Standards
Use Type	**N-1**	**N-2**	**N-3**	**N-4**	
Residential					
Household Living					
Dwelling, single-unit	**PS**	**PS**			**See article VII; division 2**
Dwelling, single-unit small	**PS**	**PS**			**See article VII; division 2**

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Table 36-76(a). Principal Uses in Neighborhood Districts

	Neighborhood Districts				Use Specific Standards
Use Type	**N-1**	**N-2**	**N-3**	**N-4**	
Dwelling, two-unit (duplex)	**PS**	**PS**			**See article VII; division 2**
Dwelling, two-unit attached (twinhome)	**PS**	**PS**			**See article VII; division 2**
Dwelling, detached courtyard cottage/bungalow	**PS**	**PS**			**See article VII; division 2**
Dwelling, three-unit	**PS**	**PS**			**See article VII; division 2**
Dwelling, four-unit		**PS**			**See article VII; division 2**
Dwelling, townhouse (small)		**PS**	**PS**	**PS**	**See article VII; division 2**
Dwelling, apartment (low-rise)		**PS**	**PS**	**PS**	**See article VII; division 2**
Dwelling, townhouse (large)			**PS**	**PS**	**See article VII; division 2**
Dwelling, apartment (mid-rise)			**PS**	**PS**	**See article VII; division 2**
Dwelling, apartment (high-rise)				**PS**	**See article VII; division 2**
Manufactured home park	**C**	**C**	**C**	**C**	**See article VII; division 2**
Dwelling, existing single-unit detached	**P**	**P**	**P**	**P**	
Group Living					
Group home	**PS**	**PS**	**PS**	**PS**	**See article VII; division 2**
Nursing home		**PS**	**PS**	**PS**	**See article VII; division 2**
Roominghouse		**P**	**P**	**P**	
State-licensed residential facility	**PS**	**PS**	**PS**	**PS**	**See article VII; division 2**
Lodging					
Bed and breakfast establishment	**PS**	**PS**			**See article VII; division 2**
Hostel			**PS**	**PS**	**See article VII; division 2**
Public, Social, & Institutional					
Community center	**C**	**C**	**C**	**C**	**See article VII; division 3**

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Table 36-76(a). Principal Uses in Neighborhood Districts

	Neighborhood Districts				Use Specific Standards
Use Type	**N-1**	**N-2**	**N-3**	**N-4**	
Educational (academic) facility with 20 or fewer students	**PS**	**PS**	**PS**	**PS**	**See article VII; division 3**
Educational (academic) facility with more than 20 students	**C**	**C**	**C**	**C**	**See article VII; division 3**
Library	**C**	**C**	**C**	**C**	**See article VII; division 3**
Municipal, county, state, or federal administrative or service facility	**PS**	**PS**	**PS**	**PS**	**See article VII; division 3**
Police/fire station	**PS**	**PS**	**PS**	**PS**	**See article VII; division 3**
Religious institution	**C**	**C**	**C**	**C**	**See article VII; division 3**
Commercial					
Adult day care	**PS**	**PS**	**PS**	**PS**	**See article VII; division 4**
Group day care/nursery school	**PS**	**PS**	**PS**	**PS**	**See article VII; division 4**
Office less than 2,500 square feet		**PS**	**PS**	**PS**	**See article VII; division 4**
Office in existence or having received preliminary office development approval by March 1, 1999			**P**	**P**	
Recreation					
Country club	**C**				**See article VII; division 5**
Golf course	**C**				**See article VII; division 5**
Park and open space	**P**	**P**	**P**	**P**	
Park/recreation	**PS**	**PS**	**PS**	**PS**	**See article VII; division 5**
Transportation and Utilities					
Communication tower that is 45 feet or less in height	**PS**	**PS**	**PS**	**PS**	**See article VII; division 7**
Communication tower more than 45 feet in height but does not exceed 70 feet in height	**C**	**C**	**C**	**C**	**See article VII; division 7**
Public service structure	**PS**	**PS**	**PS**	**PS**	**See article VII; division 7**
Transit station		**P**	**P**	**P**	

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Table 36-76(a). Principal Uses in Neighborhood Districts

	Neighborhood Districts				Use Specific Standards
Use Type	**N-1**	**N-2**	**N-3**	**N-4**	
Wireless telecommunication facility	**P**	**P**	**P**	**P**	

Sec. 36-77. Accessory uses.

(a) Table 36-77(a) lists accessory land uses and indicates whether they are permitted, permitted with standards, conditional, or prohibited.

(b) The following definitions shall be referenced when using Table 36-77(a):

(5) Permitted Use: A "P" indicates that a use is allowed by right, subject to compliance with all other applicable provisions of this code.

(6) Permitted with Standards Use: A "PS" indicates that a use is allowed when standards identified in article VII "Use Specific Standards" are met. Uses permitted with standards are also subject to all other applicable requirements of this chapter. Any request to vary from the standards set forth for a permitted with standards use shall be processed as a variance.

(7) Conditional Use: A "C" indicates that a use is allowed only if a conditional use permit is issued by the city after compliance with the procedure and requirements set forth in section 36-452 "Conditional use permit."

(8) Prohibited Use: A blank cell in the use table indicates that the land use is prohibited in that zoning district.

Table 36-77(a). Accessory uses

	Neighborhood Districts				Use Specific Standards
Use Type	**N-1**	**N-2**	**N-3**	**N-4**	
Accessory Uses					
Accessory dwelling unit	**PS**	**PS**			**See article VII; division 8**
Accessory dwelling unit affiliated with a place of worship	**PS**	**PS**	**PS**	**PS**	**See article VII; division 8**
Accessory building	**PS**	**PS**	**PS**	**PS**	**See article VII; division 8**
Accessory structure	**PS**	**PS**	**PS**	**PS**	**See article VII; division 8**
Adult day care in a place of worship, community center, or nursing home	**PS**	**PS**	**PS**	**PS**	**See article VII; division 8**
Boarders or roomers	**PS**	**PS**	**PS**	**PS**	**See article VII; division 8**
Catering	**PS**	**P**			**See article VII; division 8**

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	Neighborhood Districts				Use Specific Standards
Use Type	**N-1**	**N-2**	**N-3**	**N-4**	
Community garden	**PS**	**PS**	**PS**	**PS**	**See article VII; division 8**
Electric vehicle charging station	**P**	**P**	**P**	**P**	
Family day care facility serving 14 or fewer persons	**PS**	**PS**	**PS**	**PS**	**See article VII; division 8**
Gardening and other horticultural uses	**P**	**P**	**P**	**P**	
Group day care/nursery school in a place of worship, community center, or educational (academic) institution	**PS**	**PS**	**PS**	**PS**	**See article VII; division 8**
Helistop			**PS**	**PS**	**See article VII; division 8**
Home occupation	**PS**	**PS**	**PS**	**PS**	**See article VII; division 8**
Living quarters of persons employed for domestic or medical purposes on the premises	**PS**	**PS**	**PS**	**PS**	**See article VII; division 8**
Mikvah pool	**PS**	**PS**	**PS**	**PS**	**See article VII; division 8**
Parking lot	**P**	**P**	**P**	**P**	
Parking ramp			**PS**	**PS**	**See article VII; division 7**
Residential swimming pool, whirlpool, or sport court	**PS**	**PS**	**PS**	**PS**	**See article VII; division 8**
Solar energy system	**PS**	**PS**	**PS**	**PS**	**See article VII; division 8**
Student housing		**PS**	**PS**		**See article VII; division 8**
Temporary use	**PS**	**PS**	**PS**	**PS**	**See article VII; division 8**
Wind energy conversion system (WECS)	**PS**	**PS**	**PS**	**PS**	**See article VII; division 8**
Wireless telecommunication facility	**P**	**P**	**P**	**P**	

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Sec. 36-78. Lot dimension standards.

(a) Table 36-78(a) establishes the minimum lot width and lot area standards for the N-1, N-2, N-3 and N-4 districts. If a use permitted in the district by PS or C requires a greater standard, then the greater standard shall apply.

Table 36-78(a). Lot Dimensional Standards

District	Use Type	Lot width minimum with alley (ft)[1]	Lot width minimum without alley (ft)[1]	Lot area minimum with alley (sq ft)[1]	Lot area minimum without alley (sq ft)[1]
N-1	Dwelling, single-unit small [only lots with alleys]	30		3,600	
	Dwelling, single-unit	40	50	4,800	6,000
	Dwelling, two-unit (duplex)	40	50	4,800	6,000
	Dwelling, two-unit attached (twinhome)	25 [50]	35 [70]	3,125 [6,250]	4,375 [8,750]
	Dwelling, detached courtyard cottages/bungalows	100	110	13,000	14,300
	Dwelling, three-unit	60	70	7,800	9,100
	All other uses	60	70	7,800	9,100
N-2	Dwelling, single-unit small [only lots with alleys]	30		3,600	
	Dwelling, single-unit	40	50	4,800	6,000
	Dwelling, two-unit (duplex)	40	50	4,800	6,000
	Dwelling, two-unit attached (twinhome)	25 [50]	35 [70]	3,125 [6,250]	4,375 [8,750]
	Dwelling, detached courtyard cottages/bungalows	100	110	13,000	14,300
	Dwelling, three-unit	60	70	7,800	9,100
	Dwelling, four-unit	60	70	7,800	9,100
	Dwelling, townhouse (small)	20	20	2,600	2,600
	Dwelling, apartment (low-rise)	60	70	7,800	9,100
	All other uses	60	70	7,800	9,100
N-3	Dwelling, townhouse (small)	20	20	2,600	2,600
	Dwelling, apartment (low-rise)	60	70	7,800	9,100
	Dwelling, townhouse (large)	20	20	2,600	2,600
	Dwelling, apartment (mid-rise)	60	70	7,800	9,100
	All other uses	60	70	7,800	9,100
N-4	Dwelling, townhouse (small)	20	20	2,600	2,600
	Dwelling, apartment (low-rise)	60	70	7,800	9,100
	Dwelling, townhouse (large)	20	20	2,600	2,600
	Dwelling, apartment (mid-rise)	60	70	7,800	9,100
	Dwelling, apartment (high-rise)	60	70	7,800	9,100
	All other uses	60	70	7,800	9,100

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Table 36-78(a). Lot Dimensional Standards

District	Use Type	Lot width minimum with alley (ft)[1]	Lot width minimum without alley (ft)[1]	Lot area minimum with alley (sq ft)[1]	Lot area minimum without alley (sq ft)[1]

Table notes:

[1] Except where subdivisions for the purpose of establishing condominium ownership result in lot sizes smaller than the established minimum. Any parcels which are subdivided for the purpose of creating condominium ownership are permitted provided that the overall density created within all condominium parcels plus the common lot do not exceed the maximum density permitted within the zoning district as established in the comprehensive plan.

Sec. 36-79. Site dimension standards.

(a) Table 36-79(a) establishes the minimum yard setback standards for the N-1, N-2, N-3 and N-4 districts. If a use permitted in the district by PS or C requires a greater standard, then the greater standard shall apply.

Table 36-79(a). Yard Setback Standards

District	Use Type	Front Yard Minimum (feet)[1,2]	Side Yard Abutting a Street Minimum (feet)[3,4]	Side Yard Interior Minimum (feet) for Attached Garage or Lot with Alley[3, 4]	Side Yard Interior Minimum (feet) for Detached Garage on Lot without Alley[3, 4, 5]	Rear Yard Minimum (feet)[6]	Perimeter Yard Minimum (feet)
N-1	Dwelling, single-unit small [only lots with alleys]	25	9	5	9/5	25	
	Dwelling, single-unit			5	9/5	25	
	Dwelling, two-unit (duplex)			5	9/5	25	
	Dwelling, two-unit attached (twinhome)			5	9/5	25	
	Dwelling, three-unit			5	9/5	25	

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Table 36-79(a). Yard Setback Standards

District	Use Type	Front Yard Minimum (feet)[1,2]	Side Yard Abutting a Street Minimum (feet)[3,4]	Side Yard Interior Minimum (feet) for Attached Garage or Lot with Alley[3, 4]	Side Yard Interior Minimum (feet) for Detached Garage on Lot without Alley[3, 4, 5]	Rear Yard Minimum (feet)[6]	Perimeter Yard Minimum (feet)
	Dwelling, detached courtyard cottages/ bungalows						10
	All other uses			10	10	25	
N-2	Dwelling, single-unit small [only lots with alleys]	25	9	5	9/5	25	
	Dwelling, single-unit			5	9/5	25	
	Dwelling, two-unit (duplex)			5	9/5	25	
	Dwelling, two-unit attached (twinhome)			5	9/5	25	
	Dwelling, detached courtyard cottages/ bungalows						10
	Dwelling, three-unit			5	9/5	25	
	Dwelling, four-unit			5	9/5	25	
	Dwelling, townhouse (small)			10	10	25	20 feet if adjacent to N-1 district
	Dwelling, apartment (low-rise)			10	10	25	

Table 36-79(a). Yard Setback Standards

District	Use Type	Front Yard Minimum (feet)[1,2]	Side Yard Abutting a Street Minimum (feet)[3,4]	Side Yard Interior Minimum (feet) for Attached Garage or Lot with Alley[3, 4]	Side Yard Interior Minimum (feet) for Detached Garage on Lot without Alley[3, 4, 5]	Rear Yard Minimum (feet)[6]	Perimeter Yard Minimum (feet)
	All other uses			10	10	25	
N-3	Dwelling, townhouse (small)	15	15	10	10	10	20 feet if adjacent to N-1 district
	Dwelling, apartment (low-rise)	15	15	10	10	10	20 feet if adjacent to N-1 district
	Dwelling, townhouse (large)						30 feet if adjacent to N-1 or N-2 districts
	Dwelling, apartment (mid-rise)						30 feet if adjacent to N-1 or N-2 districts
	All other uses						30 feet if adjacent to N-1 or N-2 districts
N-4	Dwelling, townhouse (small)	15	15	10	10	10	20 feet if adjacent to N-1 district
	Dwelling, apartment (low-rise)						20 feet if adjacent to N-1 district
	Dwelling, townhouse (large)						30 feet if adjacent to N-

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Table 36-79(a). Yard Setback Standards

District	Use Type	Front Yard Minimum (feet)[1,2]	Side Yard Abutting a Street Minimum (feet)[3,4]	Side Yard Interior Minimum (feet) for Attached Garage or Lot with Alley[3, 4]	Side Yard Interior Minimum (feet) for Detached Garage on Lot without Alley[3, 4, 5]	Rear Yard Minimum (feet)[6]	Perimeter Yard Minimum (feet)
							1 or N-2 districts
	Dwelling, apartment (mid-rise)						30 feet if adjacent to N-1 or N-2 districts
	Dwelling, apartment (high-rise)						Half the building height if adjacent to N-1, N-2, or N-3 districts
	All other uses						30 feet if adjacent to N-1 or N-2 districts

Table Notes:

[1] For N-1 and N-2 districts, the minimum yard is the requirement listed in the table, or the front yard of the house closest to the front lot line on the block front, whichever is greater. See additional exceptions in section 36-49.

[2] For N-1 and N-2 districts, through lots shall have a required front yard on each street.

[3] The width of the side yard abutting a building wall shall be increased two inches for each foot the length of the wall exceeds 40 feet (N-1, N-2) or 50 feet (N-3, N-4). The additional yard requirement applies only to that portion of the wall exceeding the listed 40- or 50-foot length.

[4] For the purposes of applying this side yard requirement, a wall includes any building wall within ten degrees of being parallel to and abutting the side lot line. Side yard widths may be reduced if the side wall

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Table 36-79(a). Yard Setback Standards

District	Use Type	Front Yard Minimum (feet)[1,2]	Side Yard Abutting a Street Minimum (feet)[3,4]	Side Yard Interior Minimum (feet) for Attached Garage or Lot with Alley[3, 4]	Side Yard Interior Minimum (feet) for Detached Garage on Lot without Alley[3, 4, 5]	Rear Yard Minimum (feet)[6]	Perimeter Yard Minimum (feet)

of a building is not parallel by more than ten degrees with the side lot line. The minimum side yard shall be met by the average depth of the side yard. No side yard shall be less than five feet deep.

[5] No side yard shall be reduced to prevent construction of a driveway from the street into the rear of the lot unless an attached garage which has access from the street is located on the lot or an alley provides access to the rear yard of the lot.

[6] For N-1 and N-2 districts, if a corner lot has a rear lot line which is common with the side lot line of another lot, no building shall occupy that portion of the rear yard of the corner lot that abuts the front yard of the other lot for a distance equal to the depth of the front yard of that other lot or 30 feet, whichever is less, measured from the common property line of the two lots extending toward the front lot line of the corner lot on a line perpendicular to the common lot line of the two lots. See the following diagram.

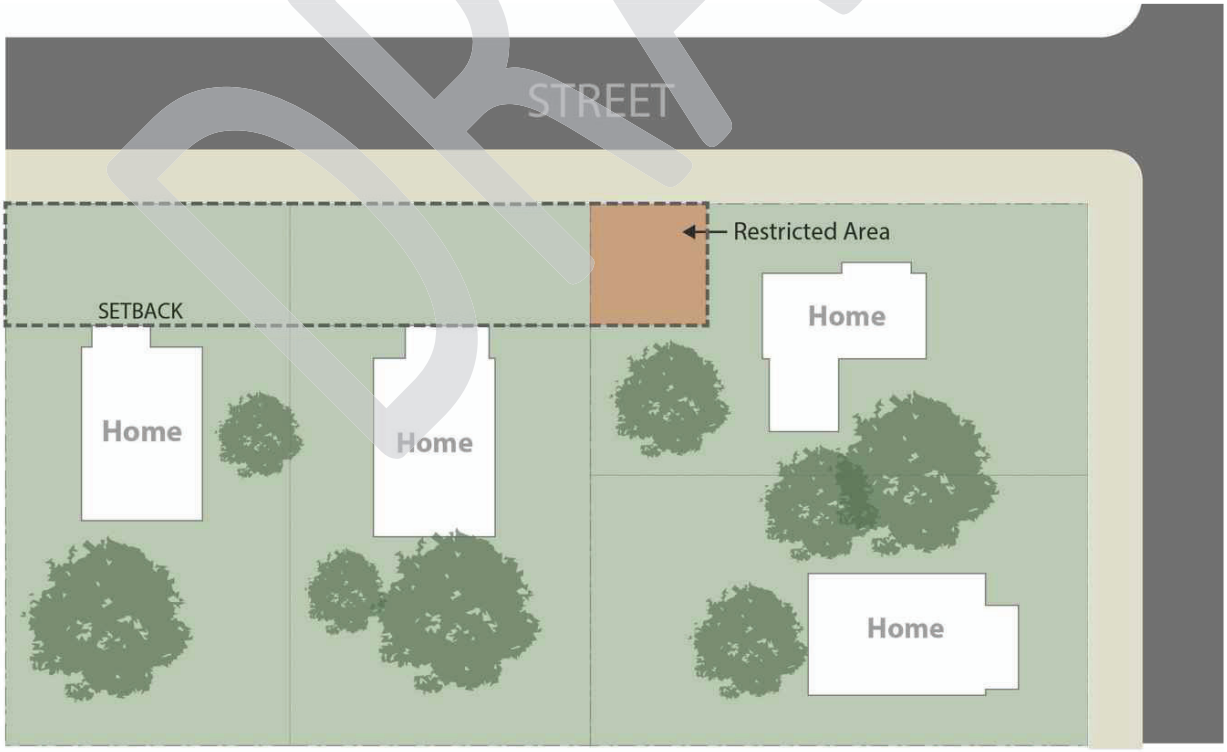

Table 36-79(a). Yard Setback Standards

District	Use Type	Front Yard Minimum (feet)[1,2]	Side Yard Abutting a Street Minimum (feet)[3,4]	Side Yard Interior Minimum (feet) for Attached Garage or Lot with Alley[3, 4]	Side Yard Interior Minimum (feet) for Detached Garage on Lot without Alley[3, 4, 5]	Rear Yard Minimum (feet)[6]	Perimeter Yard Minimum (feet)
Common Rear / Side Lot Lines							

[7] When two numbers are listed as a yard, then both shall apply. One on one side, the other on the other side. In the case of a corner lot, the required side yard abutting a street shall take the place of the greater yard.

(b) Table 36-79(b) establishes the minimum building, outdoor recreation, and lot coverage for the N-1, N-2, N-3 and N-4 districts.

Table 36-79(b). Building, outdoor recreation, and lot coverage standards

District	Housing Type	Building Height Maximum (feet)[1]	Distance Between Buildings Minimum (feet)	DORA Minimum	Principal Building Coverage Maximum	Impervious Surface Coverage Maximum
N-1	Dwelling, single-unit small [only lots with alleys]	30			35%	60%
	Dwelling, single-unit					
	Dwelling, two-unit (duplex)					
	Dwelling, two-unit attached (twinhome)					
	Dwelling, detached courtyard		10			

Table 36-79(b). Building, outdoor recreation, and lot coverage standards

District	Housing Type	Building Height Maximum (feet)[1]	Distance Between Buildings Minimum (feet)	DORA Minimum	Principal Building Coverage Maximum	Impervious Surface Coverage Maximum
	cottages/ bungalows					
	Dwelling, three-unit	30			35%	60%
	All other uses					
N-2	Dwelling, single-unit small [only lots with alleys]	40			35%	60%
	Dwelling, single-unit				35%	60%
	Dwelling, two-unit (duplex)				35%	60%
	Dwelling, two-unit attached (twinhome)				35%	60%
	Dwelling, detached courtyard cottages/ bungalows		10		35%	60%
	Dwelling, three-unit				35%	60%
	Dwelling, four-unit				35%	75%
	Dwelling, townhouse (small)		15	12%		75%
	Dwelling, apartment (low-rise)		15	12%		80%

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Table 36-79(b). Building, outdoor recreation, and lot coverage standards

District	Housing Type	Building Height Maximum (feet)[1]	Distance Between Buildings Minimum (feet)	DORA Minimum	Principal Building Coverage Maximum	Impervious Surface Coverage Maximum
	All other uses					80%
N-3	Dwelling, townhouse (small)	75	15	12%		75%
	Dwelling, apartment (low-rise)		1/2 the building height	12%		80%
	Dwelling, townhouse (large)		15	12%		80%
	Dwelling, apartment (mid-rise)		1/2 the building height	12%		85%
	All other uses					85%
N-4	Dwelling, townhouse (small)	More than 75	15	12%		80%
	Dwelling, apartment (low-rise)		1/2 the building height	12%		80%
	Dwelling, townhouse (large)		15	12%		80%
	Dwelling, apartment (mid-rise)		1/2 the building height	12%		85%
	Dwelling, apartment (high-rise)		1/2 the building height	12%		85%
	All other uses					85%

Table Notes:

[1] Building height maximum is subject to exceptions in section 36-51.

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Secs. 36-80 to 36-100 reserved.

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ARTICLE IV. MIXED USE, BUSINESS, INDUSTRIAL, AND PARK DISTRICTS

Sec. 36-101. Applicability.

(a) The provisions of this article deal with the city's non-neighborhood districts including the appropriate uses of land and the forms of structures for business, residential, and other compatible uses.

Sec. 36-102. District purpose statements.

The following statements specify the purposes of each base district established to regulate the areas of the city considered appropriate for mixed use, business, industrial and park uses:

(a) MU-1 neighborhood mixed use district. The MU-1 neighborhood mixed use district is consistent with the mixed use land use category in the comprehensive plan. This district is intended to:
   (1) Promote investment and infill development within the district by allowing flexibility of uses and a mix of uses including limited-scale residential, commercial and light industrial;
   (2) Integrate new development with its surroundings by encouraging connections for pedestrians, bicyclists, and motor vehicles;
   (3) Integrate new development with its surroundings by considering compatible use, scale and operational transitions to neighborhood uses;
   (4) Promote flexibility in parking requirements, including shared parking and optimization of existing parking areas; and
   (5) Promote high quality architectural design and materials and innovative site design.

(b) MU-2 community mixed use district. The MU-2 community mixed use district is consistent with the mixed use land use category in the comprehensive plan. This district is intended to:
   (1) Provide appropriate areas for and facilitate quality development of a mix of small- and medium-scale commercial and residential uses in activity centers that serve the broader community;
   (2) Support a variety of medium density residential housing types to assure activity, support a mix of uses and enhance the housing choices of city residents;
   (3) Integrate new development with its surroundings by encouraging connections for pedestrians, bicyclists, and motor vehicles;
   (4) Further integrate new development with its surroundings by assuring compatible use, scale and operational transitions to neighborhood uses;
   (5) Promote high quality architectural design, materials, and innovative site design that minimizes surface parking and retains open space.

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(c) MU-3 transit oriented development mixed use district. The MU-3 transit oriented development mixed use district is consistent with the transit-oriented development and office land use categories in the comprehensive plan. This district is intended to:

(1) Facilitate quality development of a mix of medium- and large-scale commercial and residential uses in and around transit corridors;

(2) Support a variety of medium and high-density residential housing types to assure activity, support a mix of uses and enhance the housing choices of city residents;

(3) Integrate new development with its surroundings by encouraging connections for pedestrians, bicyclists and motor vehicles;

(4) Further integrate new development with its surroundings by assuring compatible uses, scale and operational transitions to neighborhood uses;

(5) Promote high quality architectural design, materials and innovative site design that minimizes surface parking.

(d) B-1 general business district. The B-1 general business district is consistent with the commercial land use category in the comprehensive plan. This district is intended to:

(1) Provide appropriate areas for a concentration of general commercial development, including auto-oriented and large-scale commercial uses;

(2) Provide adequate space to meet the needs of larger-scale commercial development, including off-street parking and truck loading areas; and

(3) Carefully regulate the intensity of commercial development as it refers to both internal site factors and external impacts.

(e) I-1 light industrial district. The I-1 light industrial district is consistent with the industrial land use category in the comprehensive plan. This district is intended to:

(1) Encourage the creation of significant employment centers that accommodate a diverse mix of office and light industrial uses and jobs;

(2) Provide locations for industrial enterprises of various scales which are not typically associated with high levels of noise, soot, odors and other potential nuisance impacts;

(3) Promote and support the redevelopment or rehabilitation of physically and economically obsolete or underutilized buildings and sites;

(4) Integrate new development with its surroundings by creating strong multi-modal connections to adjacent public streets and spaces, natural features, transit and other community amenities;

(5) Promote high quality architectural design, materials, and innovative site design that enhances compatibility with the surrounding neighborhood and promotes flexibility in parking requirements to allow for multi-modal use of available transit and regional trail facilities.

(f) I-2 general industrial district. The I-2 general industrial district is consistent with the industrial land use category in the comprehensive plan. This district is intended to:

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(1) Provide locations for large- and small-scale industrial enterprises engaged in such activities as manufacturing, processing, assembly, outdoor storage and warehousing;

(2) Promote and support the redevelopment or rehabilitation of physically and economically obsolete or underutilized buildings and sites;

(3) Integrate new development with its surroundings by creating strong multi-modal connections to adjacent public streets and spaces, natural features, transit and other community amenities;

(4) Promote high quality architectural design, materials, and innovative site design that enhances compatibility with the surrounding neighborhood and promotes flexibility in parking requirements to allow for multi-modal use of available transit and regional trail facilities.

(g) P-1 park and open space district. The P-1 park and open space district is consistent with the parks and open space land use category in the comprehensive plan. This district is intended to identify and preserve city-owned parks, undevelopable land and areas with valuable environmental qualities serving as open space to ensure the continued health, safety and welfare of the community and to provide a location for recreational activities. This district recognizes existing parks and protects those locations for local park use and related public facilities and uses intended to serve the community.

Sec. 36-103. Principal uses

(a) Table 36-103(a) lists land uses and indicates whether they are permitted, permitted with standards, conditional or prohibited (see section 36-44).

(b) Mixed use. All regulations applicable to each use in a mixed-use development or a property with multiple uses shall be applicable, except for parking for mixed-use development within the HWL Historic Walker Lake overlay district (see section 36-363(a)(3)).

Table 36-103(a). Principal Uses in Mixed Use, Business, Industrial and Park Districts
(P = permitted; PS = permitted with standards; C = permitted with CUP)

	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Use Types	**MU-1**	**MU-2**	**MU-3**	**B-1**	**I-1**	**I-2**	**P-1**	
Residential Uses								
Household Living								
Dwelling, apartment (low-rise)	**PS**	**PS**						**See Article VII; Division 2**
Dwelling, townhouse (large)		**PS**						**See Article VII; Division 2**

Table 36-103(a). Principal Uses in Mixed Use, Business, Industrial and Park Districts
(P = permitted; PS = permitted with standards; C = permitted with CUP)

	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Dwelling, apartment mixed use (low-rise)	PS	PS		PS				See Article VII; Division 2
Dwelling, apartment mixed use (mid-rise)		PS	PS	PS				See Article VII; Division 2
Dwelling, apartment mixed use (high-rise)			C	PS				See Article VII; Division 2
Dwelling, live/work unit	PS	PS	PS	PS				See Article VII; Division 2
Manufactured home park	C	C	C	C				See Article VII; Division 2
Group Living								
State-licensed residential facility	PS	PS	PS	PS				See Article VII; Division 2
Nursing home	PS	PS	PS					See Article VII; Division 2
Lodging								
Hotel/motel	PS	PS	PS	PS				See Article VII; Division 2
Public, Social, & Institutional Uses								
Business/trade school/college	PS	PS	PS	PS	P			See Article VII; Division 3
Educational facility	PS	PS	PS	PS				See Article VII; Division 3
Hospital			C					See Article VII; Division 3
Medical/dental clinic or office	P	P	P	P				
Municipal, county, state, or federal administrative or service facility	P	P	P	P	P	P	P	
Place of assembly	PS	PS	PS	PS	PS		PS	See Article VII; Division 3
Religious institution	PS	PS	PS	PS	PS		PS	See Article VII; Division 3
Commercial Uses								

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Table 36-103(a). Principal Uses in Mixed Use, Business, Industrial and Park Districts
(P = permitted; PS = permitted with standards; C = permitted with CUP)

	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Personal Services and Businesses								
Adult day care	PS	PS	PS	PS	PS			See Article VII; Division 4
Animal handling	PS	PS	PS	PS	PS	PS		See Article VII; Division 4
Animal handling, limited	PS	PS	PS	PS				See Article VII; Division 4
Appliance, small engine and bicycle repair	PS	PS	PS	PS	PS	PS		See Article VII; Division 4
Autobody/painting						PS		See Article VII; Division 4
Bank	PS	PS	PS	P				See Article VII; Division 4
Cannabis retailer		PS	PS	PS				See Article VII; Division 4
Car wash				C				See Article VII; Division 4
Catering	PS	PS	PS	PS	PS	PS		See Article VII; Division 4
Coffee shop	P	P	P	P				
Dry cleaning or laundering facility	PS	PS	PS	PS				See Article VII; Division 4
Food service	P	P	P	P				
Funeral home	P			P				
Grocery store	PS	PS	PS	PS				See Article VII; Division 4
Group day care/nursery school	PS	PS	PS	PS				See Article VII; Division 4
Liquor store		PS	PS	PS				See Article VII; Division 4
Lower potency hemp edible retailer	PS	PS	PS	PS				See Article VII; Division 4
Motor fuel station	C			C				See Article VII; Division 4

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Table 36-103(a). Principal Uses in Mixed Use, Business, Industrial and Park Districts
(P = permitted; PS = permitted with standards; C = permitted with CUP)

	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Motor vehicle sales				C				See Article VII; Division 4
Motor vehicle service and repair				C		PS		See Article VII; Division 4
Parcel delivery service					P	P		
Pawnshop				C				See Article VII; Division 4
Payday loan agency and currency exchange				C				See Article VII; Division 4
Restaurant	P	PS	PS	PS	PS			See Article VII; Division 4
Retail or service establishment	P	P	P	P				
Self-storage facility					PS	PS		See Article VII; Division 4
Sexually-oriented business, high impact						PS		See Article VII; Division 4
Sexually-oriented business, limited impact		PS	PS	PS				See Article VII; Division 4
Shopping center, neighborhood	PS	PS	PS	PS				See Article VII; Division 4
Shopping center, community		C	C	C				See Article VII; Division 4
Showroom	PS	PS	PS	PS	P	P		See Article VII; Division 4
Studio	PS	PS	PS	PS	PS	P		See Article VII; Division 4
Vendor market	PS	PS	PS	PS				See Article VII; Division 4
Professional								
Office	P	P	P	P	P	PS		See Article VII; Division 4
Research and development	P	P	P	P	P	P		
Recreation								

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Table 36-103(a). Principal Uses in Mixed Use, Business, Industrial and Park Districts
(P = permitted; PS = permitted with standards; C = permitted with CUP)

	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Commercial entertainment, outdoor				P			P	
Country club							P	
Golf course							P	
Park/open space	P	P	P	P	P	P	P	
Indoor entertainment	PS	PS	PS	PS	PS		PS	See Article VII; Division 5
Park/recreation	PS	PS	PS	PS	P	P	P	See Article VII; Division 5
Industrial Uses								
Anaerobic digester						C		See Article VII; Division 6
Cannabis operation						PS		See Article VII; Division 6
Composting operation						PS		See Article VII; Division 6
Hemp processor						PS		See Article VII; Division 6
Manufacturing/processing					PS	PS		See Article VII; Division 6
Manufacturing/processing, light	PS				P	P		See Article VII; Division 6
Microbrewery or microdistillery	PS	PS	PS	PS	PS	P		See Article VII; Division 6
Outdoor storage						PS		See Article VII; Division 6
Printing facility	PS	PS	PS	PS				See Article VII; Division 6
Printing facility, industrial					P	P		
Recycling operation						P		
Warehouse/storage					PS	PS		See Article VII; Division 6
Transportation and Utilities Uses								
Communication tower, less than 45 feet in height	PS	PS	PS	PS	PS	PS	PS	See Article VII; Division 7

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Table 36-103(a). Principal Uses in Mixed Use, Business, Industrial and Park Districts
(P = permitted; PS = permitted with standards; C = permitted with CUP)

	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Communication tower, 45-70 feet in height	C	C	C	PS	PS	PS	C	See Article VII; Division 7
Communication tower, 71-110 feet in height				PS	PS	PS		See Article VII; Division 7
Communication tower, 111-170 feet in height				C	C	C		See Article VII; Division 7
Communication tower, 171-199 feet in height					C	C		See Article VII; Division 7
Communication tower, in a wetland, public waters wetland, Wetland Conservation Act (WCA) wetland, flood fringe district or general floodplain district	C	C	C	C	C	C	C	See Article VII; Division 7
Freight terminal						P		
Parking ramp		PS	PS	PS	PS	PS		See Article VII; Division 7
Public service structure	PS	PS	PS	PS	PS	PS	PS	See Article VII; Division 7
Transit station	P	P	P	P	P	P	P	
Utility substation	PS	PS	PS	PS	PS	PS	P	See Article VII; Division 7
Wireless telecommunication facility	P	P	P	P	P	P	P	

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Sec. 36-104. Accessory uses

(a) Table 36-104(a) lists accessory land uses and indicates whether they are permitted, permitted with standards, conditional, or prohibited (see section 36-44).

(1) Mixed use. All regulations applicable to each use in a mixed-use development shall be applicable, except for parking for mixed-use development within the HWL Historic Walker Lake overlay district (see section 36-363(a)(3)).

Table 36-103(a). Accessory Uses in Mixed Use, Business, Industrial and Park Districts
(P = permitted; PS = permitted with standards; C = permitted with CUP)

	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Use Types	**MU-1**	**MU-2**	**MU-3**	**B-1**	**I-1**	**I-2**	**P-1**	
Accessory Uses								
Accessory office	P	P	P	P	P	P	P	
Accessory retail sales					PS	PS	P	See Article VII; Division 8
Adult day care in a religious institution, community center, or nursing home	PS	PS	PS	PS			PS	See Article VII; Division 8
Auto body/painting				PS		PS		See Article VII; Division 4
Bar	PS	PS	PS	PS				See Article VII; Division 8
Boarders or roomers	P	P	P	P				
Cannabis retailer						C		See Article VII; Division 8
Catering	PS	PS	PS	PS				See Article VII; Division 8
Communication antenna	PS	PS	PS	PS	PS	PS	PS	See Article VII; Division 7
Community garden	PS	PS	PS	PS	PS	PS	P	See Article VII; Division 8
Food service	P	P	P	P	PS	PS	P	See Article VII; Division 8
Gardening and other horticultural uses	P	P	P	P	P	P	P	
Group day care/nursery school in a religious institution, community center, or educational facility	PS	PS	PS	PS	PS		PS	See Article VII; Division 8
Home occupation	PS	PS	PS	PS				See Article VII; Division 8
Incidental repair or processing which is	PS	PS	PS	PS	PS	PS		See Article VII; Division 8

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Table 36-103(a). Accessory Uses in Mixed Use, Business, Industrial and Park Districts
(P = permitted; PS = permitted with standards; C = permitted with CUP)

	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Use Types	**MU-1**	**MU-2**	**MU-3**	**B-1**	**I-1**	**I-2**	**P-1**	
necessary to conduct a permitted principal use								
In-vehicle sale or service		C	C	C				See Article VII; Division 8
Mikvah pool	PS	PS	PS	PS				See Article VII; Division 8
Motor fuel station						PS		See Article VII; Division 8
Motor vehicle service and repair	PS			PS				See Article VII; Division 8
Off-street parking area	P	P	P	P	P	P	P	
Outdoor sales (display)		PS		PS				See Article VII; Division 8
Outdoor seating and service of food and beverages	PS	PS	PS	PS	PS	PS	PS	See Article VII; Division 8
Outdoor storage					PS	PS		See Article VII; Division 8
Parking ramp	PS	PS	PS	PS	PS	PS	PS	See Article VII; Division 7
Property management or rental office	P	P	P	P				
Parks service facility							P	
Public service structure	P	P	P	P	P	P	P	
Public transit stop/shelter	P	P	P	P	P	P	P	
Railroad spur					P	P		
Residential swimming pool, whirlpool, or sport court	PS	PS	PS	PS				See Article VII; Division 8
Service and retail facilities, private	P	P	P	P				
Showroom					PS	PS		See Article VII; Division 8

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Table 36-103(a). Accessory Uses in Mixed Use, Business, Industrial and Park Districts
(P = permitted; PS = permitted with standards; C = permitted with CUP)

	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Use Types	**MU-1**	**MU-2**	**MU-3**	**B-1**	**I-1**	**I-2**	**P-1**	
Solar energy system	**PS**	**PS**	**PS**	**PS**	**PS**	**PS**	**PS**	**See Article VII; Division 8**
Temporary use	**PS**	**PS**	**PS**	**PS**	**PS**	**PS**	**PS**	**See Article VII; Division 8**
Utility substation	**P**	**P**	**P**	**P**	**P**	**P**	**P**	
Visitor lodging associated with residential or institutional facilities	**P**	**P**	**P**	**P**				
Warehouse/storage	**PS**	**PS**	**PS**	**PS**				**See Article VII; Division 8**
Wind energy conversion system (WECS)	**PS**	**PS**	**PS**	**PS**	**PS**	**PS**	**PS**	**See Article VII; Division 8**
Wireless telecommunication facility	**P**	**P**	**P**	**P**	**P**	**P**	**P**	

Sec. 36-105. Lot size and density standards

(a) Table 36-105(a) establishes the required lot width, lot area, and residential density standards for the MU, B, I and P districts.

(b) Some districts have both a permitted maximum residential density and a density bonus maximum residential density as identified in Table 36-105(a).

(c) Density bonus program: A density bonus shall be requested as a conditional use permit. The higher residential density is allowed if the proposed development achieves both of the following density bonus requirements.

(1) Inclusionary housing. Provide affordable housing at the levels required in the city's Inclusionary Housing Policy, as amended from time to time.

(2) Green building. Meet the requirements of the city's Green Building Policy as amended from time to time.

(d) For any developments which include residential uses, the acreage of the entire development site shall be included in the calculation, including portions of the development site which feature only non-residential uses.

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Table 36-105(a). Lot Size and Density Requirements in Mixed Use, Business, Industrial and Park Districts

District	Lot width minimum (ft)	Net lot area minimum (sq ft)	Density minimum (dwelling units per acre)	Density maximum (dwelling units per acre)	Density bonus maximum (dwelling units per acre)
MU-1	None	None	None	30	None
MU-2			20	50	75 (C)
MU-3			50	75	125 (C)
B-1			None	30	50 (C)
I-1			N/A	N/A	N/A
I-2			N/A	N/A	N/A
P-1			N/A	N/A	N/A

Sec. 36-106. Building placement standards

(a) Table 36-106(a) establishes the required building placement standards for the MU, B, I and P districts.

Table 36-106(a). Building Placement Standards for the Mixed Use, Business, Industrial and Park Districts.

District	Front yard min. (feet)	Front yard max. (feet)	Lot line frontage min. (%)	Side yard abutting street min. (feet)	Side yard abutting street max. (feet)	Side yard interior min. (feet)	Rear yard min. (feet)	Distance between buildings, min. (feet)	Perimeter yard min. (feet)
MU-1	5	15	Primary frontage: 80% Secondary frontage: 50%	5	20	None	20 feet except where an alley exists it can be reduced to ten feet	Townhouses; 15 feet; Apartments: 1/2 the building height	10 feet for side interior property lines adjacent to N-1 or N-2 zoned and used districts

Table 36-106(a). Building Placement Standards for the Mixed Use, Business, Industrial and Park Districts.

District	Front yard min. (feet)	Front yard max. (feet)	Lot line frontage min. (%)	Side yard abutting street min. (feet)	Side yard abutting street max. (feet)	Side yard interior min. (feet)	Rear yard min. (feet)	Distance between buildings, min. (feet)	Perimeter yard min. (feet)
MU-2	5	15	Primary frontage: 80% Secondary frontage: 50%	10	20	None		Townhouses; 15 feet; Apartments: 1/2 the building height	15 feet for side interior and rear property lines adjacent to N-1 or N-2 zoned and used districts
MU-3	5	15	Primary frontage: 80% Secondary frontage: 50%	10	20	None		Apartments: 1/2 the building height	15 feet for side interior and rear property lines adjacent to N-1 or N-2 zoned and used districts
B-1	10	20	None	5	None	None		Townhouses; 15 feet; Apartments: 1/2 the building height	15 feet for side interior and rear property lines adjacent to N-1 or N-2 zoned and used districts

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Table 36-106(a). Building Placement Standards for the Mixed Use, Business, Industrial and Park Districts.

District	Front yard min. (feet)	Front yard max. (feet)	Lot line frontage min. (%)	Side yard abutting street min. (feet)	Side yard abutting street max. (feet)	Side yard interior min. (feet)	Rear yard min. (feet)	Distance between buildings, min. (feet)	Perimeter yard min. (feet)
I-1	10	20	None	20	None	20 ft.; no yard required for railroad loading facility if abutting railroad trackage		None	50 feet for side interior and rear property lines adjacent to non-industrial zoned and used districts
I-2	10	20	None	20	None	10 ft.; no yard required for railroad loading facility if abutting railroad trackage		None	100 feet for side interior and rear property lines adjacent to non-industrial zoned and used districts
P-1	Each standard shall match the requirement for the adjacent properties. If the adjacent properties are in two or more zoning districts, then the most restrictive requirement applies.								

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Sec. 36-107. Building size and coverage standards

(a) Table 36-107(a) establishes the required building size and coverage standards for the MU, B, I, and P districts.

(b) Some districts have both a permitted maximum building height and a density bonus maximum building height as identified in Table 36-107(a).

(c) Building height bonus program. A building height bonus shall be requested as a conditional use permit. The higher building height is allowed if the proposed development achieves both of the following building height bonus requirements.

(1) Inclusionary housing. Provide affordable housing at the levels required in the city's Inclusionary Housing Policy, as amended from time to time.

(2) Green building. Meet the requirements of the city's Green Building Policy as amended from time to time.

Table 36-107(a). Building Size and Coverage Standards

(C = permitted with CUP)

District	Building height, minimum	Building height, maximum	Building height bonus, maximum	Ground story height (feet)	Upper stories height (feet)	Building length, maximum (feet)	Impervious surface coverage, maximum (%)
MU-1	None	3 stories or 40 feet, whichever is less		12 feet minimum; 20 feet maximum	10 feet minimum; 15 feet maximum	200	80%
MU-2	2 stories or 20 feet, whichever is less	6 stories or 75 feet, whichever is less	9 stories or 115 feet, whichever is less (C)	12 feet minimum; 20 feet maximum	10 feet minimum; 15 feet maximum	200	80%
MU-3	4 stories or 50 feet, whichever is less	6 stories or 75 feet, whichever is less	12 stories or 150 feet, whichever is less (C)	12 feet minimum; 20 feet maximum	10 feet minimum; 15 feet maximum	200	80%
B-1	None	6 stories or 75 feet, whichever is less	9 stories or 115 feet, whichever is less (C)	None	None	None	85%
I-1	None	6 stories or 75 feet whichever is less		N/A	N/A	None	75%
I-2	None	6 stories or 75 feet whichever is less		N/A	N/A	None	75%

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Table 36-107(a). Building Size and Coverage Standards
(C = permitted with CUP)

District	Building height, minimum	Building height, maximum	Building height bonus, maximum	Ground story height (feet)	Upper stories height (feet)	Building length, maximum (feet)	Impervious surface coverage, maximum (%)
P-1	Each standard shall match the requirement for the adjacent properties. If the adjacent properties are in two or more zoning districts, then the most restrictive requirement applies.						

Secs. 36-108 to 36-129 reserved.

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ARTICLE V. PLANNED UNIT DEVELOPMENT DISTRICTS

Sec. 36-130. PUD 1.

(a) PUD 1 is commonly referred to as "Shoreham."

(b) Development plan.

(1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

a. G000 – Cover Sheet.
b. C1.01 – Title Sheet.
c. C2.01 – Preliminary Plat.
d. C2.02 - Construction Route/Parking.
e. C3.01 – Site Plan.
f. C4.01 – Grading and Erosion Control.
g. C6.01 – Utility Plan.
h. C8.01 – France Avenue Plan and Profile.
i. L000 – Tree Preservation Plan.
j. L100 – Landscape Site Plan.
k. L101 – Planting Details.
l. AS100 – Architectural Site Plan.
m. A100 – Level P1 Floor Plan.
n. A110 – Level 1 Floor Plan.
o. A120 – Level 2 Floor Plan.
p. A130 – Level 3 Floor Plan.
q. A140 – Level 4 Floor Plan.
r. A150 – Level 5 Floor Plan.
s. A160 – Roof Plan.
t. A200 – Elevations.
u. A201 – Elevations.
v. A202 – Elevations.
w. A310 – Building Sections.
x. Site Lighting Photometric Plan.
y. Final Plat.
z. Zoning Map Amendment Exhibit.

(2) The site shall also conform to the following requirements:

a. The property shall be divided into two zones, as indicated on Sheet AS100 of the Official Exhibits. The zones shall be established by dividing the site into a north side and south side. The north side shall be called Zone A and the south side shall be called Zone B.

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b. Parking will be provided off-street in a surface lot and structured parking, and on-street in the circular driveway on the north side of the property. A total of 291 parking spaces will be provided: 203 spaces for residential units and 88 spaces for non-residential uses.

c. The maximum building height in Zone A shall not exceed 65 feet and five stories. The maximum building height in Zone B shall not exceed 35 feet and three stories.

d. The development site shall include a minimum of 12% designed outdoor recreation area based on private developable land area.

(c) Permitted uses.

(1) Zone A.

a. Mid-rise apartment mixed use dwellings. Dwelling units are not permitted on the first floor. Uses associated with the apartment dwellings, including, but not limited to the residential office, fitness facility, mail room, assembly rooms or general amenity space are limited to a maximum of 50% of the building first floor.

b. Commercial uses. Commercial uses are only permitted on the first floor, and are limited to the following: office, medical or dental office, adult day care, group day care/nursery school, group home, banks without drive-up facilities, food service, indoor commercial entertainment, retail, service, limited animal handling, showrooms, studios and lower potency hemp edible retailers.

1. All parking requirements must be met for each use.
2. Hours of operation for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m.
3. No drive-up facilities are allowed.

c. Civic and institutional uses. Civic and institutional uses are limited to the following: educational facility, indoor entertainment, police utility substations, parcel delivery service/post office and studios.

(2) Zone B.

a. Low-rise apartment dwellings.

(d) Accessory uses.

(1) Accessory uses are as follows:

a. Repair or processing which is necessary to conduct a permitted use and not to exceed 10% of the gross floor area of the associated permitted use.

b. Home occupations as regulated by this chapter.

c. Catering, if accessory to food service, delicatessen or retail bakery.

d. No outdoor uses or storage allowed.

e. Solar energy systems.

(e) Special performance standards.

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(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.

(2) All trash handling and loading areas shall be inside of the building and screened from view.

(3) Signage shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:

a. Pylon signs are prohibited.

b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility.

c. Pedestrian-scale signs visible from public sidewalks shall be no more than three feet in vertical dimension unless flush with the building wall.

d. Maximum allowable number, sizes and heights of signs shall be regulated by article VIII, division 9, MU-2 requirements, except as may be specifically modified by the final PUD.

e. Wall signs of non-residential uses shall only be placed on the ground floor, exterior wall of the occupied tenant lease space and/or a monument sign.

f. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:

1. Non-residential wall signs permitted by this section that do not exceed 7% of the exterior wall area of the ground floor tenant lease space.

2. The sign is located on the exterior wall of the ground floor tenant lease space from which the 7% sign area was derived.

3. No individual wall sign shall exceed 80 square feet in area.

(4) Façade. The following façade design guidelines shall be applicable to all ground floor non-residential facades located in Zone A:

a. For street-facing facades, no more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass finishes or material including window painting and signage. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.

b. Visibility into the space shall be maintained for a minimum depth of three feet. This requirement shall not prohibit the display of merchandise.

(5) Awnings.

a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.

b. Backlit awnings are prohibited.

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Sec. 36-131. PUD 2.

(a) PUD 2 is commonly referred to as "4800 Excelsior."

(b) Development plan.

(1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

a. C1.0 – Cover Sheet.
b. C2.0 – Demolition Plan.
c. C2.1 – Phase I Erosion Control Plan.
d. C2.2 – Phase II Erosion Control Plan.
e. C2.3 – Erosion Control Details.
f. C3.0 – Site Plan.
g. C4.0 – Grading and Drainage Plan.
h. C4.1 – P-01 Drainage Plan.
i. C4.2 – P-02 Drainage Plan.
j. C4.3 – Stormwater Details.
k. C5.0 – Utility Plan.
l. L100 – Landscape Plan.
m. A001 – Site Plan.
n. A002 – Floor Plans.
o. A003 – Floor Plans.
p. A004 – Floor Plans.
q. A005 – Floor Plans.
r. A006 – Rendering.
s. A007 – Elevations.
t. A008 – Elevations.
u. A009 – Elevations.
v. E001 – Exterior Lighting Plan.
w. PP2 – Preliminary Plat.
x. Final Plat.
y. Zoning Map Amendment Exhibit.

(2) Parking Management Plan. The site shall also conform to the following requirements:

a. The property shall be developed with 164 to 176 apartment dwelling units totaling not more than 228 bedrooms, and not more than 28,250 square feet of commercial space.
b. Parking will be provided in parking ramps and adjacent on-street parking bays. 340 parking spaces will be provided: 241 spaces for residential units, 66 spaces for commercial uses and 33 on-street spaces. At least 20 parking

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spaces on Level P1 will be available for shared parking for employees of the commercial uses and residential guest parking.

c. The maximum building height will be 77 feet and six stories tall, plus up to an additional eight feet for the rooftop metal trellis architectural elements.

d. The development site shall include a minimum of 12% designed outdoor recreation area based on private developable land area.

(c) Permitted uses. The following uses are permitted in the PUD 2 district:

(1) Mid-rise apartment mixed use dwelling.

(d) Uses permitted with standards. A structure of land in the PUD 2 district may be used for one or more of the following uses if it complies with the standards specified for the use in this subsection:

(1) Commercial uses. Commercial uses limited to the following: bank, food service, grocery store, liquor store, medical/ dental office, office, places of assembly, retail, service, showroom, limited animal handling, studio, cannabis retailer and lower potency hemp edible retailer. These commercial uses shall meet the following standards:

a. Commercial uses are limited to the first floor.

b. Hours of operation, including loading/unloading of deliveries, for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m.

c. In-vehicle sales or service is prohibited.

d. Restaurants are prohibited.

e. Outdoor storage is prohibited.

f. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.

g. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales or sexually oriented business. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.

h. The lot must be at least 1,000 feet from the property line of a site containing a cannabis retailer. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the cannabis retailer.

i. Cannabis retailers shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.

j. On-site consumption of cannabis edibles and beverages is prohibited.

(2) Civic and institutional uses. Civic and institutional uses are limited to the following: educational facility, indoor entertainment, police utility substations, parcel delivery service/post office and studios.

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(e) Accessory uses. Accessory uses are as follows:
  (1) Parking ramps.
  (2) Incidental repair or processing which is necessary to conduct a permitted use and not to exceed 10% of the gross floor area of the associated permitted use.
  (3) Home occupations as regulated by this chapter.
  (4) Catering, if accessory to a food service, grocery store or retail bakery.
  (5) No outdoor uses or storage allowed.
  (6) Solar energy systems.

(f) Special performance standards.
  (1) All general zoning requirements not specifically addressed in this ordinance must be met, including but not limited to outdoor lighting, architectural design, landscaping and all screening requirements.
  (2) Each commercial tenant space on the ground floor shall have a direct and primary access to the outside of the building that is open during business hours.
  (3) All trash handling and loading areas must be inside of the building and screened from view.
  (4) Signs shall be allowed in conformance with the following conditions:
    a. Pylon signs are permitted; and
    b. Maximum allowable number, size and height of signs shall be regulated by article VIII, division 9, per the MU-2 district regulations.
  (5) Façade. The following design requirements shall be applicable to all ground floor, non-residential facades along Excelsior Boulevard:
    a. Façade Transparency.
      1. The façade shall be primarily transparent materials at the pedestrian level.
      2. No more than 10% of the total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signs. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing view into and out of the interior.
      3. Visibility into the tenant spaces from the exterior windows and doors shall be maintained for a minimum depth of three feet. This requirement shall not prohibit the display of merchandise. Display windows may be used to meet the transparency requirement.
  (6) Awnings.
    a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
    b. Backlit awnings are prohibited.
  (7) Use of Sidewalk. A business may use that portion of a sidewalk extending a maximum of five feet from the building wall for the following purposes, provided a six-foot minimum horizontal clearance along Excelsior Boulevard is maintained

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between obstructions on public sidewalks and provided that all activity is occurring on private property:

a. Display of merchandise.
b. Benches, planters, ornaments, and art.
c. Signage, as permitted in the zoning ordinance.
d. Dining areas may extend beyond five feet of the building, provided six feet minimum horizontal clearance along Excelsior Boulevard is maintained between the obstructions on the sidewalk. An agreement shall be obtained for any temporary private use of public land for seating upon any public right of way or easements.

Sec. 36-132. PUD 3

(a) PUD 3 is commonly referred to as "Arlington Row West."

(b) Development plan.

(1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

a. T1.1 – Title Sheet.
b. AS1.2 – Architectural Site Plan.
c. AS2.1 – Reference Images.
d. C1-1 – Existing Conditions.
e. C1-2 – Preliminary Plat.
f. C1-3 – Preliminary Plat.
g. C2-1 – Site Plan.
h. C3-1 – Grading Plan.
i. C3-2 – Stormwater Pollution Prevention Plan.
j. C4-1 – Sanitary & Watermain.
k. C4-2 – Storm Sewer.
l. C8-1 – Details.
m. C8-2 – City Details.
n. L1-1 – Landscape Plan.
o. L2-1 – Tree Inventory Plan.
p. Photometric Plan.
q. A1.1 – Floor Plan.
r. A1.2 – Floor Plan.
s. A1.3 – Floor Plan.
t. A1.4 – Floor Plan (Roof).
u. A3.1 – Exterior Elevations.
v. A3.2 – Exterior Elevations.
w. A3.3 – Exterior Elevations.
x. Final Plat.

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y. Zoning Map Amendment Exhibit.
z. Solar Canopy Schematics.
aa. Solar Study.

(2) The site shall also conform to the following requirements:
a. Parking will be provided off-street in a surface lot. A total of 52 spaces will be provided for residential users including five spaces for guest parking.
b. The maximum building height shall be 37 feet.
c. The development site shall include a minimum of 12% designed outdoor recreation area based on private developable land area.

(c) Permitted uses.
(1) Low-rise apartment dwelling.
(2) Parks/open space.

(d) Accessory uses.
(1) Accessory uses are as follows:
a. Private swimming pool in conformance with section 36-327.
b. Service and retail facilities intended for use of residents not to exceed 10% of the gross floor area of the development.
c. Property management or rental office provided that it does not occupy more than 10% of the gross floor area.
d. Gardening and other horticultural uses.
e. Solar energy system.
1. Rooftop of building mounted systems.
i. Roof or building mounted solar systems shall not exceed the maximum allowed height in the PUD zoning district.
2. Ground or accessory structure mounted solar systems.
i. The height of a ground or accessory structure mounted solar system, measured when oriented at maximum design tilt, shall not exceed 15 feet.
ii. Ground or accessory structure mounted solar systems shall have a minimum setback of seven feet from the south property line, 46 feet from the west property line and shall be subject to the principal building setbacks along the north and east property lines.
f. No outdoor uses or storage allowed.

(e) Special performance standards.
(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
(2) All trash handling and loading areas shall be screened from view by a masonry wall no taller than six feet in height and constructed of a material compatible with the principal buildings.

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(3) Signs shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with this Chapter and the sign area and height regulations for the N-3 zoning district.

Sec. 36-133. PUD 4.

(a) PUD 4 is commonly referred to as "Hotel West End (AC Hotel by Marriott)."

(b) Development plan.

(1) The site shall be developed, used, and maintained in conformance with the following:

a. Final PUD signed Official Exhibits:

1. C100 – Site Conditions After Phases 1 & 2 With Demolition Plan
2. C200 – Proposed Site Plan
3. C300 – Storm Drainage and Grading Plan
4. C400 – Utility Plan
5. C500 – Erosion Control Plan
6. C600 – Storm Water and Erosion Control Details
7. E002 – Electrical Site Plan
8. A101 – Parking Garage Level, First Floor Plan
9. A201 – Exterior Elevations
10. A202 – Exterior Elevations
11. A901 – 3D Views
12. L000 – Tree Inventory
13. L001 – Tree Mitigation Plan
14. L100 – Landscape Plan
15. L101 – Landscape Details and Notes
16. PH-3 – Phasing Plan
17. Designed Outdoor Recreation Area Calculation Exhibit
18. Zoning Map Amendment Exhibit
19. Temporary Off-Site Parking Plan.

(2) The site shall also conform to the following requirements:

a. The property shall be developed with 126 rooms, approximately 1,700 square feet of meeting space, and approximately 3,620 square feet of hotel/restaurant/lounge area.

b. Parking will be provided both on-site and off-site. The on-site parking will contain 25 underground spaces and 54 surface spaces. Off-site parking will include 50 parking spaces in an above ground ramp located on Lot 2, Block 1, Central Park West PUD No. 121 Second Addition at 1603 Utica Avenue South. Parking will total 129 parking spaces.

c. The maximum building height shall not exceed 84 feet and six stories.

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d. The development site shall provide 1,416 square feet of Designated Outdoor Recreation Area (DORA) on a rooftop deck.

(c) Permitted uses.

(1) Hotel/motel. The standards are as follows: Building heights shall be limited to six stories or 84 feet.

(d) Accessory uses. Accessory uses are as follows:

(1) Bar, if accessory to a hotel and in compliance with city liquor licensing requirements.

(2) Parking ramps utilizing the same exterior facing materials as the principal buildings.

(3) Public transit stops/shelters.

(4) Food service.

a. Service space is limited to space designated in Site Plan.

(5) Outdoor seating, public address (PA) system prohibited.

(6) No outdoor storage allowed.

(7) Solar energy systems.

(e) Special performance standards.

(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.

(2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be located within the building and screened from view.

(3) Signage shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:

a. Pylon signs are not permitted.

b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian/bicycle or automobile circulation and visibility.

c. Pedestrian-scale signs visible from public sidewalks shall be no more than three feet in vertical dimension unless flush with the building wall; and

d. Maximum allowable number, sizes and heights of signs shall be regulated by article VIII, division 9, B-1 requirements, except as may be specifically modified by the final PUD.

(4) Façade. The following façade design guidelines shall be applicable to all ground floor non-residential facades:

a. For street-facing facades, no more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signage. The remaining 90% of

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window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.

b. Visibility into the space shall be maintained for a minimum depth of three feet. This requirement shall not prohibit the display of merchandise.

(5) Awnings.

a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.

b. Backlit awnings are prohibited.

Sec. 36-134. PUD 5.

(a) PUD 5 is commonly referred to as "Arlington Row East."

(b) Development plan.

(1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

a. T1.1 – Title Sheet
b. AS1.3 – Architectural Site Plan
c. Sheet 1 – Survey
d. C1-1 – Existing Conditions/Survey
e. C1-2 – Preliminary Plat (existing conditions)
f. C1-3 – Preliminary Plat
g. C2-1 – Site Plan
h. C3-1 – Grading Plan
i. C3-2 – Stormwater Pollution Prevention Plan
j. C4-1 – Sanitary & Watermain
k. C4-2 – Storm Sewer
l. C8-1 – Details
m. C8-2 – City Details
n. L1-1 – Landscape Plan
o. L2-1 – Tree Inventory Plan
p. A1.0 – First & Second Level Floor Plans
q. A1.1 – Level 3 Floor & Roof Plan
r. A3.0 – Exterior Elevations
s. A3.4 – Exterior Elevations
t. Site Lighting Photometric Plan
u. Final Plat
v. Zoning Map Amendment Exhibit
w. Solar Canopy Details
x. Solar Study.

(2) The site shall also conform to the following requirements:

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a. The property shall be developed with up to 27 apartment dwelling units totaling no more than 43 bedrooms.
b. A total of 43 off-street parking spaces shall be provided in a surface lot.
c. The maximum building height shall be 36.5 feet and three stories.
d. A minimum of 12% of the lot shall be developed as a designed outdoor recreation area.

(c) Permitted uses.
(1) Low-rise apartment dwelling.
(2) Parks/open space.

(d) Accessory uses. Accessory uses are as follows:
(1) Private swimming pool in conformance with section 36-327.
(2) Service and retail facilities intended for use of residents not to exceed 10% of the gross floor area of the development.
(3) Property management or rental office provided that it does not occupy more than 10% of the gross floor area.
(4) Gardening and other horticultural uses.
(5) Solar energy systems.
a. Rooftop of building mounted systems.
1. Roof or building mounted solar systems shall not exceed the maximum allowed height in the PUD zoning district.
b. Ground or accessory structure mounted solar systems.
1. The height of a ground or accessory structure mounted solar system, measured when oriented at maximum design tilt, shall not exceed 15 feet.
2. Ground or accessory structure mounted solar systems shall have a minimum setback of eight feet from the north property line, five feet from the east property line, 46 feet from the south property line and shall be subject to the principal building setbacks along the west property line.
(6) Home occupations as regulated by this chapter.
(7) No outdoor uses or storage allowed.

(e) Special performance standards.
(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
(2) All trash handling and loading areas shall be screened from view by a masonry wall no taller than six feet in height and constructed out of a material compatible with the principal buildings.
(3) Signs shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with this chapter and the sign area and height regulations for the N-3 zoning district.

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Sec. 36-135. PUD 6.

(a) PUD 6 is commonly referred to as "10 West End & 20 West End."

(b) Development plan.

(1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

a. C100-C102 – Survey
b. C101 – Proposed Site Plan
c. C200 – Erosion Control Plan
d. C300 – Site Plan
e. C301 – Final Phasing Plan
f. C400 – Grading Plan
g. C500 – Utility Plan
h. E100 – Photometric Plan
i. L100 – Landscape Site Plan
j. L101 – DORA Requirements
k. L200 – Layout Plan
l. L400 – Planting Plan
m. L500 – Planting Detail Sheet
n. A050 – Architectural Site Plan
o. A100 – Floor Plan – Level 1
p. A101 – Floor Plan – Level 2
q. A102 – Floor Plan – Level 3 & 4 (Typ. Multi)
r. A103 – Floor Plan – Level 5-10 (Typ. Single)
s. A104 – Floor Plan – Level 11
t. A105 – Floor Plan – Level 12 (Penthouse)
u. A120 – Roof Plan
v. A150 – Floor Plan - Loading Dock
w. A300 – Exterior Elevation - South
x. A301 – Exterior Elevation - West
y. A302 – Exterior Elevation - North
z. A303 – Exterior Elevation – East
aa. Preliminary Plat
bb. Final Plat
cc. 10 West End AUAR Memorandum
dd. Travel Demand Management Plan
ee. Zoning Map Amendment Exhibit
ff. Parking Easement for Phase III Hotel

(2) The site shall also conform to the following requirements:

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a. The property shall be developed with 332,600 square feet of building space.
b. Parking shall be provided on-site. The parking structure located on Lot 2, Block 1, Central Park West P.U.D. 121 Second Addition will provide at least 1,214 parking stalls. 110 of these stalls shall be shared with Phase III of Central Park West (PUD-4).
c. The maximum building height shall not exceed 175 feet and eleven stories, excluding mechanical penthouse.
d. The development site shall provide Designated Outdoor Recreation Area (DORA) through access to the outdoor amenity decks located on each floor, and through shared outdoor space on site.

(c) Permitted uses.
(1) Office. The standards are as follows: Building heights shall be limited to eleven stories or 173 feet.
(2) Retail. The standards are as follows:
a. No single use retail establishment over 20,000 square feet is permitted. The retail facility shall be permitted only as a part of a larger development on a single parcel which contains at least one other permitted principal use or as a part of a mixed-use PUD.
b. Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
c. All refuse shall meet the requirements of chapter 22 regulating refuse.
(3) Restaurants. The standards are as follows:
a. This use shall be permitted as part of a larger development which contains at least one other principal use or as part of a PUD.
b. These uses shall not result in any exterior building modifications, including truck docks or freestanding signage, overnight truck parking or similar features.
c. Restaurant uses shall be integrated with other principal land uses which are within the O district and shall not exceed 10% of the gross floor area of the building.
d. If there is a wine and/or beer license, the following additional standards shall apply:
1. If the standards in subsections (c)(3) a.--(c)(3) c. of this section are not met, a restaurant with a wine and/or beer license may apply for a major amendment to a Planned Unit Development under section 36-445(b), provided that the parking requirements for a restaurant with intoxicating liquor license are met.
(4) Lower potency hemp edible retailers.

(d) Accessory uses. Permitted accessory uses are as follows:

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(1) Parking structures. Facades that are visible from off-site shall display an integration of building materials, building form, textures, architectural motifs, and building colors with principal building.
(2) Public transit stops/shelters.
(3) Outdoor seating, public address (PA) systems are prohibited.
(4) No outdoor storage allowed.
(5) Solar energy systems.

(e) Special performance standards.
(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
(2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. City strongly encourages all new developments to have on-site organic recycling, garbage/recycling rooms should be sized to allow for organics recycling. All trash handling and loading areas shall be screened from view within a waste enclosure.
(3) Signage shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:
a. Pylon signs are not permitted.
b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian/bicycle or automobile circulation and visibility.
c. Maximum allowable number, sizes and heights of signs shall be regulated by article VIII, division 9, MU-3 requirements.
(4) Façade. The following façade design guidelines shall be applicable to ground floor north, south, and west side facades.
a. For street-facing facades, no more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signage. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.
b. Visibility into the space shall be maintained for a minimum depth of three feet. This requirement shall not prohibit the display of merchandise.
(5) Awnings.
a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
b. Backlit awnings are prohibited.

Sec. 36-136. PUD 7.

(a) PUD 7 is commonly referred to as “Parkway 25.”

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(b) Development plan.

(1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

a. G000P – Cover Sheet
b. C0.1 – Site Survey
c. C1.0 – Removals Plan
d. C2.0 – Site Plan
e. C2.1 – Alley Plan and Profile
f. C3.0 – Grading Plan
g. C3.1 – Grading Plan Interim
h. C4.0 – Utility Plan
i. C5.0 – Civil Details
j. C5.1 – Civil Details
k. C5.2 – Civil Details
l. SW1.0 – SWPPP – Existing Conditions
m. SW1.1 – SWPPP – Proposed Conditions
n. SW1.2 – SWPPP – Narrative and Details
o. SW1.3 – SWPPP – Attachments
p. SW1.4 – SWPPP – Attachments
q. LS100 – Tree Preservation and Replacement Plan
r. LS300 – Site Landscape Plan
s. L400 – Reference Plan
t. L401 – Layout Plan
u. L500 – Planting Details
v. G000 – Cover Sheet
w. A100P – Floor Plan – Level 1
x. A110P – Floor Plan – Level 1
y. A120P – Floor Plan – Level 2-4
z. A150P – Floor Plan – Level 5
aa. A160P – Roof Plan
bb. A200P – Exterior Elevations
cc. A201P – Exterior Elevations
dd. AS100P – Architectural Site Plan
ee. A300P – Building Sections
ff. Site Lighting Photometric Plan
gg. Zoning Map Amendment Exhibit
hh. Preliminary Plat
ii. Final Plat
jj. Traffic Study

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kk. Parking Management Plan

ll. Parking Agreement.

(2) The site shall also conform to the following requirements:

a. The property shall be developed with 112 residential units and 12,040 square feet of ground floor commercial space.

b. At least 202 off-street parking spaces shall be provided. At least 16 on-street parallel parking and loading spaces shall be installed adjacent to the site. An off-street parking management plan shall be approved by the city and managed by the property owner, with the goal of avoiding spill over parking into surrounding streets in the neighborhood and maximizing the benefits of mixed-use development and shared parking. At least 10% of the parking shall be permitted for use as guest parking.

c. The maximum building height shall not exceed 67 feet and five stories.

d. The development site shall include a minimum of 17.7% designed outdoor recreation area based on private developable land area.

(c) Permitted uses.

(1) Mid-rise apartment mixed use dwelling. Uses associated with the apartment dwellings, including, but not limited to, the residential office, fitness facility, mail room, assembly rooms or general amenity space are limited to a maximum of 40% of the building first floor.

(2) Commercial uses. Commercial uses are only permitted on the first floor and are limited to the following: medical/dental office, office, places of assembly, retail, service, showrooms, limited animal handling, studios and lower potency hemp edible retailers.

a. All parking requirements shall be met for each use.

b. Hours of operation for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m. including commercial deliveries.

c. Each commercial tenant space on the first floor shall have a direct and primary access to the outside of the building on the north building elevation that is open during business hours.

d. In-vehicle sales are prohibited.

e. Restaurants are prohibited.

(3) Civic and institutional uses. Civic and institutional uses are limited to the following: educational facility, indoor entertainment, police utility substations, parcel delivery service/post office and studios.

(d) Accessory uses. Accessory uses are as follows:

(1) Incidental repair or processing which is necessary to conduct a permitted use and not to exceed 10% of the gross floor area of the associated permitted use.

(2) Home occupations as regulated by this chapter.

(3) Catering, if accessory to food service, delicatessen, or retail bakery.

(4) Gardening and other horticultural uses.

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(5) Public transit stops/shelters.
(6) Outdoor seating, public address (PA) systems are prohibited.
(7) Outdoor uses and outdoor storage are prohibited.
(8) Solar energy systems.

(e) Special performance standards.
(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
(2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.
(3) Signage shall be allowed in conformance with the MU-2 requirements found in the sign code.
(4) Façade. The following façade design guidelines shall be applicable to all ground floor non-residential facades:
a. For street-facing facades, no more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signage. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.
b. Visibility into the space shall be maintained for a minimum depth of three feet. This requirement shall not prohibit the display of merchandise.
(5) Awnings.
a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
b. Backlit awnings are prohibited.

Sec. 36-137. PUD 8.

(a) PUD 8 is commonly referred to as “The Elmwood.”
(b) Development plan.
(1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
a. C0.0– Title Sheet
b. C0.1 – Site Survey
c. C0.2 – Preliminary Plat
d. C0.3 – Final Plat
e. C1.0 – Removals Plan
f. C2.0 – Site Plan
g. C2.1 – Green Roof Layout & Landscape Plan
h. C2.2 – Rooftop Green Roof Layout & Landscape Plan

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i. C3.0 – Grading Plan
j. C4.0 – Utility Plan
k. C5.0 – Civil Details
l. C5.1 – Civil Details
m. C5.2 – Civil Details
n. L1.0 – Landscape Plan
o. LT1.0 – Lighting Plan
p. LT1.1 – Lighting Specifications
q. A010 – Floor Plan – Level (-1) & 1
r. A011 – Floor Plan – Level 2 & 3
s. A012 – Floor Plan – Level 4 & 5
t. A013 – Floor Plan – Roof
u. A200 – Exterior Elevations
v. A201 – Exterior Elevations
w. Shadow Study
x. Front Perspective 1
y. Front Perspective 2
z. Rear Perspective
aa. Exterior Vignettes
bb. Parking Management Plan

(2) The site shall also conform to the following requirements:
a. The property shall be developed with 70 residential units and a minimum of 4,393 square feet of ground floor commercial space.
b. At least 118 off-street parking spaces shall be constructed. At least nine public on-street parallel parking spaces shall be constructed on 36th Street West and one public on-street loading bay shall be installed adjacent to the site.
c. The maximum building height shall not exceed 69 feet and five stories.
d. The development site shall include a minimum of 12% designed outdoor recreation area based on private developable land area.

(c) Permitted with standards.
(1) Mid-rise apartment mixed use dwellings. The standards are as follows:
a. Dwelling units are permitted on all floors of the building.
b. Dwelling units are limited to a maximum of 35% of the ground floor area of the building.
c. Dwelling units shall not exceed 40% of building frontage along 36th Street West.
d. Uses associated with apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly rooms or general amenity space are limited to a maximum of 45% of the ground floor area of the building.

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(2) Commercial uses. Commercial uses are only permitted on the first floor, and are limited to coffee shops, office, places of assembly, retail, service, showrooms, limited animal handling, studios and lower potency hemp edible retailers. The standards are as follows:

a. All parking requirements must be met for each use.

b. Hours of operation shall be limited to 6:00 a.m. to 12:00 a.m.

c. Restaurants are prohibited.

d. In-vehicle sales is prohibited.

(d) Accessory uses. Accessory uses are as follows:

(1) Incidental repair or processing which is necessary to conduct a permitted use and not to exceed 10% of the gross floor area of the associated permitted use.

(2) Home occupations as regulated by this chapter.

(3) Catering, if accessory to food service, delicatessen, or retail bakery.

(4) Gardening and other horticultural uses.

(5) Outdoor seating, public address (PA) systems are prohibited.

(6) No outdoor uses or storage allowed.

(7) Solar energy systems.

(e) Special performance standards.

(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to, outdoor lighting, architectural design, landscaping, parking, and screening requirements.

(2) Each commercial, civic, or institutional tenant space on the ground floor shall have a direct and primary access to and from the 36th Street (north) building façade and the access shall remain open during business hours.

(3) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.

(4) Signage shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:

a. Pylon signs are prohibited.

b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility.

c. Maximum allowable number, sizes, heights, and yards for signs shall be regulated by article VIII, division 9, MU-3 requirements.

d. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.

e. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:

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1. Non-residential wall signs permitted by this section that do not exceed 7% of the exterior wall area of the ground floor tenant lease space.
2. The sign is located on the exterior wall of the ground floor tenant lease space from which the 7% sign area was derived.
3. No individual wall sign shall exceed 80 square feet in area.

(5) Façade. The following façade design guidelines shall be applicable to all ground floor non-residential street-facing facades:

a. Minimum ground floor transparency shall be 65% at the pedestrian level

b. No more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signs. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.

c. Active permitted uses, not including storage areas or utility closets, shall be maintained for a minimum depth of 15 feet.

d. Visibility into the space shall be maintained for a minimum depth of 10 feet. This requirement shall not prohibit the display of merchandise.

(6) Awnings.

a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.

b. Backlit awnings are prohibited.

Sec. 36-138. PUD 9.

(a) PUD 9 is commonly referred to as "PLACE (Zelia on Seven).

(b) Development plan.

(1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

a. PUD Exhibit
b. GN-000 – Cover Sheet
c. GN-001 – Drawing Index
d. GN-002 – General Legend & Abbreviations
e. GN-003 – Area calculations
f. C001 – Existing Conditions and Removals
g. C002 – Tree Removals and Protection Plan
h. C003 – Tree Removals and Preservation Plan
i. C101 – Site Plan – Overall
j. C102 – Site Plan Northwest
k. C103 – Site Plan Northeast
l. C201 – Erosion Control Plan
m. C301 – Grading and Drainage Plan – Overall

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n. C302 – Grading and Drainage Plan – Northwest
o. C303 – Grading and Drainage Plan - Northeast
p. C401 – Sanitary Sewer and Watermain
q. C402 – MCES Forcemain Plan and Profile
r. C403 – MCES Forcemain Plan and Profile
s. C501 – Storm Sewer Plan & Profile
t. C502 – North Building – Storm Sewer Plan
u. C801 – Typical Stormwater Details
v. C901 – City Std Utility Plates
w. C902 – Detail Sheet Stormwater
x. C903 – City Std Site Plates
y. C904 – Detail Sheet Erosion Control
z. C905 – Detail Sheet Pavement
aa. C1001 – MNDOT Std Ped Curb Ramp Details
bb. C1002 – MNDOT Std Ped Curb Ramp Details
cc. L101 – Planting Plan Index
dd. L102 – West Planting Plan
ee. L103 – East Planting Plan
ff. L104 – East Planting Plan, Shrubs
gg. L105 – Soil Amendments and Site Mulching Plan
hh. L106 – East Layout Plan Plaza
ii. L107 – East Layout Plan, Bike Shop Front and Urban Forest
jj. L108 – West Irrigation Plan
kk. L109 – East Irrigation Plan
ll. L501 – Landscape Details
mm. 502 – Landscape Details
nn. L503 – Landscape Details
oo. L801 – Planting Details
pp. V101 – Preliminary Plat
qq. V102 – Prelimina
rr. E101 – Photometric grid
ss. S001 – Site Plan
tt. AN-100.1 – Overall Floor Plans P1 & Level 1
uu. AN-100.2 – Overall Floor Plans Levels 2 & 3
vv. AN-100.3 – Overall Floor Plans Levels 4 & 5
ww. AN-100.4 – Overall Roof Plan
xx. AN-100.5 – PV Panel Layout
yy. AN-201 – Overall Building Elevations

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zz. A501 – Illustrative Sections

aaa. A502 – Sections

bbb. LACE – Sustainability Proposals

ccc. PLACE – Proof of Parking

ddd. LACE – Lighting Proposals

(2) The following shall be considered Final PUD Official Exhibits from March 25, 2024, onward. If there is conflicting information between the following and the previous list of Official Exhibits, the following shall be considered correct:

a. T001 – Title
b. C000 – Survey
c. C001 – Civil Site Plan
d. C100 – Selective site demolition and erosion control plan
e. C101 – Selective site demolition and erosion control plan
f. C200 – Grading Drainage and Erosion Control Plan
g. C201 – Grading Drainage and Erosion Control Plan
h. C300 – Paving and Geometric Plan
i. C301 – Paving and Geometric Plan
j. C400 – Civil Details
k. C500 – Watershed Summary
l. L100 – Landscape Overview Plan
m. L101 – Parking Expansion Landscape Plan
n. L102 – Pool Area Landscape Removals Plan
o. As-Built Landscape Data and 2024 Removals 2-1-24_Trees
p. As-Built Landscape Data and 2024 Removals 2-1-24_Shrubs
q. L103 – Pool Area Landscape Restoration Plan
r. L104 – Landscape Detail
s. L105 – Landscape Details
t. Zelia on Seven-Site Lighting Plan 1-22-24

(3) The site shall also conform to the following requirements:

a. The property shall be divided into two zones, as indicated on PUD Exhibit of the Official Exhibits. The zones shall be established by dividing the site into “Site A – West”, and “Site B – East”. The property shall be developed with 217 residential units, including 18 live/work units and 0.88 acres of urban forest.
b. Parking will be provided off-street in a surface lot, on-street parallel parking, and structured parking. A total of 211 parking spaces will be provided: 97 parking spaces shall be provided underground in the structured parking, 90 parking spaces shall be provided on the surface lot, 24 parking spaces shall be provided on-street.

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c. The maximum building height for Site B – East shall not exceed 61 feet and five stories.

d. The development site shall include a minimum of 12% designed outdoor recreation area based on private developable land area.

e. The development shall incorporate a Travel Demand Management (TDM) plan. The details of the TDM plan shall be included in the planning development contract or as an exhibit thereto and amendments shall require city approval. The activities performed as specified in the TDM plan shall be reported to the city annually until December 31, 2027, and upon request by the city after that date.

(c) Site A – West

(1) Permitted.

a. Parking lot.

(2) Accessory uses.

a. Outdoor uses and outdoor storage are prohibited.

b. Solar energy systems.

(d) Site B – East

(1) Permitted with standards:

a. Mid-rise apartment dwellings. Uses associated with apartment dwellings, including, but not limited to the residential office, fitness facility, mail room, assembly rooms or general amenity space.

b. Live-work dwellings.

1. All material or equipment shall be stored within an enclosed structure.
2. Operation of the home occupation is not apparent from the public right of way.
3. The activity does not involve warehousing, distribution or retail sales of merchandise produced off the site.
4. No person is employed at the residence who does not legally reside in the home.
5. No light or vibration originating from the business operation is discernible at the property line.
6. Only equipment, machinery and materials which are normally found in the home are used in the conduct of the home occupation.
7. No more than one non-illuminated wall sign limited to two square feet in area is used to identify the home occupation.
8. Space within the dwelling devoted to the home occupation does not exceed one room or 45% of the floor area, whichever is greater.
9. No portion of the home occupation is permitted within any attached or detached accessory building.
10. The structure housing the home occupation conforms to the building code; and in the case where the home occupation is day care or if there

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are any customers or students, the home occupation has received a certificate of occupancy.

c. Commercial uses. Commercial uses are only permitted on the first floor, and are limited to the following: coffee shops, office, private indoor entertainment, retail shops, service, showrooms, and studios.
   1. All parking requirements must be met for each use per Sheet 62 of the Official Exhibits.
   2. Hours of operation for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m.
   3. Restaurants are prohibited.
   4. In-vehicle sales is prohibited.

d. Civic and institutional uses. Civic and institutional uses are limited to the following: educational facility, indoor entertainment, police utility substations, parcel delivery service/post office and studios.

(2) Accessory uses:

a. Incidental repair or processing which is necessary to conduct a permitted use and not to exceed 10% of the gross floor area of the associated permitted use.

b. Home occupations as regulated by this chapter.
   1. Except family day care is prohibited.

c. Catering, if accessory to food service, delicatessen, or retail bakery.

d. Gardening and other horticultural uses.

e. Outdoor seating, with the following standards:
   1. No speakers or other electronic devices which emit sound are permitted outside of the principal structure if the use is located within 500 feet of a residential use.
   2. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. if located within 500 feet of a residential use.

f. No outdoor uses or storage allowed.

g. Solar energy systems.

h. Wind Energy Conversion Systems (WECS), with the following standards:
   1. Wind turbines shall be of the helical type.
   2. Helical wind turbines shall meet the following design requirements:
      i. One WECS shall be allowed per lot.
      ii. The WECS unit shall not exceed 17 feet in height, and shall not exceed 79 feet overall, including the building height when attached to the roof of a building.
      iii. The fall zone shall be completely within the property lines of the lot within which the WECS is located.
      iv. Minimize visual impact. WECS design and location shall minimize visual impact.

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v. Color and finish. All WECS shall be white, grey, black or another non-obtrusive color. Blades may be black in order to facilitate deicing. Finishes shall be matt or non-reflective.

vi. Tower lighting. WECS shall not be artificially lighted, except as specified herein and to the extent required by the FAA or other federal or state law or regulation that preempts local regulations.

vii. Signs and displays. The use of any portion of a WECS for displaying flags and signs, other than warning or equipment information signs, is prohibited.

viii. Associated equipment. Ground equipment associated with a WECS shall be housed in a structure. Structures housing equipment shall meet the architectural design standards of the Zoning Ordinance. Control wiring and powerlines shall be wireless or underground.

ix. Braking system required. All WECS shall have an automatic braking, governing, or feathering system to prevent uncontrolled rotation, over speeding and excessive pressure on the structure, rotor blades and turbine components.

x. Design height. The applicant shall provide evidence that the proposed height of the WECS does not exceed the height recommended by the manufacturer or distributor of the system.

xi. Interconnection agreement. The applicant shall provide a copy of the utility notification requirements for interconnection, unless the applicant intends, and so states on the application, that the system will not be connected to the electricity grid.

xii. Technology standards. WECS must meet the minimum standards of a WECS certification program recognized by the American Wind Energy Association, such as AWEA's Small Wind Turbine Performance and Safety Standard, the Emerging Technologies program of the California Energy Commission, or other 3rd party standards acceptable to the City.

xiii. Noise. Audible sound due to wind energy system operations shall comply with the standards governing noise contained in the City of St. Louis Park Code of Ordinances.

xiv. If the WECS remains nonfunctional or inoperative for a continuous period of one year, the system shall be deemed abandoned and shall constitute a public nuisance. The owner shall remove the abandoned system at their expense after a demolition permit has been obtained. Removal includes the entire structure including foundations to below natural grade and transmission equipment.

(e) Special performance standards.

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(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.

(2) The site is exempt from the shadowing requirements specified in section 36-393(a)(4) of the zoning ordinance.

(3) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.

(4) Signs shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:

a. Pylon signs are prohibited.

b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility.

c. Maximum allowable number, sizes, heights, and yards for signs shall be regulated by article VIII, division 9, MU-3 requirements.

d. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.

e. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:

1. Non-residential wall signs permitted by this section that do not exceed 7% of the exterior wall area of the ground floor tenant lease space.

2. The sign is located on the exterior wall of the ground floor tenant lease space from which the 7% sign area was derived.

3. No individual wall sign shall exceed 100 square feet in area.

(5) Façade.

a. Fibrous cement, high performance brick veneer with rain screen cladding systems, and vertically integrated photovoltaic panels shall be considered Class I Materials.

(6) Awnings.

a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.

b. Backlit awnings are prohibited.

Sec. 36-139. PUD 10.

(a) PUD 10 is commonly referred to as “Knollwood Mall.”

(b) Development plan.

(1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

a. Site Plans

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b. Landscaping Plans
c. Lighting Plans
d. Grading Plans
e. Building Plans
f. Storm Water Plans
g. Utility Plans
h. Survey

(2) The site shall also conform to the following requirements:
a. A minimum of 1,695 parking spaces shall be provided on-site.
b. The maximum building height shall be 40 feet.

(c) Permitted uses. The following uses are permitted uses in PUD 10:
(1) Shopping Center. The shopping center shall be limited to the following uses:
a. Office.
b. Medical/dental office.
c. Adult day care.
d. Group day care/nursery school.
e. Bank.
f. Food service.
g. Private indoor entertainment.
h. Retail.
i. Liquor store.
j. Service.
k. Showroom.
l. Studios.
m. Restaurants with or without intoxicating liquor.
n. Museum.
o. Police utility substation.
p. Parcel delivery service/post office.
q. Limited animal handling.
r. Lower potency hemp edible retailers.

(d) Uses permitted with standards.
(1) Cannabis retailer. The standards are as follows:
a. The lot must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
b. The lot must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales or sexually oriented business. In the case of a shopping center or multiuse building, the

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distance shall be measured from the portion of the center or building occupied by the cannabis retailer.

c. The lot must be at least 1,000 feet from the property line of a site containing a cannabis retailer. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the cannabis retailer.

d. In-vehicle sales or services are prohibited.

e. The use shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.

f. On-site consumption of cannabis edibles and beverages is prohibited.

(e) Accessory uses. The following uses shall be permitted accessory uses in PUD 10:

(1) Incidental repair or processing which is necessary to conduct a permitted use and does not exceed 10% of the gross floor area of the associated permitted use.

(2) Catering, if accessory to food service, delicatessen, or retail bakery.

(3) Food service.

(4) Outdoor seating and service of food and beverages with the following conditions:

a. No speakers or other electronic devices which emit sound are permitted outside of the principal structure if the use is located within 500 feet of a residential use.

b. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. if located within 500 feet of a residential use.

(5) In-vehicle sales or service, limited to restaurants, banks, and pharmacies.

a. Drive-through facilities and stacking areas shall not be located within 100 feet of any parcel that is zoned residential and used or subdivided for residential use, or has an occupied institutional building, including but not limited to schools, religious institutions, and community centers, unless the entire facility and stacking areas are separated from the lot in a N district by a building wall.

b. Stacking shall be provided for six cars per customer service point and shall comply with all yard requirements.

c. This use shall only be permitted when it can be demonstrated that the operation will not have a significant adverse effect on the existing level of service on adjacent streets and intersections.

d. The drive-through facility shall be designed so it does not impede traffic or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian or vehicular conflicts.

e. Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.

f. Any canopy constructed as part of this use shall be compatible with the architectural design and materials of the principal structure.

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g. The use is in conformance with the comprehensive plan including any provisions of the redevelopment chapter and the plan by neighborhood policies for the neighborhood in which it is located, and conditions of approval may be added as a means of satisfying this requirement.

(6) Solar energy systems.

(f) Special performance standards.

(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.

(2) Signage shall be subject to the regulations found in article VIII, division 9 pertaining to signs. PUD 10 shall be subject to the B-1 regulations with the following clarifications and modifications:

a. The maximum sign area shall be increased by 240 square feet with the condition that the additional signage be used in its entirety for a free-standing sign located at the corner of Highway 7 and Texas Ave S. The sign shall be double-sided and not exceed 120 square feet per side.

(3) Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited. Backlit awnings are prohibited.

Sec. 36-140. PUD 11.

(a) PUD 11 is commonly referred to as “The Mera.”

(b) Development plan.

(1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

a. A1-0 Parking Level – P1
b. A1-1 Levels 1-2
c. A1-2 Levels 3-6
d. A3-0 Elevations
e. AP1-1 Area Plan – P1 and Level 1
f. AP1-2 Area Plan – Levels 2 & 3-5
g. AP1-6 Area Plan – Level 6
h. AS0.00 Alta Survey
i. C0.00 Cover Sheet
j. C0.01 Removals Plan
k. C0.02 Fire Plan
l. C0.03 Site Plan
m. C0.04 Site Details
n. C0.05 Site Details
o. C0.06 Site Details
p. C0.07 Grading Plan

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q. C0.08 Erosion Control Plan
r. C0.09 SWPPP
s. C0.10 Erosion Details
t. C0.11 Utility Plan
u. C0.12 Utility Service Profiles
v. C0.13 Utility Details
w. C0.14 Utility Details
x. C0.15 Utility Details
y. E0.2 Photometric Site Plan
z. E0.3 Photometric Plan Fixture Cut Sheet
aa. E0.4 Photometric Plan Fixture Cut Sheet
bb. L0.01 Landscape Notes and Schedules
cc. L0.02 Landscape Plan
dd. L0.02A Landscape Plan – Color
ee. L0.03 Landscape Details
ff. L0.04 DORA Plan
gg. PL0.01 Preliminary Plat Sheet 1
hh. PL0.02 Preliminary Plat Sheet 2
ii. PL0.03 Final Plat Sheet 1
jj. PL0.04 Final Plat Sheet 2
kk. PL0.05 Final Plat Sheet 3
ll. T1-0 Title Sheet
mm. 2-1 Project Imagery
nn. T2-2 Project Imagery
oo. T2-3 Project Imagery
pp. Shadow Studies

(2) The site shall also conform to the following requirements:
a. The property shall be developed with 233 residential units.
b. At least 325 off-street parking spaces shall be provided.
c. The maximum building height shall not exceed 73 feet and six stories.
d. The development site shall include a minimum of 20% designed outdoor recreation area based on private developable land area.

(c) Permitted uses. The following uses are permitted uses:
(1) Mid-rise apartment dwellings, and uses associated with the apartment dwellings, including, but not limited to, the residential management office, fitness facility, mail room, assembly rooms and general amenity space.

(d) Accessory uses. Accessory uses are as follows:
(1) Home occupations as regulated by this chapter.

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(2) Gardening and other horticultural uses.
(3) Public transit stops/shelters.
(4) Outdoor seating, excluding public address (PA) systems.
(5) Outdoor uses and outdoor storage are prohibited.
(6) Solar energy systems.

(e) Special performance standards.
(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
(2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure. Trash enclosures shall be constructed from the same materials as the principal building.
(3) Signs shall be allowed in conformance with the following requirements:
a. The signs shall be consistent with the sign regulations for the N-4 zoning district.
b. Pylon signs shall be prohibited.

Sec. 36-141. PUD 12.

(a) PUD 12 is commonly referred to as "Park Village."
(b) Development plan.
(1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
a. Survey.
b. A100 Main Level Plan
c. A101 Upper-Level Plan
d. A300 Exterior Elevations
e. A301 Exterior Elevations
f. A302 Exterior Renderings
g. D2.1 Site/Drive through Layout Plan
h. Planting Plan Area 3
i. A1 Demo Plan, Patio Plan and Notes
j. A2 Elevations, Wall Section, Finish Plan
k. A2.03R Floor Plan and Elevations
l. Granite City Building Elevations

(c) Permitted uses. The following uses are permitted uses:
(1) Medical/dental office.
(2) Funeral homes.
(3) Libraries.
(4) Museums.

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(5) Office.
(6) Parks and open spaces.
(7) Police/fire stations.
(8) Banks.
(9) Business/trade school/college.
(10) Retail up to 20,000 square feet.
(11) Service.
(12) Studios.
(13) Public service structures.
(14) Food service.
(15) Restaurants with or without intoxicating liquor.
(16) More than one principal building located on a single lot.
(17) Limited animal handling.
(18) Lower potency hemp edible retailer.

(d) Uses permitted with standards. The following uses are permitted if they comply with the standards specified in this section:
(1) Medical, optical or dental laboratories. The use shall not generate any fumes or odors which are detectable at the property lines of the parcel on which the use is located.
(2) Private indoor entertainment with or without intoxicating liquor.

(e) Accessory uses.
(1) Accessory uses are as follows:
a. Catering if accessory to a restaurant, food service, delicatessen, grocery store or retail bakery.
b. In-vehicle sales or service. The standards are as follows:
1. Stacking shall be provided for six cars per customer service point and shall comply with all yard requirements.
2. This use shall only be permitted when it can be demonstrated that the operation will not have a significant adverse effect on the existing level of service on adjacent streets and intersections.
3. The drive-through facility shall be designed so it does not impede traffic or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian or vehicular conflicts.
4. Any canopy constructed as part of this use shall be compatible with the architectural design and materials of the principal structure.
c. Parking ramps.
d. Public transit stops/shelters.
e. Outdoor seating with the following standards:
1. Public address (PA) systems are prohibited.

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2. Additional parking will not be required if the outdoor seating area does not exceed 500 square feet or 10% of the gross floor area of the principal use, whichever is less. Parking will be required at the same rate as the principal use for that portion of outdoor seating area in excess of 500 square feet or 10% of the gross building area, whichever is less.

f. Outdoor storage is prohibited.

g. Solar energy systems.

(f) Special performance standards.

(1) All general zoning requirements not specifically addressed in this PUD shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.

(2) All solid waste materials containers shall be kept in the manner required by this code. All solid waste handling and loading areas shall be screened from view. The screening shall be constructed from the same materials as the principal building.

(3) Signs shall be allowed in conformance with the requirements found in the B-1 zoning district.

Sec. 36-142. PUD 13.

(a) PUD 13 is commonly referred to as "Bridgewater Bank Corporate Headquarters."

(b) Development plan.

(1) The site located on property legally described as Lots 1 and 2, Block 1, Bridgewater Bank Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

a. G000P – Cover Sheet

b. G001P - Renderings

c. G002P – Shadow Study

d. C0.0 – Title Sheet

e. V1.0 – Site Survey

f. V1.1 – Final Plat Page 1

g. V1.2 – Final Plat Page 2

h. C1.0 – Removals Plan

i. C2.0 – Site Plan

j. C2.1 – Site Plan – Northern Drive

k. C2.2 – Vehicle Turning Movement Plan

l. C2.3 – Right of Way Dedication

m. C3.0 – Grading Plan

n. C3.1 Grading Plan – Northern Drive

o. C4.0 – Utility Plan

p. C5.0 – Civil Details

q. C5.1 – Civil Details

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r. C5.2 – Civil Details
s. C5.3 – Civil Details
t. SW1.0 – SWPPP – Existing Conditions
u. SW1.1 – SWPPP – Proposed Conditions
v. SW1.2 – SWPPP – Details & Narrative
w. SW1.3 – SWPPP – Attachments
x. SW1.4 – SWPPP - Attachments
y. SW1.5 – SWPPP – Attachments
z. L001 – Tree Preservation Plan
aa. L100 – Landscape Plan
bb. L400 – Landscape Enlargement
cc. L500 – Landscape Details and Notes
dd. AS100P – Architectural Site Plan
ee. A090P – Floor Plan – Level P2
ff. A100P – Floor Plan – Level P1
gg. A110P – Floor Plan – Level 1
hh. A120P – Floor Plan – Level 2
ii. A130P – Floor Plan – Level 3
jj. A140P – Floor Plan – Level 4
kk. A160P – Roof Plan
ll. A200P – Exterior Elevations
mm. A201P – Exterior Elevations
nn. A202P – Exterior Elevations
oo. A203P – Exterior Elevations
pp. A300P – Building Sections
qq. AL100 – Photometric Plan
rr. AL100 – Photometric P1 Plan
ss. AL102 – Photometric P2 Plan

(2) The site shall also conform to the following requirements:
   a. The property shall be developed with 84,000 square feet of building space.
   b. Parking requirements shall be as follows:
      1. At least 277 off-street parking spaces shall be constructed.
      2. At least five public on-street parallel parking spaces shall be constructed on Excelsior Boulevard.
      3. Parking will be provided off-street in a surface lot (50 spaces), on-street parallel parking (5 spaces), and in below-grade structured parking (227).
      4. 10 spaces shall be shared parking via a shared parking easement with Lot 2 Block 1 Bridgewater Addition.

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5. An off-street parking management plan shall be approved by the city and managed by the property owner, with the goal of avoiding spill over parking into surrounding streets in the neighborhood and maximizing the benefits of mixed-use development and shared parking.

c. A commercial loading bay shall be located six feet from the east property line on the north side of the building. Access shall be provided from 36-1/2 Street.

d. The maximum building height shall not exceed 62 feet and four stories, plus up to an additional 10 feet for stair and elevator penthouses.

e. The development site shall include a minimum of 12% designed outdoor recreation area based on private developable land area.

(c) Permitted uses. The following uses are permitted on Lot 2, Block 1, Bridgewater Bank Addition, Hennepin County, Minnesota:

(1) Office.

(d) Permitted with standards. The following uses are permitted with standards on Lot 1, Block 1, Bridgewater Bank Addition, Hennepin County, Minnesota:

(1) Office. Office uses shall be limited to upper floors.

(e) The following uses are permitted with standards on Lot 1 and Lot 2, Block 1, Bridgewater Bank Addition, Hennepin County, Minnesota:

(1) Commercial uses. Commercial uses shall be limited to the following:

a. medical/dental offices, libraries, museums, banks, and studios.

b. Retail and service facilities. The standards are as follows:

1. No single use retail or service facility establishment over 4,000 square feet is permitted. The use shall be located on the ground floor and shall be permitted only as a part of a larger development which contains at least one other permitted principal use or as a part of a mixed-use PUD.

2. All refuse shall meet the requirements of chapter 22 regulating refuse.

c. Restaurants with or without intoxicating liquor license. The standards are as follows:

1. This use shall be permitted as part of a larger development which contains at least one other principal use or as part of a PUD.

2. A Travel Demand Management Plan shall be implemented and shall provide ongoing mitigation while a restaurant use is present.

3. These uses shall not result in any exterior building modifications, including truck docks or freestanding signage, overnight truck parking or similar features.

4. If there is a wine, beer, and/or intoxicating liquor license, the Restaurant uses shall be located a minimum of 100 feet from any parcel that is zoned neighborhood and used or subdivided for residential or has an occupied institutional building including but not limited to a school, religious institution, or community center.

5. In-vehicle sales is prohibited.

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d. Lower potency hemp edible retailers.

(2) Civic and institutional uses. Civic and institutional uses are limited to educational facility, indoor entertainment, police utility substations, parcel delivery service/post office and studios. The standards are as follows:

a. All parking requirements must be met for each use.

b. In-vehicle sales are prohibited.

(f) Accessory uses. Accessory uses are as follows:

(1) Parking lots.

(2) Parking structures. Facades that are visible from off-site shall display and integration of building materials, building form, textures, architectural motifs, and building colors with principal building.

(3) Public transit stops/shelters.

(4) Catering, if accessory to food service, delicatessen, or retail bakery.

(5) Outdoor seating, public address (PA) systems are prohibited.

(6) No outdoor uses or storage allowed.

(7) Solar energy systems.

(8) In-vehicle sales is prohibited.

(g) Prohibited uses. The following uses are prohibited:

(1) In-vehicle sales.

(h) Special performance standards.

(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.

(2) Each commercial, civic, or institutional tenant space on the ground floor shall have a direct and primary access to and from the Excelsior Boulevard (south) building façade and the access shall remain open during business hours.

(3) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.

(4) Signage shall be allowed in conformance with the C-2 General Commercial Zoning District and shall comply with the following:

a. Pylon signs shall be prohibited.

(5) Façade.

a. Composite wooden resin paneling a minimum of seven millimeters thick shall be considered a Class I Material.

b. The following façade design guidelines shall be applicable to all ground floor street-facing facades:

1. Minimum ground floor transparency shall be 70% at the pedestrian level.

2. No more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material

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including window painting and signs. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.

3. Active permitted uses shall be maintained for a minimum depth of 15 feet. Storage areas and utility closets are prohibited within this 15 feet.
4. Visibility into the space shall be maintained for a minimum depth of 10 feet. This requirement shall not prohibit the display of merchandise

(6) Awnings.

a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
b. Backlit awnings are prohibited.

Sec. 36-143. PUD 14.

(a) PUD 14 is commonly referred to as "Caraway West End."

(b) Development plan.

(1) The site located at Lot 2, Block 1, The Shops at West End, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

a. Exhibit A: Survey
b. Exhibit B: T1.1 Title Sheet
c. Exhibit C: A3.1 Exterior Elevations
d. Exhibit D: A3.2 Exterior Elevations
e. Exhibit E: AP0.01 Area Plan – P1
f. Exhibit F: AP0.02 Area Plan – P2
g. Exhibit G: AP.1 Area Plan – Level 1
h. Exhibit H: AP.2 Area Plan – Level 2-5 Typical
i. Exhibit I: AP.6 Area Plan – Level 6
j. Exhibit J: C0.0 Cover Sheet
k. Exhibit K: C1.0 General Notes
l. Exhibit L: C2.0 Existing Conditions & Removal Plan
m. Exhibit M: C3.0 Erosion & Sediment Control Plan – Phase 1
n. Exhibit N: C3.1 Erosion & Sediment Control Plan – Phase 2
o. Exhibit O: C4.0 Site Plan
p. Exhibit P: C5.0 Grading & Drainage Plan
q. Exhibit Q: C6.0 Utility Plan
r. Exhibit R: L1.0 Landscape Plan
s. Exhibit S: L1.1 Detail Landscape Plans
t. Exhibit T: L1.2 Amenity Deck Landscape Plan
u. Exhibit U: L1.4 Tree Preservation Plan
v. Exhibit V: L1.5 Lighting Plan

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(2) The site shall also conform to the following requirements:
   a. The property shall be developed with 207 dwelling units.
   b. At least 315 off-street parking spaces shall be provided.
   c. The maximum building height shall not exceed 73.2 feet and six stories.
   d. The development site shall include a minimum of 46% designed outdoor recreation area based on private developable land area.

(c) Permitted uses. The following uses are permitted on Lot 2, Block 1, The Shops at West End, Hennepin County, Minnesota:
   (1) Mid-rise apartment dwellings, and uses associated with the apartment dwellings, including, but not limited to, the residential management office, fitness facility, mail room, assembly rooms and general amenity space.

(d) Accessory uses. Accessory uses are as follows:
   (1) Home occupations as regulated by this chapter.
   (2) Gardening and other horticultural uses.
   (3) Public transit stops/shelters.
   (4) Outdoor seating, public address (PA) systems are prohibited.
   (5) Outdoor uses and outdoor storage are prohibited.
   (6) Solar energy systems.

(e) Special performance standards.
   (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
   (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure. Trash enclosures shall be constructed from the same materials as the principal building.
   (3) Signage shall be allowed in conformance with the requirements found in article VIII, division 9, following the requirements for the MU-3 zoning district.

Sec. 36-144. PUD 15.

(a) PUD 15 is commonly referred to as “Parkway Place, Parkway Flats, Parkway Residences Rehab, and Parkway Plaza.”

(b) Development plan. The property shall be divided into four zones, as indicated on the PUD Exhibit of the Official Exhibits. The zones shall be established by dividing the site into a north campus, a southeast campus, a southwest campus, and a west campus. The north campus shall be called “Site 1,” the southeast campus shall be called “Site 2,” the southwest campus shall be called “Site 3,” and the west campus shall be called “Site 4.”
   (1) Site 1

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a. Site 1, legally described as Lot 1, Block 1, Manhattan Park Second Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
    1. C1.0.0 Title Sheet
    2. V1.1.0 Alta/NSPS Land Title Survey
    3. C1.1.0 Removals Plan
    4. C1.2.0 Site Plan
    5. C1.3.0 Grading Plan
    6. C1.4.0 Utility Plan
    7. C1.5.0 Civil Details
    8. C1.5.1 Civil Details
    9. C1.5.2 Civil Details
    10. SW1.1.0 SWPPP Existing Conditions
    11. SW1.1.1 SWPPP Proposed Conditions
    12. SW1.1.2 SWPP – Details
    13. SW1.1.3 SWPPP – Narrative
    14. SW1.1.4 SWPPP – Attachments
    15. SW1.1.5 SWPPP - Attachments
    16. 0.0 Cover sheet
    17. 1.0 Floor Plan Level P2
    18. 2.0 Floor Plan Level P1
    19. 3.0 Floor Plan Level 1
    20. 4.0 Floor Plan Level 2
    21. 5.0 Floor Plan Level 3
    22. 6.0 Floor Plan Level 4
    23. 7.0 East & West Elevation
    24. 8.0 North Elevation
    25. 9.0 South Elevation
    26. 23.0 DORA Site Plan
    27. AL101A Photometric Plan West
    28. AL101B Photometric Plan East
    29. LS101 Landscape Layout Plan
    30. LP101 Planting Plan
    31. C1.2.1 Overall Site Plan
    32. C1.3.1 Overall Grading Plan
    33. C1.4.1 Overall Utility Plan
    34. C1.4.2 Public Utility Plan and Profile
    35. C.1.4.3 Public Utility Plan and Profile
    36. L001 Tree Preservation Plan

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37. LS100 Landscape Plan
38. LP500 Planting Details
39. LS500 Landscape Details

(2) Site 2

a. Site 2, legally described as Lot 1, Block 3, Manhattan Park Second Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. C2.0.0 Title Sheet
2. V2.1.0 Alta/NSPS Land Title Survey
3. C2.1.0 Removals Plan
4. C2.2.0 Site Plan
5. C2.3.0 Grading Plan
6. C2.4.0 Utility Plan
7. C2.5.0 Civil Details
8. C2.5.1 Civil Details
9. C2.5.2 Civil Details
10. SW2.1.0 SWPPP Existing Conditions
11. SW2.1.1 SWPPP Proposed Conditions
12. SW2.1.2 SWPP – Details
13. SW2.1.3 SWPPP – Narrative
14. SW2.1.4 SWPPP – Attachments
15. SW2.1.5 SWPPP - Attachments
16. 10.0 Floor Plans
17. 11.0 Building Elevations
18. 23.0 DORA Site Plan
19. AL102 Photometric Plan
20. LS102 Landscape Layout Plan
21. LP102 Planting Plan

b. Site 2 shall also conform to the following requirements:

1. Parking shall be provided off-street in a surface lot and on-street.
   i. A total of six parking spaces will be provided in the surface lot.
2. The property shall be developed with six residential units.
3. The maximum height shall not exceed 33 feet and three stories.
4. The site shall include a minimum 7% designed outdoor recreation area.

(3) Site 3

a. Site 3, legally described as Lot 1, Block 2, Manhattan Park Second Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. C3.0.0 Title Sheet

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2. V3.1.0 Alta/NSPS Land Title Survey
3. C3.1.0 Removals Plan
4. C3.2.0 Site Plan
5. C3.3.0 Grading Plan
6. C3.4.0 Utility Plan
7. C3.5.0 Civil Details
8. C3.5.1 Civil Details
9. C3.5.2 Civil Details
10. SW3.1.0 SWPPP Existing Conditions
11. SW3.1.1 SWPPP Proposed Conditions
12. SW3.1.2 SWPP – Details
13. SW3.1.3 SWPPP – Narrative
14. SW3.1.4 SWPPP – Attachments
15. SW3.1.5 SWPPP - Attachments
16. 12.0 Floor Plan Level 1
17. 13.0 Floor Plan Level 2
18. 14.0 Floor Plan Level 3
19. 15.0 Floor Plan Level 4
20. 15.2 Floor Plan Roof Deck
21. 16.0 Elevation – North
22. 17.0 Elevation – South
23. 18.0 Elevation – East & West
24. 23.0 DORA Site Plan
25. AL103 Photometric Plan B. Site 3 shall also conform to the following requirements:
    i. Parking shall be provided off-street in structured parking and on-street.
        a. A total of 37 parking spaces will be provided in structured parking.
    ii. The property shall be developed with 37 residential units.
    iii. The maximum building height shall not exceed 50 feet and four stories.
    iv. The site shall include a minimum 12% designed outdoor recreation area.

(4) Site 4

a. Site 4, legally described as Lot 1, Block 1, Thomas O. Heggen's Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
    1. C4.0.0 Title Sheet

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2. V4.1.0 Alta/NSPS Land Title Survey
3. C4.1.0 Removals Plan
4. C4.2.0 Site Plan
5. C4.3.0 Grading Plan
6. C4.4.0 Utility Plan
7. C4.5.0 Civil Details
8. C4.5.1 Civil Details
9. C4.5.2 Civil Details
10. SW4.1.0 SWPPP Existing Conditions
11. SW4.1.1 SWPPP Proposed Conditions
12. SW4.1.2 SWPP – Details
13. SW4.1.3 SWPPP – Narrative
14. SW4.1.4 SWPPP – Attachments
15. SW4.1.5 SWPPP - Attachments
16. 19.0 Floor Plan Level P1-3
17. 20.0 Floor Plan Level 4-11
18. 21.0 Building Elevations
19. 22.0 Building Elevations
20. 23.0 DORA Site Plan
21. AL104 Photometric Plan
22. LS102 Landscape Layout Plan
23. LP102 Planting Plan B. Site 4 shall also conform to the following requirements:
    i. Parking shall be provided off-street in structured parking and in a surface lot.
        a. A total of 19 parking spaces will be provided in the surface lot.
        b. A total of 109 parking spaces will be provided on-street.
    ii. The property shall be developed with 73 residential units.
    iii. The maximum height shall not exceed 138 feet and 11 stories
    iv. The site shall include a minimum 12% designed outdoor recreation area.

(c) Uses.

(1) Permitted uses: The following uses are permitted in PUD 15:

a. Mid-rise apartment dwellings. Uses associated with apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.

(2) Accessory uses: Accessory uses are as follows:

a. Home occupations as regulated by this chapter.

b. Gardening and other horticultural uses.

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c. Public transit stops/shelters.
d. Outdoor seating, public address (PA) systems are prohibited.
e. Outdoor uses and outdoor storage are prohibited.
f. Accessory utility structures including:
    1. Small wind energy conversion system as defined in article X, Definitions.
    2. Solar energy systems.
    3. Cisterns and rainwater collection systems.

(d) Special performance standards.
(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
(2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
(3) Signage shall be subject to the regulations found in article VIII, division 9 pertaining to signs
    a. Site 1, Site 2, and Site 3 shall be subject to the sign regulations for N-4 districts.
    b. Site 4 shall be subject to the sign regulations for MU-2 districts.
    c. Pylon signs shall be prohibited.
(4) Composite wooden resin paneling a minimum of seven millimeters thick shall be considered a Class I material.
(5) Awnings.
    a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
    b. Backlit awnings shall be prohibited.

Sec. 36-145. PUD 16.

(a) PUD 16 is commonly referred to as “The Quentin.”
(b) Development plan.
(1) The site located on property legally described as Lot 1, Block 1, Cedar Place Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
    a. C000 Cover Sheet
    b. C100 Existing Conditions & Removals Plan
    c. C200 Sediment & Erosion Control – Phase I
    d. C201 Sediment & Erosion Control – Phase II
    e. C300 Site Plan
    f. C400 Grading Plan
    g. C410 Accessible Route Plan

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h. C500 Utility Plan
i. A000 Lower-Level Parking Plan
j. A001 Lobby/Upper-Level Parking Plan
k. A002-1 Floor Plans
l. A002-2 Floor Plan/Roof Plan
m. A003 Building Elevations
n. A004 Building Elevations
o. A005 Building Images
p. A006 Shadow Study
q. A007 Designated Outdoor Recreation Area
r. L000 Tree Preservation Plan
s. L100 Landscape Plan
t. Exterior Lighting Plan

(2) The site shall also conform to the following requirements:
a. Parking shall be provided off-street.
1. A total of 107 parking spaces will be provided in structured parking.
2. A total of five spaces will be provided in an off-street surface lot.
b. The property shall be developed with 79 residential units.
c. The maximum height shall not exceed 72 feet and six stories.
d. The site shall contain a minimum of 13% designed outdoor recreation area.

(c) Uses.
(1) Permitted uses. The following uses are permitted in PUD 16:
a. Mid-rise apartment dwellings. Uses associated with the apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.
(2) Accessory uses. Accessory uses are as follows:
a. Home occupations as regulated by this chapter.
b. Gardening and other horticultural uses.
c. Public transit stops/shelters.
d. Outdoor seating, public address (PA) systems are prohibited.
e. Outdoor uses and outdoor storage are prohibited.
f. Accessory utility structures including:
1. Small wind energy conversion system as defined in article X, Definitions.
2. Solar energy systems.
3. Cisterns and rainwater collection systems.

(d) Special performance standards.
(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.

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(2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.

(3) Signage shall be allowed in conformance with the N-4 zoning district and shall comply with the following:

a. Pylon signs shall be prohibited.

(4) Fiber cement paneling a minimum of 5/8-inch thick shall be considered a class I material.

(5) Awnings.

a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.

b. Backlit awnings shall be prohibited.

Sec. 36-146. PUD 17.

(a) PUD 17 is commonly referred to as "Union Park Flats."

(b) Development plan.

(1) The site located on property legally described as Lots 1 and 2, Unity Village Apartments, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

a. G001 Title Sheet
b. AL101 Architectural Site Plan
c. AL102 Architectural Context Plan
d. AL103 Shadow Study
e. AL104 Block Elevation Study
f. Existing Conditions Survey
g. Lot Division Survey
h. Preliminary Plat
i. Final Plat
j. C100 Selective Site Demolition and Erosion Control Plan
k. C200 Grading, Drainage, and Erosion Control Plan
l. C300 Utility Plan
m. C400 Paving and Geometric Plan
n. C500 Civil Details
o. C501 Civil Details
p. C600 Stormwater Pollution Prevention Plan
q. L010 General Notes & Schedules
r. L011 Reference Note & Plant Schedules
s. L012 Tree Preservation Plan
t. L110 Overall Site Plan
u. L111 Enlarged Site Plan – Courtyard

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v. L120 Overall Site Plan – DORA Exhibit
w. L140 Overall Tree Plan
x. L141 Overall Shrub & Perennial Plan
y. L142 Enlarged Landscape Plan – Courtyard
z. L500 Landscape Details
aa. L501 Landscape Details
bb. E0.00 Electrical Site Lighting Plan
cc. A001.0 Sublevel 1 – Overall Plan
dd. A101.0 Level 1 Plan – Overall
ee. A102.0 Level 2 Plan – Overall
ff. A103.0 – Level 3 Plan – Overall
gg. A201 Roof Plan – Overall
hh. A301 Building Elevations
ii. A302 Building Elevations
jj. A303 Building Elevations
kk. A304 Building Elevations
ll. PUD A1 Church Concept Models
mm. UD A2 Church Demolition Plan
nn. PUD A3 Church Plan
oo. PUPD A4 Church Building Elevations

(2) The site plan shall also conform to the following requirements:
a. Parking shall be provided off-street.
1. A total of 69 parking spaces shall be provided in structured parking.
2. A total of 10 parking spaces shall be provided in the Lot 1 surface lot.
3. A total of 31 parking spaces shall be provided in the Lot 2 parking lot.
b. Lot 1 shall be developed with 60 residential units.
c. The maximum height of both parcels shall not exceed 35 feet.
d. Lot 1 shall contain a minimum of 14% designed outdoor recreation area.

(c) Permitted uses.
(1) The following uses are permitted uses on Lot 1:
a. Mid-rise apartment dwellings. Uses associated with the apartment dwellings, including but not limited to fitness facility, mail room, assembly room or general amenity space.
(2) The following uses are permitted uses on Lot 2:
a. Religious institutions.

(d) Accessory uses. Accessory uses are as follows:
(1) Accessory utility structures including:
a. Small wind energy conversion system as defined in article X, Definitions.

b. Solar energy systems.
c. Cisterns and rainwater collection systems.

(2) Family day care serving 14 or fewer persons.
a. A licensed family day care facility may have one outside employee.

(3) Gardening and other horticultural uses.

(4) Property management or rental office provided it does not occupy more than 10% of the gross floor area.

(5) Public transit stops/shelters.

(6) Service and retail facilities intended for use of residents not to exceed 10% of the gross floor area of the development.

(7) Outdoor seating, public address (PA) systems are prohibited.

(8) Outdoor storage is prohibited.

(9) Home occupations as regulated by this chapter.

(e) Special performance standards.

(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.

(2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.

(3) Signage shall be in conformance with the N-3 zoning district and shall comply with the following:
a. Pylon signs shall be prohibited.

Sec. 36-147. PUD 18.

(a) PUD 18 is commonly referred to as "Texa-Tonka."

(b) Development plan.

(1) The site located on property legally described as Lot 1, Block 1, Edith Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed official exhibits:
a. Preliminary Plat
b. Final Plat
c. C000 Cover sheet
d. V100 Survey
e. C100 General notes
f. C200 Tree inventory and preservation plan
g. C201 Demo plan
h. C300 Erosion and sediment control plan – phase 1
i. C301 Erosion and sediment control plan – phase 2
j. C302 Erosion and sediment control details

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k. C303 SWPPP
l. C400 Site plan
m. C600 Storm sewer plan
n. C700 Utility plan
o. C800 Construction details
p. C801 Construction details
q. C802 Construction details
r. C803 Construction details
s. L100 Landscape plan
t. L101 Landscape enlargement – north
u. L102 Landscape enlargement – south
v. L103 Landscape schedule
w. L104 Landscape details
x. L105 DORA plan
y. Photometric plan
z. Shadow study
aa. Townhome floor plans – Levels 1 & 2
bb. Townhome elevations
cc. South building floor plans – Level -1
dd. South building floor plans – Level 1
ee. South building floor plans – Level 2-3
ff. South building floor plans – Level 4
gg. Building elevations
hh. Renders – corner view
ii. Renders – driveway view
jj. Renders – townhome view

(2) The site shall also conform to the following requirements:
   a. The property shall be developed with 112 residential units.
      1. 101 units shall be provided in a mid-rise apartment building on the south side of the site.
      2. 11 townhome units shall be provided on the north side of the site.
   b. At least 134 off street-parking spaces shall be constructed and at least 4 on-street parallel parking spaces shall be provided on 29th Street West.
   c. The maximum height shall be as follows:
      1. The height of the mid-rise apartment building shall not exceed 62 feet and five stories.
      2. The height of the townhome buildings shall not exceed 25 feet and two stories.

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3. The site shall contain a minimum of 12% designed outdoor recreation area.

(c) Uses.

(1) Permitted uses. The following uses are permitted in PUD 18:

a. Mid-rise apartment dwellings. Uses associated with the apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.

(2) Accessory uses. Accessory uses are as follows:

a. Home occupations.
b. Gardens.
c. Parking lots.
d. Public transit stops/shelters.
e. Outdoor seating and public address (PA) systems are prohibited.
f. Outdoor uses and outdoor storage are prohibited.
g. Accessory utility structures including:
1. Small wind energy conversion system as defined in article X, Definitions.
2. Solar energy systems.
3. Cisterns and rainwater collection systems

(d) Special performance standards.

(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.

(2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.

(3) Signage shall be allowed in conformance with N-4 zoning district and shall comply with the following:

a. Pylon signs shall be prohibited.

(4) Awnings.

a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
b. Backlit awnings shall be prohibited.

Sec. 36-148. PUD 19.

(a) PUD 19 is commonly referred to as “Rise on 7.”

(b) Development plans.

(1) The site located on property legally described at Lot 1, Block 1, Rise on 7, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

a. Survey

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b. Preliminary Plat
c. Final Plat
d. C1-1 Demolition Plan
e. C2-1 Site Plan
f. C3-1 Grading Plan
g. C3-2 SWPPP
h. C3-3 SWPPP Notes
i. C4-1 Sanitary & Watermain
j. C4-2 Storm Sewer
k. L1-1 Landscape Plan
l. Landscape Details
m. Lighting Plan
n. A000 Cover Sheet
o. A300 Level 0 Plan
p. A310 Level 1 Plan
q. A320 Level 2 Plan
r. A330 Level 3 Plan
s. A340 Level 4 Plan
t. A500 Exterior Elevations
u. A501 Exterior Elevation
v. A502 Exterior Elevations
w. A121 Shadow Study

(2) The site shall also conform to the following requirements:
a. The property shall be developed with 120 dwelling units and 6,600 square feet of commercial space.
b. The property shall include 167 off-street parking spaces.
c. The maximum height shall not exceed 55 feet and five stories.
d. The site shall contain a minimum of 12% of the lot area as designed outdoor recreation area.

(c) Uses.
(1) Permitted uses. The following uses are permitted in PUD 19:
a. Mid-rise apartment mixed use dwellings. Uses associated with the apartment dwellings, including but not limited to, the residential leasing and property management office, fitness facility, mail room, assembly room or general amenity space.
b. Group daycare/nursery schools complying with the following standards:
1. The on-site outdoor activity areas shall be enclosed with a fence.
2. City parks may be utilized to meet up to 50% of the required outdoor activity areas with the following standards:

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i. The park must have age-appropriate play equipment.
ii. There is a clearly defined and maintained sidewalk or improved trail connecting the facility to the park.

3. An off-street passenger loading area shall be provided in order to maintain vehicular and pedestrian safety.

(2) Accessory uses. Accessory uses are as follows:
a. Home occupations as regulated by this chapter.
b. Gardening and horticultural uses.
c. Public transit stops/shelters.
d. Outdoor seating and public address (PA) systems are prohibited.
e. Outdoor uses and outdoor storage are prohibited.
f. Accessory utility structures including:
1. Small wind energy conversion system as defined in article X, Definitions.
2. Solar energy systems.
3. Cisterns and rainwater collection systems.

(d) Special performance standards.
(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
(2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
(3) Signs shall be allowed in conformance with the sign regulations for the N-4 zoning district and shall comply with the following:
a. Pylon signs shall be prohibited.

Sec. 36-149. PUD 20.

(a) PUD 20 is commonly referred to as “Corsa.”
(b) Development plans.
(1) The site located on property legally described as Lot 1, Block 1, Beltline Industrial Park 4th Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
a. Preliminary Plat
b. Final Plat
c. C000 Cover sheet
d. Existing conditions survey
e. C100 General notes
f. C101 Tree inventory and preservation plan
g. C200 Existing conditions and removal plan
h. C300 Erosion and sediment control plan – phase 1

i. C301 Erosion and sediment control plan – phase 2
j. C302 Erosion and sediment control details
k. C303 SWPPP
l. C400 Site plan
m. C401 Fire access plan
n. C500 Grading plan
o. C501 Stormwater management plan
p. C502 Stormwater details
q. C503 Stormwater details
r. C600 Utility plan
s. C700 Construction details
t. C701 Construction details
u. C702 Construction details
v. C703 Construction details
w. L100 Landscape plan
x. L101 Landscape schedule
y. L102 Landscape details
z. L103 DORA plan
aa. A.00 Cover sheet
bb. A.01 Concept Level 1
cc. A.02 Concept Level 2
dd. A.03 Concept Level 3
ee. A.04 Concept Level 4
ff. A.05 Concept Level 5
gg. A.06 Concept Roof Plan
hh. A.07 Concept Elevations
ii. A.08 Concept Elevations
jj. A.09 Concept Elevations and Diagrams
kk. A.10 Project Information and Details
ll. A.11 Project Images
mm. un Studies
nn. E060 Site Photometric Plan
oo. E061 Site Photometric Fixture Cut Sheet

(2) The site shall also conform to the following requirements:
   a. The property shall be developed with 250 residential units and a minimum of 7,400 square feet of ground floor commercial.
   b. At least 352 off street-parking spaces shall be constructed. Up to a 20% reduction of required parking may be permitted for residential and non-

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residential uses under the terms of a parking management plan approved by the zoning administrator.

c. The maximum building height shall be 56 feet and five stories.

d. The site shall contain a minimum of 12% designed outdoor recreation area based on private developable land area.

(c) Uses.

(1) Permitted uses. The following uses are permitted in PUD 20:

a. Mid-rise apartment mixed use dwellings. Uses associated with the apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.

(2) Permitted with standards. The following uses are permitted with standards in PUD 20:

a. Live-work units.

1. Live-work uses as defined by article X of city code are permitted on the first floor.

b. Commercial uses. Commercial uses are only permitted on the first floor, and are limited to the following: restaurants, coffee shops, office, private entertainment (indoor), retail, service, showrooms, studios and lower potency hemp edible retailers.

1. All parking requirements must be met for each use.
2. Hours of operation for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m.
3. In-vehicle sales is prohibited.

(3) Accessory uses: Accessory uses are as follows:

a. Home occupations as regulated by this chapter.

b. Gardening and other horticultural uses.

c. Public transit stops/shelters.

d. Outdoor seating.

1. Public address (PA) systems are prohibited.

e. Outdoor uses and outdoor storage are prohibited.

f. Accessory utility structures including:

1. Small wind energy conversion system as defined in article X, Definitions.
2. Solar energy systems.
3. Cisterns and rainwater collection systems.

(d) Special performance standards.

(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.

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(2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.

(3) Signage shall be allowed in conformance with the MU-3 zoning district and shall comply with the following:

a. Pylon signs shall be prohibited.

(4) Awnings.

a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.

b. Backlit awnings shall be prohibited.

Sec. 36-150. PUD 21.

(a) PUD 21 is commonly referred to as "Risor."

(b) Development plans.

(1) The site located on property legally described as Lot 1, Block 1, Belt Line Industrial Park 3rd Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD approved Official Exhibits:

a. V001 Alta Survey
b. V002 Final Plat
c. P0.01 Preliminary Plat
d. C000 Cover sheet
e. A0.01 Concept floor plan level 1
f. A0.02 Concept floor plan level 2
g. A0.03 Concept floor plan level 3
h. A0.04 Concept floor plan level 4
i. A0.05 Concept floor plan level 5
j. A0.06 Concept floor plan level 6
k. A0.07 Concept roof plan
l. A0.08 Concept exterior elevations
m. A0.09 Concept exterior elevations
n. A0.10 Project images
o. A0.11 Shadow studies
p. C0.01 Site plan
q. C0.02 Site access plan
r. C0.03 Grading and erosion control plan
s. C0.04 Utility plan
t. L0.0 Tree preservation plan
u. L0.01 Landscape plan
v. L0.01 Landscape plan – color

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w. L0.02 Landscape schedule
x. L0.03 Dora plan
y. V000 Site lighting plan

(2) The site shall also conform to the following requirements:
a. The property shall be developed with 177 residential units and a minimum of 4,000 square feet of ground floor commercial.
b. At least 240 off street-parking spaces shall be constructed. Up to a 20% reduction of required parking may be permitted for residential and non-residential uses under the terms of a parking management plan approved by the zoning administrator.
c. The maximum building height shall be 70 feet and six stories.
d. The site shall contain a minimum of 12% designed outdoor recreation area based on private developable land area.

(c) Uses.
(1) Permitted uses. The following uses are permitted in PUD 21:
a. Mid-rise apartment mixed use dwellings. Uses associated with the apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.
(2) Permitted with standards. The following uses are permitted with standards in PUD 21:
a. Live-work units.
1. Live-work uses as defined by article X, Definitions of city code are permitted on the first floor.
2. A Registration of Land Use (RLU) shall be approved by the city when there is a change in commercial tenant.
b. Commercial uses. Commercial uses are only permitted on the first floor, and are limited to the following: restaurants, coffee shops, office, private entertainment (indoor), retail, service, showrooms, studios and lower potency hemp edible retailers.
1. All parking requirements must be met for each use.
2. Hours of operation for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m.
3. In-vehicle sales is prohibited.
(3) Accessory uses: Accessory uses are as follows:
a. Home occupations as regulated by this chapter.
b. Gardening and horticultural uses.
c. Public transit stops/shelters.
d. Outdoor seating.
1. Public address (PA) systems are prohibited.
e. Outdoor uses and outdoor storage are prohibited.

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f. Accessory utility structures including:
   1. Small wind energy conversion system as defined in article X, Definitions.
   2. Solar energy systems.
   3. Cisterns and rainwater collection systems.

(d) Special performance standards.
   (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
   (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
   (3) Signage shall be allowed in conformance with the MU-3 Zoning Districts and shall comply with the following:
      a. Pylon signs shall be prohibited.
   (4) Awnings.
      a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
      b. Backlit awnings shall be prohibited.

Sec. 36-151. PUD 22.

(a) PUD 22 is commonly referred to as “Beltline Station Sherman.”
(b) Development plan.
   (1) The property shall be divided into four zones, as indicated on the A0.01 Architectural Site Plan of the Official Exhibits. The zones shall be established by dividing the site into four lots. The northwest lot shall be called “Site 1”, the northeast lot shall be called “Site 2”, the southeast lot shall be called “Site 3”, and the southwest lot shall be called “Site 4”.
      a. Development
         1. Site 1, Site 2, Site 3, and Site 4 shall be developed, used, and maintained in conformance with the following Final PUD Official Exhibits:
            i. PP100 Preliminary Plat
            ii. PP200 Comprehensive Preliminary Plat
            iii. Final Plat
            iv. V1.00 Alta Survey
            v. V1.01 Alta Survey
            vi. A0.01 Architectural Site Plan
            vii. A0.19 Shadow Study
            viii. C0.00 Cover Sheet
            ix. C1.00 General Notes
            x. C2.00 Demo Plan

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xi. C3.00 Erosion and Sediment Control Plan – Phase 1
xii. C3.01 Erosion and Sediment Control Plan – Phase 2
xiii. C.3.02 Erosion and Sediment Control Details
xiv. C3.03 SWPPP
xv. C4.00 Site Plan
xvi. C4.01 Site Access Plan
xvii. C5.00 Grading Plan
xviii. C5.01 Storm Sewer Plan
xix. C6.00 Utility Plan
xx. C6.01 Sanitary Sewer Plan
xxi. C6.02 Water Plan
xxii. C6.03 Dry Utility Plan
xxiii. C7.00 Construction Details
xxiv. C7.01 Construction Details
xxv. C7.02 Construction Details
xxvi. E0.00 Electrical Site Photometrics
xxvii. V1.02 Tree Survey
xxviii. G0.01 Cover Sheet
xxix. L.100 Overall Site – Landscape Plan
xxx. L.101 Overall Site – Planting Plan
xxxi. L.106 DORA – Site Plan
xxxii. L300 Construction Details
xxxiii. L301 Construction Details

b. Site 1
   1. Site 1, legally described as Lot 1, Block 1, Beltline Station, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD Official Exhibits:
      i. A1.01 Building 1 – Level 1
      ii. A1.02 Building 1 – Level 2
      iii. A1.03 Building 1 – Level 3
      iv. A1.04 Building 1 – Level 4
      v. A1.05 Building 1 – Level 5-7
      vi. A1.06 Building 1 Elevations
      vii. A1.07 Building 1 Elevations
      viii. A1.08 Building 1 Data Summary
      ix. A1.09 Building 1 - Roof
      x. L102 Building 1 – Planting Plan
   2. Site 1 shall also conform to the following requirements:

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i. The property shall be developed with a mixed-use building with 156 residential units and 19,000 square feet of commercial uses.
ii. The maximum height shall not exceed 83 feet and seven stories
iii. The site shall include a minimum 12% designed outdoor recreation area.
iv. Parking shall be provided off-street in structured parking and surface parking lots.
a. A total of 55 parking spaces shall be provided off street in surface parking. 6 spaces shall include Level 2 electric vehicle charging stations.
b. A total of 247 parking spaces shall be provided off-site on Site 4, and an irrevocable covenant or easement shall be recorded by the county on Site 4 benefiting Site 1. 13 spaces shall include Level 2 electric vehicle charging stations.

c. Site 2
1. Site 2, legally described as Lot 2, Block 1, Beltline Station, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD Official Exhibits:
i. A2.01 Building 2 – Level P1
ii. A2.02 Building 2 – Level 1
iii. A2.03 Building 2 – Level 2
iv. A2.04 Building 2 – Level 3
v. A2.05 Building 2 – Level 4
vi. A2.06 Building 2 Elevations
vii. A2.07 Building 2 Elevations
viii. A2.08 Building 2 Data Summary
ix. A2.09 Building 2 - Roof
x. L103 Building 2 – Planting Plan
2. Site 2 shall also conform to the following requirements:
i. The property shall be developed with 82 residential units.
ii. The maximum height shall not exceed 49 feet and four stories.
iii. The site shall include a minimum 12% designed outdoor recreation area.
iv. Parking shall be provided off-street in structured parking and surface parking lots.
a. A total of 56 parking spaces will be provided in structured parking.
b. A total of 36 parking spaces will be provided in surface parking lots.
c. 9 spaces shall include Level 2 electric vehicle charging stations.

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d. Site 3
    1. Site 3, legally described as Lot 3, Block 1, Beltline Station, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD Official Exhibits:
        i. A3.01 Building 3 – Level P1
        ii. A3.02 Building 3 – Level 1
        iii. A3.03 Building 3 – Level 2
        iv. A3.04 Building 3 – Level 3-4
        v. A3.05 Building 3 – Level 5
        vi. A3.06 Building 3 Elevations
        vii. A3.07 Building 3 Elevations
        viii. A3.08 Building 3 Data Summary
        ix. A3.09 Building 3 - Roof
        x. L104 Building 4 – Planting Plan
    2. Site 3 shall also conform to the following requirements:
        i. The property shall be developed with 146 residential units.
        ii. The maximum height shall not exceed 60 feet and five stories.
        iii. The site shall include a minimum 12% designed outdoor recreation area.
        iv. Parking shall be provided off-street in structured parking and surface parking lots.
            a. A total of 96 parking spaces will be provided in structured parking.
            b. A total of 5 parking spaces will be provided in surface parking lots.
            c. A total of 77 parking spaces shall be provided off-site on Site 4, and an irrevocable covenant or easement shall be recorded by the county on Site 4 benefiting Site 3.
            d. 13 spaces shall include Level 2 electric vehicle charging stations.

e. Site 4
    1. Site 4, legally described as Lot 4, Block 1, Beltline Station, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD Official Exhibits:
        i. A4.01 Parking Ramp – Level P1
        ii. A4.02 Parking Ramp – Level 1
        iii. A4.03 Parking Ramp – Level 2
        iv. A4.04 Parking Ramp – Level 3
        v. A4.05 Parking Ramp – Level 4
        vi. A4.06 Parking Ramp – Level 5
        vii. A4.07 Parking Ramp – Level 6

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viii. A4.08 Parking Ramp – Level 7
ix. A4.09 Parking Ramp Elevations
x. A4.010 Parking Ramp Elevations
xi. A0.20 Parking Ramp Diagram
xii. E0.01 Typical Internal Ramp Level Photometrics
xiii. E0.02 Parking Ramp Roof Photometrics
xiv. E0.03 Parking Ramp Level 1-6 Photometrics
xv. L105 Parking Garage – Planting Plan

2. Site 4 shall also conform to the following requirements:
   i. The property shall be developed with 1,900 square feet of commercial uses on the southwest corner of ground floor.
   ii. The maximum height shall not exceed 77 feet and 6.5 stories for the ramp structure and shall not exceed 93 feet to the peak of the clock tower.
   iii. The site shall include a minimum 12% designed outdoor recreation area.
   iv. Parking shall be provided in a structured parking ramp:
      a. A total of 247 parking spaces will be provided for Site 1
      b. A total of 77 parking spaces will be provided for Site 3
      c. A total of 268 parking spaces will be provided for transit station park and ride.
   v. The property shall utilize a minimum of 67% class 1 materials on the west facade and a minimum of 50% class 1 materials on the south facade.

(c) Uses.
   (1) Permitted uses. The following uses are permitted in PUD 22:
      a. Mid-rise apartment dwellings, including mid-rise apartment mixed use dwellings. Uses associated with the apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.
   (2) Permitted with standards. The following uses are permitted in PUD 22 if it complies with the standards specified for the use in this subsection:
      a. Commercial uses. Commercial uses limited to the following: bank, coffee shop, food service, grocery store, liquor store, medical/dental office, office, private entertainment (indoor), restaurants, retail, service, showroom, studio, cannabis retailer and lower potency hemp edible retailer. These commercial uses shall meet the following standards:
         1. Commercial uses are limited to the first floor.
         2. Hours of operation, including loading/unloading of deliveries, for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m.

3. In-vehicle sales or services are prohibited.
4. Outdoor storage is prohibited.
5. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
6. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales, sexually-oriented business, and other cannabis retailers. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
7. Cannabis retailers shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.
8. On-site consumption of cannabis edibles and beverages is prohibited.

(3) Accessory uses. Accessory uses are as follows:

a. Home occupations as regulated by this chapter.
b. Gardening and other horticultural uses.
c. Parking ramps.
d. Incidental repair or processing which is necessary to conduct a permitted use and not to exceed 10% of the gross floor area of the associated permitted use.
e. Public transit stops/shelters.
f. Catering, if accessory to food service, delicatessen, or retail bakery.
g. Food service.
h. Outdoor seating and service of food and beverages with the following standards:
    1. No speakers or other electronic devices which emit sound are permitted.
    2. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m.
i. Accessory utility structures including:
    1. Small wind energy conversion system as defined in article X, Definitions.
    2. Solar energy systems. A solar energy system with a supporting framework that is either place on, or anchored in, the ground and that is independent of any building or other structure; or that is affixed to or an integral part of a principal or accessory building, including but not limited to photovoltaic or hot water solar energy systems which are contained within roofing materials, windows, skylights, and awnings.
    3. Cisterns and rainwater collection systems.
j. Outdoor storage is prohibited.
k. Communication towers are prohibited.
l. Small cell antennae are prohibited on the clock tower.

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(d) Special performance standards.

(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, transparency, architectural design, landscaping, parking, and screening requirements.

(2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.

(3) Signs shall be allowed in conformance with the approved final PUD site plan and development agreement in accordance with the following conditions:

a. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility, and shall be a maximum height of 15 feet.

b. Maximum allowable number, sizes, heights, and yards for signs shall be regulated by article VIII, division 9, MU-3 requirements.

c. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.

d. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:

1. Non-residential wall signs permitted by this section that do not exceed 7% of the exterior wall area of the ground floor tenant lease space.

2. The sign is located on the exterior wall of the ground floor tenant lease space from which the 7% sign area was derived.

3. No individual wall sign shall exceed 100 square feet in area.

(4) Awnings.

a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.

b. Backlit awnings shall be prohibited.

Sec. 36-152. PUD 23.

(a) PUD 23 is commonly referred to as “Arbor Court.”

(b) Development plan.

(1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

a. C Preliminary Plat

b. C Final Plat

c. C ALTA-NSPS Land Title Survey

d. C Easement Vacation Exhibit

e. C EX-1 DORA Exhibit

f. C Storm Report

g. C1-1 Demolition Plan

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h. C2.1 Site Plan
i. C3-1 Grading Plan
j. C3-2 SWPPP
k. C3-3 SWPPP Notes
l. C4.1 Sanitary Sewer & Water Main Plan
m. C4.2 Storm Sewer Plan
n. C8-1 City Details
o. C8-2 Civil Notes
p. A1.0 Project Data
q. A2.0 Site Plan
r. A3.0 Floor Plans – Level -1
s. A3.1 Floor Plans – Level 1
t. A3.2 Floor Plans – Levels 2 & 3
u. A3.3 Floor Plans – Level 4
v. A3.4 Roof Plan
w. A4.2 Elevations
x. A6.0 Exterior Material Schedule
y. L1-1 Landscape Plan
z. L1-2 Landscape Details
aa. LI Site Photometrics Plan
bb. LII Garage Photometrics Plan

(2) The site shall also conform to the following requirements:
a. The property shall be developed with 114 residential units.
b. 207 off-street parking spaces shall be provided.
c. The maximum building height shall not exceed 49 feet and four stories.
d. The development site shall include a minimum of 12.2% designed outdoor recreation area based on private developable land area.

(c) Uses.
(1) Permitted uses. The following uses are permitted in PUD 23:
a. Mid-rise apartment dwellings. Uses associated with the apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.

(2) Accessory uses. Accessory uses are as follows:
a. Home occupations as regulated by this chapter.
b. Gardening or other horticultural uses.
c. Public transit stops/shelters.
d. Accessory utility structures including:
1. Small wind energy conversion system as defined in article X, Definitions.

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2. Solar energy systems. A solar energy system with a supporting framework that is either placed on, or anchored in, the ground and that is independent of any building or other structure; or that is affixed to or an integral part of a principal or accessory building, including but not limited to photovoltaic or hot water solar energy systems which are contained within roofing materials, windows, skylights, and awnings.
3. Cisterns and rainwater collection systems.

e. Outdoor uses and outdoor storage are prohibited.
f. Communication towers are prohibited.

(d) Special performance standards.

(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, transparency, architectural design, landscaping, parking, and screening requirements.
(2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
(3) Signage shall be allowed in conformance with the N-4 zoning district and shall comply with the following:
a. Pylon signs shall be prohibited.
(4) Awnings.
a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
b. Backlit awnings shall be prohibited.

Sec. 36-153. PUD 24.

(a) PUD 24 is commonly referred to as “Wooddale Station (OlyHi).”
(b) Development plans.
(1) The site located on property legally described as Lot 1, Block 1, Wooddale Station, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD approved Official Exhibits:
a. C0.0 Title Sheet
b. C0.1 Site Survey
c. C0.10 Site Survey Drawing
d. C0.2 Preliminary Plat
e. C0.3 Final Plat
f. C1.0 Removals Plan
g. C1.1 Tree Preservation Plan
h. C2.0 Site Plan
i. C3.0 Grading Plan
j. C4.0 Utility Plan

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k. C5.0-C5.6 Civil Details
l. L1.0 Landscape Plan
m. L1.1 Designed Outdoor Recreation Area Plan
n. L1.2 Landscape Plan Notes and Details
o. Photometric Site Lighting Plan
p. Parking Structure Lighting Plan – Level P1
q. Parking Structure Lighting Plan – Level 1
r. Parking Structure Lighting Specifications
s. SW1.0 SWPPP Existing Conditions
t. SW1.1 SWPPP Proposed Conditions
u. SW1.2 SWPPP-Details
v. SW1.3 SWPPP-Narrative
w. A0.0 Title Page
x. A1.0 Introduction – Table of Contents
y. A1.1 Introduction – Project Information
z. A2.0 Site Analysis – Aerial Views
aa. A2.1 Site Analysis – Zoning
bb. A2.2 Site Analysis – Surrounding Buildings
cc. A2.3 Site Analysis – Existing Conditions
dd. A3.0 Proposed Project – Site Plan
ee. A3.1 Proposed Project – Circulation
ff. A3.2 Designed Outdoor Recreation Area Plan Diagram
gg. A4.0 Proposed Project – Floor Plan – Level P1
hh. A4.1 Proposed Project – Floor Plan – Level 1
ii. A4.2 Proposed Project – Floor Plan – Level 2
jj. A4.3 Proposed Project – Floor Plan – Level 3-5
kk. A4.4 Proposed Project – Floor Plan – Level 6
ll. A4.5 Proposed Project – Roof Plan
mm. 5.0-A5.5 Proposed Project – Exterior Elevations
nn. A6.0-A6.12 Proposed Project – Perspectives
oo. A7.0 Proposed Project – Shadow Study
pp. A8.0-A8.1 Proposed Project – Material Boards
qq. A9.0-A9.1 Proposed Project – Project Data
rr. Site Loading and Unloading Exhibit
ss. Site Public Access Exhibit
tt. Waste Removal Route

(2) The site shall also conform to the following requirements:
a. The property shall be developed with two buildings:

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1. One mixed-use building with 69 residential units and 12,000 square feet of commercial uses.
2. One mixed-use building with 240 residential units and six live-work units.

b. The maximum height shall not exceed 77 feet and six stories for either building.

c. The site shall include a minimum 12% designed outdoor recreation area.

d. 408 off-street parking spaces shall be provided, and a parking management plan shall be filed with the city.

(c) Uses.

(1) Permitted uses. The following uses are permitted in PUD 24:

a. Mid-rise apartment mixed use dwellings. Uses associated with the apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.

(2) Uses permitted with standards. The following uses are permitted in PUD 24 if the use complies with the standards specified for the use in this subsection:

a. Commercial uses: Commercial uses limited to the following: bank, coffee shop, food service, grocery store, liquor store, medical/dental office, office, private entertainment (indoor), restaurants, retail, service, showroom, studio, cannabis retailer and lower potency hemp edible retailer. These commercial uses shall meet the following standards:

1. Commercial uses are limited to the first floor.
2. Hours of operation, including loading/unloading of deliveries, for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m.
3. In-vehicle sales or services are prohibited.
4. Outdoor storage is prohibited.
5. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
6. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales or sexually oriented business. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the cannabis retailer.
7. The lot must be at least 1,000 feet from the property line of a site containing a cannabis retailer. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the cannabis retailer.

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8. Cannabis retailers shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.
9. On-site consumption of cannabis edibles and beverages is prohibited.

b. Live-work units:
1. Live-work uses as defined by article X of city code are permitted on the first floor.
2. A Registration of Land Use (RLU) shall be approved by the city when there is a proposed change in commercial tenant.

c. Accessory uses. The following uses are permitted in PUD 24 if the use complies with the standards specified for the use in this subsection:
1. Home occupations as regulated by this chapter.
2. Gardening and other horticultural uses.
3. Parking ramps.
4. Incidental repair or processing which is necessary to conduct a permitted use and not to exceed 10% of the gross floor area of the associated permitted use.
5. Public transit stops/shelters.
6. Catering, if accessory to food service, delicatessen, or retail bakery.
7. Food service.
8. Outdoor seating and service of food and beverages with the following standards:
i. No speakers or other electronic devices which emit sound are permitted.
ii. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m.
9. Accessory utility structures including:
i. Small wind energy conversion system as defined in article X, Definitions.
ii. Solar energy systems. A solar energy system with a supporting framework that is either place on, or anchored in, the ground and that is independent of any building or other structure; or that is affixed to or an integral part of a principal or accessory building, including but not limited to photovoltaic or hot water solar energy systems which are contained within roofing materials, windows, skylights, and awnings.
iii. Cisterns and rainwater collection systems.
10. Outdoor storage is prohibited.

(d) Special performance standards.
(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, transparency, architectural design, landscaping, parking, and screening requirements.

(2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.

(3) Signs shall be allowed in conformance with the MU-3 zoning districts with the following conditions:

a. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility, and shall be a maximum height of 15 feet; pole-mounted signs shall be prohibited.

b. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.

c. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:

1. Non-residential wall signs permitted by this section that do not exceed 7% of the exterior wall area of the ground floor tenant lease space.

2. The sign is located on the exterior wall of the ground floor tenant lease space from which the 7% sign area was derived.

3. No individual wall sign shall exceed 100 square feet in area.

d. Awnings.

1. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.

2. Backlit awnings shall be prohibited.

Sec. 36-154. PUD 25.

(a) PUD 25 is commonly referred to as “Terasa.”

(b) Development plans.

(1) The site located on property legally described as Tracts D and E, Registered Land Survey No. 1481, Hennepin County, Minnesota, shall be developed, used and maintained in conformance with the following Final PUD approved Official Exhibits:

a. V100 ALTA survey
b. V101 ALTA survey
c. A00 Cover sheet
d. A01 Project information
e. A02 Site plan – Architectural
f. A03 Site plan – Lighting
g. A04 Floor Plan – Level -1
h. A05 Floor Plan – Level 1
i. A06 Floor Plan – Level 2
j. A07 Floor Plan – Level 3-4
k. A08 Floor Plan – Level 5

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l. A09 Floor Plan – Level 6
m. A10 Roof plan
n. A11 Exterior elevations
o. A12 Exterior elevations
p. A13 Exterior elevations
q. A14 Axonometrics
r. A15 Perspectives
s. A16 Perspectives
t. A17 Renderings
u. A17.1 Renderings
v. A17.2 Renderings
w. A18 Transparency exhibit
x. A19 Signage exhibit
y. A20 Shadow study
z. A21 Shadow study
aa. A22 Greenspace exhibit
bb. A23 Transit shelter exhibit
cc. A24 Overall area survey
dd. A25 General development plan
ee. C000 Cover sheet
ff. C100 General notes
gg. C200 Site demolition plan
hh. C201 Tree inventory & preservation plan
ii. C300 Erosion and Sediment Control Plan – Phase 1
jj. C301 Erosion and Sediment Control Plan – Phase 2
kk. C302 Erosion and Sediment Control Details
ll. C303 SWPPP
mm. C400 Site dimension plan
nn. C401 Bus stop plan
oo. C402 Easement plan
pp. C403 Semi-truck turning movement
qq. C500 Grading plan
rr. C501 Storm sewer plan
ss. C600 Utility plan
tt. C700 Construction details
uu. C701 Construction details
vv. C702 Construction details
ww. C703 Construction details
xx. C704 Construction details

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yy. C705 Construction details
zz. C706 Construction details
aaa. C707 Construction details
bbb. L100 Landscape plan
ccc. L101 Landscape enlargement
ddd. L102 Landscape enlargement
eee. L103 Landscape enlargement
fff. L104 Landscape enlargement
ggg. L105 Amenity terrace enlargements
hhh. L106 Amenity terrace enlargements
iii. L107 Amenity terrace enlargements
jjj. L108 Temporary green space
kkk. L200 Landscape details
lll. L300 DORA plan

(2) The site shall also conform to the following requirements:
a. The property shall be developed with a mixed-use building with no more than 223 residential units and no more than 21,000 square feet of commercial uses
b. The maximum height shall not exceed 81 feet and six stories.
c. The site shall include a minimum 12% designed outdoor recreation area.
d. Parking shall be provided off-street in structured parking and surface parking lots
1. A total of 231 parking spaces will be provided in structured parking.
2. A total of 133 parking spaces will be provided in surface parking lots
3. 31 spaces shall include Level 2 electric vehicle charging stations, two of which provide parking access in compliance with the ADA.

(c) Uses.
(1) Permitted uses. The following uses are permitted in PUD 25:
a. Mid-rise apartment mixed use dwellings. Uses associated with apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.
(2) Uses permitted with conditions. The following uses are permitted in PUD 25 if they comply with the conditions specified for the use in this subsection:
a. Commercial uses: Commercial uses limited to the following: bank, coffee shop, food service, grocery store, liquor store, medical/dental office, office, private indoor entertainment, restaurants, retail, service, showroom, studio and lower potency hemp edible retailers. These commercial uses shall meet the following conditions:
1. Commercial uses are limited to the first floor.
2. Hours of operation, including loading/unloading of deliveries, for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m.

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3. Outdoor storage is prohibited.

(3) Accessory uses. The following uses are permitted in PUD 25 if the use complies with the conditions specified for the use in this subsection:

a. Home occupations as regulated by this chapter.

b. Gardening or other horticultural uses.

c. Parking ramps.

d. Incidental repair or processing which is necessary to conduct a permitted use and not to exceed 10% of the gross floor area of the associated permitted use.

e. Public transit stops/shelters.

f. Catering, if accessory to food service, delicatessen, or retail bakery.

g. Food service.

h. Outdoor seating and service of food and beverages with the following conditions:

1. No speakers or other electronic devices which emit sound are permitted

2. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m.

i. Accessory utility structures including:

1. Small wind energy conversion system as defined in article X, Definitions.

2. Solar energy systems.

3. Cisterns and rainwater collection systems.

j. Outdoor storage is prohibited.

(d) Special performance standards

(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to: outdoor lighting, transparency, architectural design, landscaping, parking, and screening requirements.

(2) Each commercial tenant space on the ground floor facing Gamble Drive and the corner of Gamble Drive and Park Place Boulevard shall have a direct and primary access to and from the street building façade and the access shall remain open during business hours.

(3) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.

(4) Signs shall be allowed in conformance with the MU-3 zoning districts with the following conditions:

a. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility, and shall be a maximum height of 15 feet; pole-mounted signs shall be prohibited.

b. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.

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c. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:
   1. Non-residential wall signs permitted by this section that do not exceed 7% of the exterior wall area of the ground floor tenant lease space.
   2. The sign is located on the exterior wall of the ground floor tenant lease space from which the 7% sign area was derived.
   3. No individual wall sign shall exceed 100 square feet in area.

(5) Awnings.
   a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
   b. Backlit awnings shall be prohibited.

Sec. 36-155. PUD 26.

(a) PUD 26 is commonly referred to as "Minnetonka Boulevard Twin Homes."

(b) Development plans.

(1) The site located on properties legally described as Lots 1-2, Block 1 and Lots 1-6, Block 2, Minnetonka Blvd Twin Homes Addition Hennepin County, Minnesota, shall be developed, used and maintained in conformance with the following Final PUD approved Official Exhibits:
   a. G100 Cover Sheet
   b. C000 Certificate Survey
   c. C001 Construction Notes
   d. C002 Construction Notes
   e. C100 Existing Conditions & Removals
   f. C200 Erosion & Sediment Control Plan
   g. C201 Erosion & Sediment Control Details
   h. C300 Site Plan
   i. C400 Grading Plan
   j. C500 Utility Plan
   k. C900 Construction Details
   l. C901 Construction Details
   m. A000 General Development Plan
   n. A100 Architectural Project Site Plan
   o. A110 Project Site Area Plan
   p. A200 House Type A - LL & ML Floor Plans
   q. A210 House Type A - UL Floor Plans & Roof Plans
   r. A220 House Type A - Exterior Elevations
   s. A300 House Type B - LL & ML Floor Plans
   t. A310 House Type B - UL Floor Plans & Roof Plans
   u. A320 House Type B - Exterior Elevations

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v. L100 Landscape Plan
w. L100.1 Landscape Details
x. L200 Tree Inventory Plan
y. Preliminary Plat
z. Final Plat

(2) The Site shall also conform to the following requirements:
a. The properties shall be developed with four twin home buildings, providing eight dwelling units.
b. The maximum height shall not exceed 27 feet and 2.5 stories.
c. Parking shall be provided off-street in individual garages attached to each dwelling unit and individual driveways connecting each garage to the alley.

(c) Uses.
(1) Permitted uses: The following uses are permitted in PUD 26:
a. Two-unit attached dwellings (twin homes).
(2) Accessory uses. The following uses are permitted in PUD 26 if the use complies with the conditions specified for the use in this subsection:
a. Home occupations as regulated by this chapter.
b. Gardening or other horticultural uses.
c. Outdoor storage is prohibited.

(d) Special performance standards.
(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, transparency, architectural design, landscaping, parking, fencing and screening requirements.
(2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code.
(3) Signs shall be allowed in conformance with the N-2 zoning district.

Secs. 36-156 to 36-176. Reserved.

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ARTICLE VI. OVERLAY DISTRICTS

DIVISION 1. FLOODPLAIN OVERLAY DISTRICT

Sec. 36-177. Statutory authorization.

(a) The legislature of the State of Minnesota has, in state statutes Chapter 103F and Chapter 462 delegated the responsibility to local government units to adopt regulations designed to minimize flood losses. Therefore, the City Council of St. Louis Park, Minnesota does ordain as follows:

Sec. 36-178. Purpose.

(a) This ordinance regulates development in the flood hazard areas of St. Louis Park. These flood hazard areas are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base. It is the purpose of this ordinance to promote public health, safety, and general welfare by minimizing these losses and disruptions.

(b) National Flood Insurance Program Compliance. This ordinance is adopted to comply with the rules and regulations of the National Flood Insurance Program codified as Title 44 of the Code of Federal Regulations, Parts 59 -80, as amended, to maintain the community's eligibility in the National Flood Insurance Program.

Sec. 36-179. General provisions.

(a) How to use this ordinance. This ordinance adopts the floodplain maps applicable to the City of St. Louis Park includes three floodplain districts: floodway, flood fringe, and general floodplain.

(1) Where floodway and flood fringe districts are delineated on the floodplain maps, the standards in sections 36-181 and 36-182 will apply, depending on the location of a property.

(2) Locations where floodway and flood fringe districts are not delineated on the floodplain maps are considered to fall within the general floodplain district. Within the general floodplain district, the floodway district standards in section 36-181 apply unless the floodway boundary is determined, according to the process outlined in section 36-183. Once the floodway boundary is determined, the flood fringe district standards in section 36-182 may apply outside the floodway.

(b) Lands to which ordinance applies. This ordinance applies to all lands within the jurisdiction of St. Louis Park shown on the Official Zoning Map and/or the attachments to the map as being located within the boundaries of the floodway, flood fringe, or General floodplain districts.

(1) The floodway, flood fringe and general floodplain districts are overlay districts that are superimposed on all existing zoning districts. The standards imposed in the

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overlay districts are in addition to any other requirements in this ordinance. In case of a conflict, the more restrictive standards will apply.

(c) Incorporation of maps by reference. The following maps together with all attached material are hereby adopted by reference and declared to be a part of the Official Zoning Map and this ordinance. The attached material includes the Flood Insurance Study for Hennepin County, Minnesota, and Incorporated Areas, dated November 4, 2016, and the Flood Insurance Rate Map panels enumerated below, dated November 4, 2016, all prepared by the Federal Emergency Management Agency. These materials are on file in the office of the zoning administrator.

Effective Flood Insurance Rate Map panels:			
27053C0331F	27053C0342F	27053C0353F	27053C0362F
27053C0332F	27053C0351F	27053C0354F	
27053C0334F	27053C0352F	27053C0361F	

(d) Regulatory flood protection elevation. The regulatory flood protection elevation (RFPE) is an elevation no lower than two feet above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the floodplain that result from designation of a floodway.

(e) Interpretation. The boundaries of the zoning districts are determined by scaling distances on the Flood Insurance Rate Map.

(1) Where a conflict exists between the floodplain limits illustrated on the official zoning map and actual field conditions, the flood elevations shall be the governing factor. The zoning administrator must interpret the boundary location based on the ground elevations that existed on the site on the date of the first National Flood Insurance Program map showing the area within the regulatory floodplain, and other available technical data.

(2) Persons contesting the location of the district boundaries will be given a reasonable opportunity to present their case to the board of zoning appeals and city council and to submit technical evidence.

(f) Abrogation and greater restrictions. It is not intended by this ordinance to repeal, abrogate, or impair any existing easements, covenants, or other private agreements. However, where this ordinance imposes greater restrictions, the provisions of this ordinance prevail. All other ordinances inconsistent with this ordinance are hereby repealed to the extent of the inconsistency only.

(g) Warning and disclaimer of liability. This ordinance does not imply that areas outside the floodplain districts or land uses permitted within such districts will be free from flooding or flood damages. This ordinance does not create liability on the part of the City of St. Louis Park or its officers or employees for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

(h) No stage increase permitted. No structure, fill, deposit, obstruction or storage of materials or equipment shall be allowed in any floodway, or general floodplain district

which will cause any increase in the stage of the 100-year flood or will cause an increase in flood damages in the reaches affected.

(i) Compensating storage. The city may approve such structure, fill, deposit, obstruction or storage of materials or equipment if it otherwise complies with the provisions of this chapter and provision is made for compensating storage of floodwaters displaced by the activity listed in this subsection (f). Such compensating storage shall be located where it will achieve the goal of eliminating a stage increase.

Sec. 36-180. Establishment of zoning districts.

(a) Districts.

(1) Floodway district (FW). The floodway district includes those areas within Zones AE that have a floodway delineated as shown on the Flood Insurance Rate Map adopted in section 36-179(c). For lakes, wetlands and other basins within Zones AE that do not have a floodway delineated, the floodway district also includes those areas that are at or below the ordinary high water level as defined in state statutes, section 103G.005, subdivision 14.

(2) Flood fringe district (FF). The flood fringe district includes areas within Zones AE that have a floodway delineated on the Flood Insurance Rate Map adopted in section 36-179(c) but are located outside of the floodway. For lakes, wetlands and other basins within Zones AE that do not have a floodway delineated, the flood fringe district also includes those areas below the 1% annual chance (100-year) flood elevation but above the ordinary high water level as defined in state statutes, section 103G.005, subdivision 14.

(3) General floodplain district (FP). The general floodplain district includes those areas within Zones A and AH that do not have a delineated floodway as shown on the Flood Insurance Rate Map adopted in section 36-179(c).

(b) Applicability. Within the floodplain districts established in this ordinance, the use, size, type, and location of development must comply with the terms of this ordinance and other applicable regulations. In no cases shall floodplain development adversely affect the efficiency or unduly restrict the capacity of the channels or floodways of any tributaries to the main stream, drainage ditches, or any other drainage facilities or systems.

(c) Compliance. Provisions for compliance are as follows:

(1) Recreational vehicles that do not meet the exemption criteria specified in section 36-180(c)(1)a below shall be subject to the provisions of this Ordinance and as specifically spelled out in sections 36-180(c)(1)c below.

a. Exemption - Recreational vehicles are exempt from the provisions of this Ordinance if they are placed in any of the areas listed in section 36-180(c)(1)b below and further they meet the following criteria:

1. Have current licenses required for highway use.

2. Are highway ready meaning on wheels or the internal jacking system, are attached to the site only by quick disconnect type utilities commonly used

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in campgrounds and recreational vehicle parks and the recreational vehicle has no permanent structural type additions attached to it.

3. The recreational vehicle and associated use must be permissible in any preexisting, underlying zoning use district.

b. Areas exempted for placement of recreational vehicles:

1. Individual lots or parcels of record.
2. Existing commercial recreational vehicle parks or campgrounds.
3. Existing condominium type associations.

c. Recreational vehicles exempted in section 36-180(c)(1)b lose this exemption when development occurs on the parcel exceeding $500 for a structural addition to the recreational vehicle or exceeding $500 for an accessory structure such as a garage or storage building. The recreational vehicle and all additions and accessory structures will then be treated as a new structure and shall be subject to the elevation/flood proofing requirements and the use of land restrictions specified in section 36-180(c) & section 36-180(d) of this ordinance. There shall be no development or improvement on the parcel or attachment to the recreational vehicle that hinders the removal of the recreational vehicle to a flood free location should flooding occur.

(2) Modifications, additions, structural alterations, normal maintenance and repair, or repair after damage to existing nonconforming structures and nonconforming uses of structures or land are regulated by the general provisions of this chapter.

(d) Annexations. The Flood Insurance Rate Map panels adopted by reference into section 36-179(c) above may include floodplain areas that lie outside of the corporate boundaries of the City of St. Louis Park at the time of adoption of this ordinance. If any of these floodplain land areas are annexed into the City of St. Louis Park after the date of adoption of this ordinance, the newly annexed floodplain lands will be subject to the provisions of this ordinance immediately upon the date of annexation.

Sec. 36-181. Floodway district (FW).

The floodway district, all uses not listed as permitted uses or conditional uses shall be prohibited. No new structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this chapter and other applicable regulations which apply to uses within the jurisdiction of this chapter.

(a) Permitted uses. The following uses, subject to the standards set forth in section 36-181(b), are permitted uses if otherwise allowed in the underlying zoning district or any applicable overlay district:

(1) Outdoor plant nurseries, horticulture, forestry, sod farming, and wild crop harvesting.

(2) Industrial-commercial loading areas, and parking areas.

(3) Open space uses and public golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and

nature preserves, fish hatcheries, fishing areas, and single or multiple purpose recreational trails.

(4) Residential lawns, gardens, parking areas, and play areas.

(5) Railroads, streets, bridges, utility transmission lines and pipelines, provided that the Department of Natural Resources' Area Hydrologist is notified at least ten days prior to issuance of any permit.

(b) Standards for floodway permitted uses.

(1) The use shall have a low flood damage potential.

(2) The use shall be permissible in the underlying zoning district.

(3) The use shall not obstruct flood flows or increase flood elevations and must not involve structures, obstructions, or storage of materials or equipment.

(4) Any facility that will be used by employees or the general public must be designed with a flood warning system that provides adequate time for evacuation if the area is inundated to a depth and velocity such that the depth (in feet) multiplied by the velocity (in feet per second) would exceed a product of four upon occurrence of the regional (1% chance) flood.

(c) Conditional uses. The following uses shall require a conditional use permit following the standards and procedures set forth in section 36-186(c) of this ordinance and further subject to the standards set forth in section 36-181(d), if otherwise allowed in the underlying zoning district or any applicable overlay district.

(1) Structures and parking lots accessory to the uses listed in section 36-181(a)(1) - section 36-181(a)(3), above and the uses listed in section 36-181(c)(2) - section 36-181(c)(3) below.

(2) Docks, piers, wharves, and water control structures.

(3) Placement of fill or construction of fences that obstruct flood flows.

(4) Structural works for flood control such as levees, dikes and floodwalls, constructed to any height where the intent is to protect individual structures for a frequency flood event equal to or less than the 10-year frequency flood event.

(d) Standards for floodway district conditional uses. The standards for floodway district conditional uses are as follows:

(1) All uses. A conditional use must not cause any increase in the state of the 1% chance or regional flood or cause an increase in flood damages in the reach or reaches affected.

(2) The conditional use shall be permissible in the underlying zoning district.

(3) Fill; storage of materials and equipment:

a. The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.

b. Fill, dredge spoil, and other similar materials deposited or stored in the floodplain must be protected from erosion by vegetative cover, mulching,

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riprap or other acceptable method. Permanent sand and gravel operations and similar uses must be covered by a long-term site development plan.

c. Temporary placement of fill, other materials, or equipment which would cause an increase to the stage of the 1% percent chance or regional flood may only be allowed if the city council has approved a plan that assures removal of the materials from the floodway based upon the flood warning time available.

(4) Accessory structures. Accessory structures, as identified in section 36-181(c)(1), may be permitted, provided that:

a. Structures are not intended for human habitation;

b. Structures will have a low flood damage potential;

c. Structures will be constructed and placed so as to offer a minimal obstruction to the flow of flood waters;

d. Service utilities, such as electrical and heating equipment, within these structures must be elevated to or above the regulatory flood protection elevation or properly floodproofed;

e. Structures must be elevated on fill or structurally dry floodproofed in accordance with the FP1 or FP2 floodproofing classifications in the State Building Code. All floodproofed structures must be adequately anchored to prevent flotation, collapse or lateral movement and designed to equalize hydrostatic flood forces on exterior walls.

f. As an alternative, an accessory structure may be internally/wet floodproofed to the FP3 or FP4 floodproofing classifications in the State Building Code, provided the accessory structure constitutes a minimal investment and does not exceed 576 square feet in size. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following criteria:

1. To allow for the equalization of hydrostatic pressure, there must be a minimum of two “automatic” openings in the outside walls of the structure, with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding; and

2. There must be openings on at least two sides of the structure and the bottom of all openings must be no higher than one foot above the lowest adjacent grade to the structure. Using human intervention to open a garage door prior to flooding will not satisfy this requirement for automatic openings.4.44. Structural works for flood control that will change the course, current or cross section of protected wetlands or public waters are subject to the provisions of state statutes, section 103G.245.

(5) A levee, dike or floodwall constructed in the floodway must not cause an increase to the 1% chance or regional flood. The technical analysis must assume equal conveyance or storage loss on both sides of a stream.

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(6) Floodway developments must not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system.

Sec. 36-182. Flood fringe district (FF).

(a) Permitted uses. Permitted uses are those uses of land or structures allowed in the underlying zoning district(s) that comply with the standards in section 36-182(b).

(b) Standards for flood fringe permitted uses.

(1) All structures, including accessory structures, must be elevated on fill so that the lowest floor including basement floor, is at or above the regulatory flood protection elevation. The finished fill elevation for structures shall be no lower than the regulatory flood protection elevation and the fill shall extend at such elevation at least 15 feet beyond the outside limits of the structure erected thereon.

(2) For all structures constructed after June 15, 1998, the lowest floor elevations shall be no lower than the regulatory flood protection elevation. For all structures existing on June 15, 1998, and additions to structures existing on June 15, 1998, the lowest floor shall be no lower than one foot below the regulatory flood protection elevation.

(3) Accessory structures. As an alternative to the fill requirements of section 36-182(b)(1), structures accessory to the uses identified in section 36-182(a) may be permitted to be internally/wet floodproofed to the FP3 or FP4 floodproofing classifications in the State Building Code, provided that:

a. The accessory structure constitutes a minimal investment, does not exceed 576 square feet in size, and is only used for parking and storage.

b. All portions of floodproofed accessory structures below the Regulatory Flood Protection Elevation must be:

1. Adequately anchored to prevent flotation, collapse or lateral movement and designed to equalize hydrostatic flood forces on exterior walls, and
2. Constructed with materials resistant to flood damage, and
3. Must have all service utilities be water-tight or elevated to above the regulatory flood protection elevation.

c. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following criteria:

1. To allow for the equalization of hydrostatic pressure, there must be a minimum of two “automatic” openings in the outside walls of the structure, with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding; and
2. There must be openings on at least two sides of the structure and the bottom of all openings must be no higher than one foot above the lowest adjacent grade to the structure. Using human intervention to open a garage door prior to flooding will not satisfy this requirement for automatic openings.

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(4) The cumulative placement of fill or similar material on a parcel must not exceed 400 cubic yards, unless the fill is specifically intended to elevate a structure in accordance with section 36-182(b)(1) of this ordinance, or if allowed as a conditional use under section 36-182(c)(3) below.

(5) The storage of any materials or equipment must be elevated on fill to the regulatory flood protection elevation.

(6) All service utilities, including ductwork, must be elevated or water-tight to prevent infiltration of floodwaters.

(7) The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.

(8) Compacted fill; protected slopes. Fill shall be properly compacted, and the slopes shall be properly protected by the use of rip rap, vegetative cover or other acceptable methods. The Federal Emergency Management Agency (FEMA) has established criteria for removing the special flood hazard area designation for certain structures properly elevated on fill above the 100-year flood elevation. FEMA's requirements incorporate specific fill compaction and side slope protection standards for multi-structure or multi-lot developments. These standards should be investigated prior to the initiation of site preparation if a change of special flood hazard area designation will be requested.

(9) Vehicular access. All new principal structures must have vehicular access at or above an elevation not more than two feet below the regulatory flood protection elevation.

(10) Commercial uses. Accessory uses such as yards, railroad tracks, and parking lots may be at an elevation lower than the regulatory flood protection elevation. However, any facilities used by employees or the general public must be designed with a flood warning system that provides adequate time for evacuation if the area is inundated to a depth and velocity such that the depth (in feet) multiplied by the velocity (in feet per second) would exceed a product of four upon occurrence of the regional (1% chance) flood.

(11) Hydraulic capacity. Floodplain developments shall not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system where a floodway or other encroachment limit has not been specified on the official zoning map.

(12) Manufacturing and industrial uses. Certain accessory land uses such as yards and parking lots may be at lower elevations subject to requirements set out in subsection (b)(10) of this section. In considering permit applications, consideration shall be given to needs of an industry whose business requires that it be located in floodplain areas.

(13) Anchoring. All manufactured homes must be securely anchored to an adequately anchored foundation system that resists flotation, collapse, and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state or local anchoring requirements for resisting wind forces.

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(c) Conditional uses. The following uses and activities may be allowed as conditional uses, if allowed in the underlying zoning district(s) or any applicable overlay district, following the procedures in section 36-186(c) of this ordinance.

(1) Any structure that is not elevated on fill or floodproofed in accordance with section 36-182(b)(1) and section 36-182(b)(3) of this ordinance.

(2) Storage of any material or equipment below the regulatory flood protection elevation.

(3) The cumulative placement of more than 400 cubic yards of fill when the fill is not being used to elevate a structure in accordance with section 36-182(b)(1) of this ordinance.

(4) The use of methods to elevate structures above the regulatory flood protection elevation, including stilts, pilings, parallel walls, or above-grade, enclosed areas such as crawl spaces or tuck under garages, shall meet the standards in section 36-182(d)(6).

(d) Standards for flood fringe district conditional uses.

(1) The standards listed in section 36-182(b)(5) through section 36-182(b)(13) apply to all conditional uses.

(2) Basements, as defined by section 36-182 of this ordinance, are subject to the following:

a. Residential basement construction is not allowed below the regulatory flood protection elevation.

b. Non-residential basements may be allowed below the regulatory flood protection elevation provided the basement is structurally dry floodproofed in accordance with section 36-182(d)(3).

(3) All areas of nonresidential structures, including basements, to be placed below the regulatory flood protection elevation must be floodproofed in accordance with the structurally dry floodproofing classifications in the State Building Code. Structurally dry floodproofing must meet the FP1 or FP2 floodproofing classification in the State Building Code, which requires making the structure watertight with the walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.

(4) The placement of more than 400 cubic yards of fill or other similar material on a parcel (other than for the purpose of elevating a structure to the regulatory flood protection elevation) must comply with an approved erosion/sedimentation control plan.

a. The plan must clearly specify methods to be used to stabilize the fill on site for a flood event at a minimum of the regional (1% chance) flood event.

b. The plan must be prepared and certified by a registered professional engineer or other qualified individual acceptable to the city council.

c. The plan may incorporate alternative procedures for removal of the material from the floodplain if adequate flood warning time exists.

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(5) Storage of materials and equipment.

a. The storage or processing of materials that are, in time of flooding, flammable, explosive or potentially injurious to human, animal or plant life is prohibited.

b. Storage of other materials or equipment may be allowed if readily removable from the area within the time available after a flood warning and in a manner required by a plan approved by the city.

(6) Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the regulatory flood protection elevation. The base or floor of an enclosed area shall be considered above-grade and not a structure's basement or lowest floor if: 1) the enclosed area is above-grade on at least one side of the structure; 2) it is designed to internally flood and is constructed with flood resistant materials; and 3) it is used solely for parking of vehicles, building access or storage. The above-noted alternative elevation methods are subject to the following additional standards:

a. Design and certification - The structure's design and as-built condition must be certified by a registered professional engineer as being in compliance with the general design standards of the State Building Code and, specifically, that all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities must be at or above the regulatory flood protection elevation or be designed to prevent flood water from entering or accumulating within these components during times of flooding.

b. Specific standards for above-grade, enclosed areas - Above-grade, fully enclosed areas such as crawl spaces or tuck under garages must be designed to internally flood and the design plans must stipulate:

1. The minimum area of openings in the walls where internal flooding is to be used as a floodproofing technique. There shall be a minimum of two openings on at least two sides of the structure and the bottom of all openings shall be no higher than one foot above grade. The automatic openings shall have a minimum net area of not less than one square inch for every square foot of enclosed area subject to flooding unless a registered professional engineer or architect certifies that a smaller net area would suffice. The automatic openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of flood waters without any form of human intervention; and

2. That the enclosed area will be designed of flood resistant materials in accordance with the FP3 or FP4 classifications in the State Building Code and shall be used solely for building access, parking of vehicles or storage.

Sec. 36-183. General floodplain district (GF).

(a) Permitted uses.

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(1) The uses listed in section 36-181(a) of this ordinance, floodway district permitted uses, are permitted uses.

(2) All other uses are subject to the floodway/flood fringe evaluation criteria specified in section 36-183(b) below. Section 36-181 applies if the proposed use is determined to be in the floodway district. Section 36-182 applies if the proposed use is determined to be in the flood fringe district.

(b) Procedures for floodway and flood fringe determinations.

(1) Upon receipt of an application for a permit or other approval within the general floodplain district, the applicant shall be required to furnish such information deemed necessary by the zoning administrator for the determination of the regulatory flood protection elevation and whether the proposed use is within the floodway or flood fringe district. This information may include the following:

a. A plan (surface view) showing elevations or contours of the ground; pertinent structure, fill or storage elevations; size, location and spatial arrangement of all proposed and existing structures on the site; and the location and elevations of streets.

b. The drainage area contributing to the waterbody and existing type and level of development in the drainage area.

c. A typical valley cross-section(s) showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high water information.

d. Photographs showing existing land uses, vegetation upstream and downstream, and soil types.

e. Profile showing the slope of the bottom of the channel or flow line of the stream for at least 500 feet in either direction from the proposed development.

(2) If regional flood elevation and floodway data are not readily available, the applicant must furnish additional information, as needed, to determine the regulatory flood protection elevation and whether the proposed use would fall within the floodway or flood fringe district. Information must be consistent with accepted hydrological and hydraulic engineering standards and the standards in section 36-183(b)(3) below.

(3) The determination of floodway and flood fringe must include the following components, as applicable:

a. Estimate the peak discharge of the regional (1% chance) flood.

b. Calculate the water surface profile of the regional flood based upon a hydraulic analysis of the stream channel and overbank areas.

c. Compute the floodway necessary to convey or store the regional flood without increasing flood stages more than one-half (0.5) foot. A lesser stage increase than 0.5 foot is required if, as a result of the stage increase, increased flood damages would result. An equal degree of encroachment on both sides

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of the stream within the reach must be assumed in computing floodway boundaries.

(4) The zoning administrator will review the submitted information and assess the technical evaluation and the recommended floodway and/or flood fringe district boundary. The assessment must include the cumulative effects of previous floodway encroachments. The zoning administrator may seek technical assistance from a designated engineer or other expert person or agency, including the Department of Natural Resources. Based on this assessment, the zoning administrator may approve or deny the application.

(5) Once the floodway and flood fringe district boundaries have been determined, the zoning administrator must process the permit application consistent with the applicable provisions of section 36-181 and section 36-182 of this ordinance.

Sec. 36-184. Land development standards.

(a) In general. Recognizing that flood prone areas may exist outside of the designated floodplain districts, the requirements of this section apply to all land within the City of St. Louis Park.

(b) Subdivisions. No land may be subdivided which is unsuitable for reasons of flooding or inadequate drainage, water supply or sewage treatment facilities.

(1) All lots within the floodplain districts must be able to contain a building site outside of the floodway district at or above the regulatory flood protection elevation.

(2) All subdivisions must have road access both to the subdivision and to the individual building sites no lower than two feet below the regulatory flood protection elevation.

(3) For all subdivisions in the floodplain, the floodway and flood fringe district boundaries, the regulatory flood protection elevation and the required elevation of all access roads must be clearly labeled on all required subdivision drawings and platting documents.

(4) In the general floodplain district, applicants must provide the information required in section 36-181 of this ordinance to determine the regional flood elevation, the floodway and flood fringe district boundaries and the regulatory flood protection elevation for the subdivision site.

(5) If a subdivision proposal or other proposed new development is in a flood prone area, any such proposal must be reviewed to assure that:

a. All such proposals are consistent with the need to minimize flood damage within the flood prone area, and

b. All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and

c. Adequate drainage is provided to reduce exposure of flood hazard.

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(c) Building sites. If a proposed building site is in a flood prone area, all new construction and substantial improvements (including the placement of manufactured homes) must be:

(1) Designed (or modified) and adequately anchored to prevent floatation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

(2) Constructed with materials and utility equipment resistant to flood damage;

(3) Constructed by methods and practices that minimize flood damage; and

(4) Constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

Sec. 36-185. Public utilities, railroads, roads, and bridges.

(a) Public utilities. All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in the floodplain must be floodproofed in accordance with the State Building Code or elevated to the regulatory flood protection elevation.

(b) Public transportation facilities. Railroad tracks, roads, and bridges to be located within the floodplain must comply with section 36-181 and section 36-182 of this ordinance. These transportation facilities must be elevated to the regulatory flood protection elevation where failure or interruption of these facilities would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area. Minor or auxiliary roads or railroads may be constructed at a lower elevation where failure or interruption of transportation services would not endanger the public health or safety.

(c) On-site water supply and sewage treatment systems: Where public utilities are not provided:

(1) On-site water supply systems must be designed to minimize or eliminate infiltration of flood waters into the systems and are subject to the provisions in state statutes chapter 4725.4350, as amended; and

(2) New or replacement on-site sewage treatment systems must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, they must not be subject to impairment or contamination during times of flooding and are subject to the provisions in state statutes chapter 7080.2270, as amended.

Sec. 36-186. Administration.

(a) Zoning administrator. A zoning administrator or other official designated by the city council must administer and enforce this ordinance.

(b) Permit requirements.

(1) Permit required. A permit must be obtained from the zoning administrator prior to conducting the following activities:

a. The erection, addition, modification, rehabilitation, or alteration of any building, structure, or portion thereof.
b. The use or change of use of a building, structure, or land.
c. The construction of a dam, fences, or on-site septic system.
d. The change or extension of a nonconforming use.
e. The repair of a structure that has been damaged by flood, fire, tornado, or any other source.
f. The placement of fill, excavation of materials, or the storage of materials or equipment within the floodplain.
g. Relocation or alteration of a watercourse (including new or replacement culverts and bridges), unless a public waters work permit has been applied for.

(2) Application for permit. Permit applications must be submitted to the zoning administrator on forms provided by the zoning administrator. The permit application must include the following as applicable:
a. A site plan showing all pertinent dimensions, existing or proposed buildings, structures, and significant natural features having an influence on the permit.
b. Location of fill or storage of materials in relation to the stream channel.
c. Copies of any required municipal, county, state, or federal permits or approvals.
d. Other relevant information requested by the zoning administrator as necessary to properly evaluate the permit application.

(3) Certificate of zoning compliance for a new, altered, or nonconforming use. No building, land or structure may be occupied or used in any manner until a certificate of zoning compliance has been issued by the zoning administrator stating that the use of the building or land conforms to the requirements of this ordinance.

(4) Certification. The applicant is required to submit certification by a registered professional engineer, registered architect, or registered land surveyor that the finished fill and building elevations were accomplished in compliance with the provisions of this ordinance. Floodproofing measures must be certified by a registered professional engineer or registered architect.

(5) Record of first floor elevation. The zoning administrator must maintain a record of the elevation of the lowest floor (including basement) of all new structures and alterations or additions to existing structures in the floodplain. The zoning administrator must also maintain a record of the elevation to which structures and alterations or additions to structures are floodproofed.

(6) Notifications for watercourse alterations. Before authorizing any alteration or relocation of a river or stream, the zoning administrator must notify adjacent communities. If the applicant has applied for a permit to work in public waters pursuant to state statutes, section 103G.245, this will suffice as adequate notice. A copy of the notification must also be submitted to the Chicago Regional Office of the Federal Emergency Management Agency (FEMA).

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(7) Notification to FEMA when physical changes increase or decrease the base flood Elevations. As soon as is practicable, but not later than six months after the date such supporting information becomes available, the zoning administrator must notify the Chicago Regional Office of FEMA of the changes by submitting a copy of the relevant technical or scientific data.

(c) Factors for conditional use approval.

(1) Administrative review. An application for a conditional use permit under the provisions of this ordinance will be processed and reviewed in accordance with section(s) 36-452 Conditional Use Permits (CUP) of the zoning ordinance.

(2) The factors upon which the decision of the city council shall be based when considering conditional use applications are as follows:

a. All relevant factors specified in other sections of this chapter.

b. The danger to life and property due to increased flood heights or velocities caused by encroachments.

c. The danger that materials may be swept onto other lands or downstream to the injury of others or they may block bridges, culverts or other hydraulic structures.

d. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.

e. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.

f. The importance of the services provided by the proposed facility to the community.

g. The requirements of the facility for a waterfront location.

h. The availability of alternative locations not subject to flooding for the proposed use.

i. The compatibility of the proposed use with existing development and the development anticipated in the foreseeable future.

j. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.

k. The safety of access to the property in times of flood for ordinary and emergency vehicles.

l. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site.

m. Such other factors which are relevant to the purposes of this division.

(3) Conditions attached to conditional use permits. Upon consideration of the factors listed above and the purpose of this ordinance, the city council shall attach such conditions to the granting of conditional use permits as it deems necessary to fulfill the purposes of this ordinance. Such conditions may include, but are not limited to, the following:

a. Modification of waste treatment and water supply facilities.

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b. Limitations on period of use, occupancy, and operation.
c. Imposition of operational controls, sureties, and deed restrictions.
d. Requirements for construction of channel modifications, compensatory storage, dikes, levees, and other protective measures.
e. Flood proofing measures, in accordance with the State Building Code and this Ordinance. The applicant shall submit a plan or document certified by a registered professional engineer or architect that the flood proofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.

(4) Submittal of hearing notices to the Department of Natural Resources (DNR). The zoning administrator must submit hearing notices for proposed conditional uses to the DNR sufficiently in advance to provide at least ten days' notice of the hearing. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.

(5) Submittal of final decisions to the DNR. A copy of all decisions granting conditional uses must be forwarded to the DNR within ten days of such action. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.

Sec. 36-187. Nonconformities.

(a) Continuance of Nonconformities. A use, structure, or occupancy of land which was lawful before the passage or amendment of this ordinance, but which is not in conformity with the provisions of this ordinance may be continued subject to the following conditions. Historic structures, as defined in article X, section 36-486 of this ordinance, are subject to the provisions of section 36-187(1) through section 36-187(6) of this ordinance.

(1) A nonconforming use, structure, or occupancy must not be expanded, changed, enlarged, or altered in a way that increases its nonconformity, its flood damage potential or degree of obstruction to flood flows except as provided in section 36-187(2) below. Expansion or enlargement of uses, structures or occupancies within the floodway district is prohibited.

(2) Any addition or structural alteration to a nonconforming structure or nonconforming use that would result in increasing its flood damage potential must be protected to the regulatory flood protection elevation in accordance with any of the elevation on fill or floodproofing techniques (i.e., FP1 thru FP4 floodproofing classifications) allowable in the State Building Code, except as further restricted in section 36-187(3) and section 36-187(7) below.

(3) The cost of any structural alterations or additions to any nonconforming structure over the life of the structure shall not exceed 50 percent of the market value of the structure unless the conditions of this section are satisfied. The cost of all structural alterations and additions constructed since the adoption of the city's initial floodplain controls must be calculated into today's current cost which will include all costs such as construction materials and a reasonable cost placed on all labor. If the current cost of all previous and proposed alterations and additions

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exceeds 50 percent of the current market value of the structure, then the structure must meet the standards of this chapter for new structure.

(4) If any nonconforming use, or any use of a nonconforming structure, is discontinued for more than one year, any future use of the premises must conform to this ordinance. The assessor must notify the zoning administrator in writing of instances of nonconformities that have been discontinued for a period of more than one year.

(5) If any nonconformity is substantially damaged, as defined in section 36-486 of this ordinance, it may not be reconstructed except in conformity with the provisions of this ordinance. The applicable provisions for establishing new uses or new structures in section 36-181 or section 36-182 will apply depending upon whether the use or structure is in the floodway or flood fringe, respectively.

(6) If any nonconforming use or structure experiences a repetitive loss, as defined in section 36-486 of this ordinance, it must not be reconstructed except in conformity with the provisions of this ordinance.

(7) Any substantial improvement, as defined in section 36-486 of this ordinance, to a nonconforming structure requires that the existing structure and any additions must meet the requirements of section 36-181 or section 36-182 of this ordinance for new structures, depending upon whether the structure is in the floodway or flood fringe district.

Sec. 36-188. Penalties and enforcement.

(a) Violation constitutes a misdemeanor. Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or conditional uses) constitute a misdemeanor and will be punishable as defined by law.

(b) Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation. Such actions may include but are not limited to:

(1) In responding to a suspected ordinance violation, the zoning administrator and local government may utilize the full array of enforcement actions available to it including but not limited to prosecution and fines, injunctions, after-the-fact permits, orders for corrective measures or a request to the National Flood Insurance Program for denial of flood insurance availability to the guilty party. The community must act in good faith to enforce these official controls and to correct ordinance violations to the extent possible so as not to jeopardize its eligibility in the National Flood Insurance Program.

(2) When an ordinance violation is either discovered by or brought to the attention of the zoning administrator, the zoning administrator shall immediately investigate the situation and document the nature and extent of the violation of the official control. As soon as is reasonably possible, this information will be submitted to the appropriate Department of Natural Resources' and Federal Emergency

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Management Agency Regional Office along with the Community's plan of action to correct the violation to the degree possible.

(3) The zoning administrator shall notify the suspected party of the requirements of this ordinance and all other official controls and the nature and extent of the suspected violation of these controls. If the structure and/or use is under construction or development, the zoning administrator may order the construction or development immediately halted until a proper permit or approval is granted by the community. If the construction or development is already completed, then the zoning administrator may either: (1) issue an order identifying the corrective actions that must be made within a specified time period to bring the use or structure into compliance with the official controls; or (2) notify the responsible party to apply for an after-the-fact permit/development approval within a specified period of time not to exceed 30-days.

(4) If the responsible party does not appropriately respond to the zoning administrator within the specified period of time, each additional day that lapses shall constitute an additional violation of this ordinance and shall be prosecuted accordingly. The zoning administrator shall also upon the lapse of the specified response period notify the landowner to restore the land to the condition which existed prior to the violation of this Ordinance.

Sec. 36-189. Amendments.

(a) Floodplain designation – restrictions on removal. The floodplain designation on the Official Zoning Map must not be removed from floodplain areas unless it can be shown that the designation is in error or that the area has been filled to or above the elevation of the regulatory flood protection elevation and is contiguous to lands outside the floodplain. Special exceptions to this rule may be permitted by the Commissioner of the Department of Natural Resources (DNR) if the commissioner determines that, through other measures, lands are adequately protected for the intended use.

(b) Amendments require DNR approval. All amendments to this ordinance must be submitted to and approved by the Commissioner of the Department of Natural Resources (DNR) prior to adoption. The commissioner must approve the amendment prior to community approval.

(c) Map revisions require ordinance amendments. The floodplain district regulations must be amended to incorporate any revisions by the Federal Emergency Management Agency to the floodplain maps adopted in section 36-179(c) of this ordinance.

DIVISION 2. TRAVEL DEMAND MANAGEMENT (TDM) OVERLAY DISTRICT

Sec. 36-190. Purpose and effect.

(a) The United States and the state's departments of transportation are upgrading State Highway No. 12 to become Interstate Highway 394 (I-394) which will alter transportation patterns and foster new development and redevelopment along the

highway corridor. It will also generate traffic congestion on both the freeway system and the local street networks in portions of the city and Golden Valley resulting in traffic congestion, air pollution, noise pollution and other environmental problems. Since the I-394 corridor runs along the common border between the city and Golden Valley, they have studied the situation and entered into a joint powers agreement. This division is intended to impose on all dense developments, which will contain more than 0.6 square foot of gross floor area per each square foot of land area within a lot or parcel in the I-394 corridor, the condition that once the traffic generated at the Xenia/Vernon interchange, the Louisiana Avenue interchange and General Mills Boulevard/Boone Avenue interchange exceeds certain levels of service, or the established reserve capacity, whichever is first, the developments will be required to prepare and effectuate traffic management plans which will serve to reduce the traffic congestion, air and noise pollution and other environmental problems associated with them. This division does not prohibit development, but rather, permits development assuming appropriate traffic management plans are in place and effect. The joint task force will review the plans and ensure their compliance with this division.

Sec. 36-191. Area of application.

(a) The area covered by the I-394 Travel Demand Management (TDM) overlay zoning district is that portion of zones A and B lying within the boundaries of the city. This division is intended to supplement or overlay the existing zoning of lots or parcels in the area covered, not to contradict or replace the existing zoning and contemplates substantially completed and operational interchanges at I-394/Xenia-Vernon, I394/Louisiana Avenue and I-394/General Mills Boulevard-Boone Avenue in this city and Golden Valley. The city may restrict development below the projected reserve capacity or the traffic level of service, if, in the exercise of its judgment, it deems it appropriate to do so.

Sec. 36-192. Conditions.

(a) The conditions for this division are as follows:
  (1) All developments in the area covered by this division which will contain more than 0.6 square foot of gross floor area per each square foot of land area within a lot or parcel shall obtain a conditional use permit which conforms to the terms of this division.
  (2) In addition to the other land use requirements of this chapter, the conditional use permit shall contain the following conditions:
    a. For all parcels located within zone A, each time the traffic generated for one hour during the p.m. peak hour three days out of five consecutive business days exceeds level of service E at more than half of the intersections within the Xenia/Vernon interchange (effective after the interchange is substantially completed and operational), or once the reserve capacity allocated to the city for this interchange has been used, whichever is first, the owner shall implement an original or revised traffic management plan. The traffic

management plan initially shall be prepared when the traffic generated for one hour during the p.m. peak hour three days out of five consecutive business days reaches level of service E at more than half of the intersections of the Xenia/Vernon interchange (effective after the interchange is substantially completed and operational). It shall be designed to reduce the traffic generated by or from the parcel by a percentage which, in conjunction with the other parcels in the zone, will accommodate level of service E at the p.m. peak hour (or keep it within the city's allocable portion of the reserve capacity, if that applies), given the p.m. peak hour trips assumed to be generated by the parcel based on the table in section 36-198. The owner shall submit the traffic management plan to the joint task force which shall review and approve all traffic management plans before they may be implemented.

b. For all parcels located within zone B, each time the traffic generated for one hour during the p.m. peak hour three days out of five consecutive business days exceeds level of service D at more than half of the intersections within the Louisiana Avenue interchange, or once the reserve capacity allocated to the city for this interchange has been used, whichever is first, the owner shall implement an original or revised traffic management plan. The traffic management plan initially shall be prepared when the traffic generated for one hour during the p.m. peak hour three days out of five consecutive business days reaches level of service D at more than half of the intersections of the Louisiana Avenue interchange. It shall be designed to reduce the traffic generated by or from the parcel by a percentage which, in conjunction with the other parcels in the zone, will accommodate level of service D at the p.m. peak hour (or keep it within the city's allocable portion of the reserve capacity, if that applies) given the p.m. peak hour trips assumed to be generated by the parcel based on the table in section 36-198. The owner shall submit the traffic management plan to the joint task force which shall review and approve a traffic management plan before they may be implemented.

c. Each development containing more than 0.6 square foot of gross floor area per each square foot of land area within a lot or parcel within one of the three zones shall monitor the traffic generated by it, the locations and times to be determined by the joint task force, and it shall supply such traffic volume figures to the joint task force. Each planning department will publish those figures yearly. The joint task force shall determine the acceptable methods of measuring traffic volumes, the acceptability of persons or firms undertaking it and all other reasonable requirements in connection therewith.

(3) Each developer or owner of a parcel who leases part of the parcel, or part of a building thereon, to one or more tenants shall include the following in each lease: the cities of Golden Valley and St. Louis Park have established an I-394 traffic zoning ordinance. It will require traffic management plans for traffic generated by this and certain adjacent developments when certain conditions occur. Under such conditions, it will restrict traffic generated by these developments. The plan is

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intended to promote improved traffic circulation and reduce pollution and congestion, particularly during peak times, for all users of city streets. The traffic management plans prepared by the owners may require the use of rideshare incentive programs, public transit incentives, bicycle and pedestrian incentive measures, variable work hours or flex-time programs under which employees are required to stagger their work hours, measures to reduce reliance on single-occupancy vehicles, shared parking and the like. A copy of the complete zoning ordinance may be obtained by calling the city offices of Golden Valley or St. Louis Park.

Sec. 36-193. Owner requirement.

(a) Each development on a parcel which is required to have a traffic management plan by the terms of this division shall manage the traffic it generates in such a way as to substantially meet the terms of the traffic management plan for that parcel.

Sec. 36-194. Traffic management plan.

In addition to being approved by the joint task force, the initial traffic management plan shall be reviewed by the other city planning agencies and approved by the city council as part of the regular conditional use permit or planned unit development approval process. It shall utilize the appropriate techniques available to reduce the p.m. peak hour traffic generated by the parcel, including but not limited to:

(a) Ridesharing incentive programs which may include activities to encourage and assist the formation of car, van, and bus pools, such as cash payments or subsidies and preferential parking charges and parking space location, and other analogous incentive programs.

(b) Public transit incentive programs which may include the provision of paratransit services to and from convenient public transit sites and to accommodate midday and evening excursions, the constructing of transit shelters and amenities, the construction of bus/rail transit stations and related facilities, the dedication of land and the provision of other subsidies for the construction and operation of public transit facilities, the provision of transit fare media subsidies and marketing programs, and the provision of other analogous incentive programs.

(c) Recommended improvements in public transit which services the site of the proposed use, such as changes in service routes, increases in the frequency of service, alterations in the location of facilities, the establishment of fare incentive programs and other measures designed to make public transit more accessible to occupants of the proposed use.

(d) Bicycle and pedestrian incentive measures which may include the provision of bicycle parking and storage facilities, the construction and extension of bicycle paths and pedestrian walkways, the provision of shower and locker facilities and similar incentive features.

(e) In the case of office and industrial uses, variable work hour, or flex time, programs under which employees working at the proposed use will stagger their work hours in

order to affect a reduction in the amount of peak period traffic to and/or from the use which would otherwise occur.

(f) Measures to reduce the reliance on single-occupancy vehicles by employees and others who will travel to and from the proposed use which may include parking fee structures tailored to discourage single-occupancy vehicles, proscription of tenant-employee subsidy of parking costs for single-occupancy vehicles, time and other access restrictions to parking spaces in on-site parking facilities, and programs to support and encourage the utilization of alternative transportation modes.

(g) Use and accessory use design options which reduce reliance on single-occupancy vehicles by employees and others who will travel to and from the proposed use, such as the provision of less parking area than that required under the provision of this chapter, shared parking arrangements, the incorporation of residential units (in the case of proposed commercial uses) and other analogous design features.

(h) Any other technique or combination of techniques capable of reducing the traffic and related impacts of the proposed use.

Sec. 36-195. Nonconforming traffic generation uses.

(a) Nonconforming traffic generation uses are all uses within the area covered by this division which existed or had approved land use and building permits before the effective date of the ordinance from which this chapter is derived. If a nonconforming traffic generation use exceeds more than 0.6 square foot of gross floor area per each square foot of land area within a lot or parcel, it may not be altered or modified unless it conforms to the terms of this division.

Sec. 36-196. Joint task force.

(a) The joint task force shall consist of eight members: two elected officials from each city, each city manager and a staff member appointed by the city manager from each city. Its function shall be to periodically monitor the traffic generation and air pollution in zones A, B and C and to review traffic management plans so as to ensure their compliance with the intent and purpose of this division. It also shall adopt and promulgate rules of procedure. If the joint task force deadlocks, the issue or matter shall be submitted first to mediation under the Rules of the American Arbitration Association. Thereafter, upon agreement of the parties, the issue or matter may be submitted under the Rules of the American Arbitration Association to binding arbitration by a single arbitrator chosen by the parties, or if they cannot agree, by the county district court. The arbitration shall proceed under the Rules of the American Arbitration Association.

Sec. 36-197. Traffic management administrative fee.

(a) Under the authority in M.S.A. § 462.353, subd. 4, each owner of a parcel or development subject to the terms of this division shall pay a traffic management administrative fee of $0.10 per square foot of gross floor area. Fifty percent of the fee shall be paid at the time such owner applies for a conditional use permit or planned

unit development for such development and 50 percent of the fee shall be paid at the time such owner applies for a building permit thereof. The fees shall be collected by the city and deposited as a separate fund under the authority of the joint task force. The fund will be used by the joint task force only for its costs incurred in reviewing, investigating, and administering traffic management plans under this division. Should the costs of administering and enforcing this division require it, the city reserves the right to periodically assess such costs to the parcels within the area covered. The city also reserves the right to periodically assess the parcels within the respective areas for the costs involved in implementing capital improvements designed to reduce traffic congestion, facilitate transit use, and implement traffic management plans in the vicinity of Xenia/Park Place Boulevard and I-394, Louisiana Avenue and I-394, and Boone Avenue and I-394.

Sec. 36-198. Trip generation rates; table.

(a) The following table is the I-394 corridor traffic study, trip generation rates source/comparison:

Table 36-198(a). I-394 Corridor Traffic Study
Trip Generation Rates Source/Comparison
P.M. Peak Hour Trip Generation Rates

Land Use Type	Unit	ITE (1982)		BRW/MC		SRF/MTKA		SRF/G.V.-S.L.P.		ITE (1987)	
		In	Out	In	Out	In	Out	In	Out	In	Out
Residential single-family	D.U.	0.63	0.37	--	--	0.63	0.37	0.63	0.37	0.63	0.37
Residential mid-density	D.U.	0.32	0.19	0.63	0.38	0.50	0.30	0.50	0.30	0.41	0.21
Residential high-density	D.U.	0.44	0.26	0.66	0.38	0.38	0.22	0.38	0.22	0.22	0.17
Office < 200 K.S.F.	1,000 sq. ft.	0.44	1.76	0.37	1.49	0.44	1.76	0.44	1.76	0.31*	1.66*
Office > 200 K.S.F.	1,000 sq. ft.	0.44	1.76	0.37	1.49	0.24	1.76	0.24	1.76	0.24*	1.26*
Retail < 200 K.S.F.	1,000 sq. ft.	2.85	3.05	2.98	3.18	2.96	3.15	2.96	3.15	4.17*	4.52*
Retail > 200 K.S.F.	1,000 sq. ft.	2.11	2.69	2.61	3.32	1.62	2.06	1.62	2.06	1.69*	1.84*
Industrial	1,000 sq. ft.	0.35	0.70	--	--	0.32	0.63	0.32	0.63	0.20	0.77
Restaurant	1,000 sq. ft.	3.79	2.35	1.16	0.71	2.74	1.69	2.74	1.69	5.00	2.25
Hotel/motel	Room	0.36	0.37	0.51	0.52	0.51	0.52	0.32	0.33	0.37	0.24

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Land Use Type	Unit	ITE (1982)		BRW/MC		SRF/MTKA		SRF/G.V.-S.L.P.		ITE (1987)	
		In	Out	In	Out	In	Out	In	Out	In	Out
Entertainment /club	1,000 sq. ft.	0.73	0.77	--	--	0.73	0.77	0.73	0.77	0.74	0.78
Golf course	Acre	0.08	0.31	--	--	--	--	0.24	0.45	0.03	0.35
Nursing home	Bed	0.05	0.16	--	--	0.05	0.16	0.32	0.33	0.5	0.16
Service commercial	1,000 sq. ft.	--	--	--	--	2.35	2.12	--	--	--	--
Retail > 1,000 K.S.F.	1,000 sq. ft.	1.40	1.90	1.04	1.10	1.12	1.18	--	--	1.39	1.51
* Mid rate in new (1987) I.T.E. range between 10—200 K.G.S.F. and 300—1,000 K.G.S.F.											

DIVISION 3. HISTORIC WALKER LAKE OVERLAY DISTRICT

Sec. 36-199. Purpose

(a) The Historic Walker Lake (HWL) overlay district is established to promote investment and infill development that preserves and protects the unique character of the Historic Walker Lake area.

(b) The boundaries of the HWL overlay district shall be the area shown on the official zoning map.

Sec. 36-200. Development Standards

(a) No minimum and maximum number of parking spaces are required in the HWL overlay district.

(b) Parking lots and ramps as a principal use shall be owned by the City.

(c) Freestanding signs, including monument and pylon signs, are prohibited. Monument signs less than six feet in height are permitted in the HWL overlay district.

Sec. 36-201. Design Guidelines

(a) The design of lots, uses, and buildings in the HWL overlay district shall substantially conform with the design guidelines established in the Historic Walker Lake Area Design Guidelines, adopted by the City Council on December 11, 2020.

Secs. 36-202 to 36-222 reserved.

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ARTICLE VII. USE SPECIFIC STANDARDS

DIVISION 1. GENERALLY

Sec. 36-223. Applicability.

(a) The Use Specific Standards listed in this article are applicable to those uses listed in the Principal Uses and Accessory Uses tables in article III and article IV which are indicated as having use specific standards in that column of the table. Compliance with the use specific standards is required whether the uses are shown as Permitted with Standards or Conditional.

DIVISION 2. PRINCIPAL USES, RESIDENTIAL

Sec. 36-224. Bed and breakfast establishment.

(a) The facility shall be owner occupied.
(b) The total number of guestrooms shall be limited to three.
(c) Not more than 50% of the gross floor area of the residence shall be used for the guesthouse operation.
(d) Accommodations may be provided for a guest for a period not exceeding 14 days.
(e) Food service shall be limited to breakfast.
(f) Rented rooms shall not contain cooking facilities.
(g) Rooms used for sleeping shall be part of the primary residential structure and shall not have been constructed specifically for rental purposes.

Sec. 36-225. Dwelling, single unit.

(a) Lot access.
  (1) If a lot is adjacent to an alley, driveway access shall be off the alley.
  (2) If a lot is not adjacent to an alley but is a corner lot or a through lot, then driveway access shall be off the side street with the lower functional class as defined by the comprehensive plan.
  (3) If a lot is not adjacent to an alley nor a corner lot, driveway access can be from the street.
  (4) A driveway existing as of March 3, 2025 that does not meet the above lot access standards can continue in the same location until the property is redeveloped. Such driveway may be expanded as long as it is in conformance with the city code.
(b) The maximum cumulative garage door width facing a public right of way shall not exceed 50% of the principal building's front facade.
(c) If the dwelling is a manufactured home, it shall:
  (1) Have a permanent, completely enclosed foundation which complies with the state manufactured home building code and which is constructed around the entire circumference of the structure.

(2) Meet the standards and be certified by the U.S. Department of Housing and Urban Development.

(d) For N-1 and N-2 districts, a single-unit dwelling which legally existed or for which a valid building permit had been granted on or before the effective date of the ordinance from which this chapter is derived, may be expanded by an addition or dormer, provided the addition does not extend into the existing side yard.

Sec. 36-226. Dwelling, single unit small.

(a) The dwelling shall have a maximum size of no more than 1,200 square feet. The maximum ground floor area of the dwelling shall not exceed 800 square feet.
(b) The maximum height of the dwelling unit shall be 25 feet.

Sec. 36-227. Dwelling, two-unit (duplex).

(a) Any two-unit (duplex) dwelling shall abide by the standards required for dwelling, single-unit.

Sec. 36-228. Dwelling, two-unit attached (twinhome).

(a) Any two-unit attached (twinhome) dwelling shall abide by the standards required for dwelling, single-unit.

Sec. 36-229. Dwelling, detached courtyard cottage/bungalow.

(a) A cottage courtyard development shall consist of at least four and no more than 12 dwelling units located around a shared, centrally located courtyard.
(b) The cottage courtyard development shall provide a minimum of 300 square feet of common open space per dwelling unit. This common open space includes the required shared courtyard, which shall be at least 20 feet in width and depth.
(c) A cottage courtyard development may have more than one courtyard.
(d) Each dwelling unit shall have a maximum height of 25 feet.
(e) Each dwelling unit shall have a maximum ground floor area of 900 square feet.
(f) Each dwelling unit shall have the primary entrance oriented to the shared courtyard.
(g) Each dwelling unit abutting a public street shall have windows on the facade oriented to the public street.
(h) Each dwelling unit shall have no more than a one-stall attached garage.
(i) Accessory buildings. No accessory buildings shall be allowed except for a one-stall detached garage for each dwelling unit and accessory buildings for use by the homeowners association.
(j) Parking areas shall not be located in any required yard abutting a public street.
(k) Accessory dwelling units are prohibited.
(l) Dwelling units may be located on one parcel or on individual parcels for each dwelling unit with a separate parcel for common open spaces and facilities.

Sec. 36-230. Dwelling, three-unit.

(a) Any three-unit dwelling shall abide by the standards required for dwelling, single-unit.

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Sec. 36-231. Dwelling, four-unit.

(a) Lot access.
  (1) If a lot is adjacent to an alley, driveway access shall be off the alley.
  (2) If a lot is not adjacent to an alley but is a corner lot or a through lot, then driveway access shall be off the side street with the lower functional class as defined by the comprehensive plan.
  (3) If a lot is not adjacent to an alley nor a corner lot, driveway access can be from the street.
  (4) A driveway existing as of March 3, 2025 that does not meet the above lot access standards can continue in the same location until the property is redeveloped. Such driveway may be expanded as long as it is in conformance with the city code.

(b) On the public street-facing facade, no garage shall occupy more than 50% of any street-facing individual unit facade.

Sec. 36-232. Dwelling, townhouse.

(a) Lot access.
  (1) If a lot is adjacent to an alley, driveway access shall be off the alley.
  (2) If a lot is not adjacent to an alley but is a corner lot or a through lot, then driveway access shall be off the side street with the lower functional class as defined by the comprehensive plan.
  (3) If a lot is not adjacent to an alley nor a corner lot, driveway access can be from the street.
  (4) A driveway existing as of March 3, 2025 that does not meet the above lot access standards can continue in the same location until the property is redeveloped. Such driveway may be expanded as long as it is in conformance with the city code.

(b) The maximum number of dwellings per structure shall be as follows:
  (1) Small townhouse dwelling shall have no more than four units
  (2) Large townhouse dwelling shall have no more than eight units. The orientation of the structure(s) shall match the orientation of other existing principal structures along the block on which it is located.

(c) On the public street-facing facades, no garage door shall exceed more than 50% of the width of the front façade of any individual unit.

(d) Buildings shall be designed with significant variation in the façade every 60 feet and minor variations at least every 20 feet. Variation can be achieved with articulation, texture, materials, doors, windows, roof dormers, gables, and covered porches. Any architectural projection or recess used to accomplish this change shall be a minimum of six feet wide and two feet deep.

Sec. 36-233. Dwelling, apartment (low-rise).

(a) Lot access. Lot access for any low-rise apartment dwelling shall abide by the lot access standards as required for dwelling, townhouse above.

(b) Individual dwelling unit entrances for ground floor units may be interior or exterior entrances.

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(c) Any driveways or parking areas within 30 feet of a property zoned N-1 or N-2 shall be screened. Such screening may consist of a solid hedge, an architectural compatible opaque wall, fence, berm or combination thereof.

Sec. 36-234. Dwelling, apartment (mid-rise).

(a) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
(b) Any mid-rise apartment dwelling shall abide by the standards as required for dwelling, apartment (low-rise).

Sec. 36-235. Dwelling, apartment (high-rise).

(a) Any high-rise apartment dwelling shall abide by the standards as required for dwelling, apartment (mid-rise).

Sec. 36-236. Dwelling, apartment mixed use (low-rise)

(a) On the ground story, at least 75% of the building facade along the primary street frontage and 25% of the building façade along the secondary street shall be non-residential uses within the first 30 feet behind the street frontage facade.
    (1) The 25% non-residential requirement along the secondary street shall not apply if adjacent to N-1 or N-2 zoned and used districts. In this case, residential and residential accessory uses (including parking) are allowed along the entire length of the building adjacent to the secondary street.
    (2) Residential accessory uses may include leasing and/or property management offices, fitness facilities for tenants, meeting rooms, or similar uses for the exclusive use of residents of the building.
(b) The uses are in conformance with the comprehensive plan.
(c) Ground story residential dwellings in existence on December 11, 2020, shall be considered a conforming use.
(d) The building design and placement shall provide a desirable residential environment.
(e) Dwelling unit entrances are not required to be interior to the building and individual exterior entrances are encouraged for ground floor units.
(f) Buildings shall be located a minimum of 10 feet from the back of the curb line of internal private roadways or parking lots.
(g) A minimum five-foot-wide sidewalk or paved trail access to open space, plazas, pedestrian ways, and off-site parks shall be provided for building occupants.
(h) A minimum of 12% of the net site area shall be developed as designed outdoor recreation area.
(i) Lot access.
    (1) If a lot is adjacent to an alley, then the access to the parking lot and structured parking shall be from the alley.

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(2) If a lot is not adjacent to an alley but is a corner lot or a through lot, then driveway access shall be off the street with the lower functional class as defined by the comprehensive plan.

(j) Any driveways or parking areas within 30 feet of a property zoned N-1 or N-2 shall be screened to a height of eight feet. Such screening may consist of a solid hedge, an architectural compatible opaque wall, fence, berm or combination thereof.

Sec. 36-237. Dwelling, apartment mixed use (mid-rise).

(a) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.

(b) Any apartment mixed use (mid-rise) building shall abide by the standards as required for apartment mixed use (low-rise).

Sec. 36-238. Dwelling, apartment mixed use (high-rise).

(a) Any apartment mixed use (high-rise) building shall abide by the standards as required for apartment mixed use (mid-rise).

Sec. 36-239. Dwelling, live/work unit.

(a) The work space shall be separate from the living space.
(b) The floor area devoted to the business use may not exceed the floor area devoted to the residential use within the unit.
(c) Any space that will be used by walk-in customers of the business must be accessible from an exterior entrance that is not used to access other residential units.
(d) With the exception of the exterior entrance, the business cannot substantially alter the exterior of the property or substantially affect the character of the neighborhood or the health, safety and welfare of the residents.
(e) The business space must be designed to permit conversion to residential space with minimum work and no structural changes.
(f) Uses which are not allowed include but are not limited to the following: uses classified as industrial; appliance, small engine and bicycle repair; motor vehicle sales; motor vehicle service and repair; pawnshops; animal handling; bars; food service; restaurants; private entertainment; cannabis businesses; sexually oriented businesses; and cannabis businesses.
(g) The dwelling shall be located above or behind the work space.

Sec. 36-240. Group home/non-statutory.

(a) The use shall not be located within 1,500 feet of any other group home or state-licensed residential facility.
(b) The maximum occupancy of a facility shall not exceed six people in the N-1 and N-2 district, 30 people in the N-3 district, and 50 people in the N-4 district. A minimum of 300 square feet of gross building area shall be provided for each resident.

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(c) A minimum of 12% of the net site area shall be developed as designed outdoor recreation area.
(d) At least 800 square feet of lot area shall be provided for each person, including resident staff, housed on the site.
(e) The building structure shall not be modified or converted for the specific purpose of accommodating the group home use except to comply with Americans with Disabilities Act requirements or other normal maintenance and repair.
(f) The following shall also be required for facilities located in the N-1 and N-2 districts:
  (1) No more than two people shall occupy one bedroom
  (2) One bathroom shall be provided for every three persons living at the facility.

Sec. 36-241. Hostel.

(a) The hostel shall be affiliated with a national or international hostel organization and shall be subject to the operating procedures of such organization.
(b) The hostel shall be available for occupancy only by members of the affiliate or the parent organization.
(c) The hours for check-in/check-out shall be limited to 6:00 a.m. to 1:00 a.m.
(d) Overnight parking of vehicles whose passenger capacity exceeds 15 shall be prohibited on the site.
(e) Outdoor recreational and play areas shall be located at least 25 feet from any lot zoned N and either used for residential use or has an occupied institutional building, including but not limited to educational (academic) facilities, religious institutions, and community centers.
(f) No room shall contain more than four beds.

Sec. 36-242. Hotel/motel.

(a) The facility shall contain a minimum of 600 square feet of lot area per unit.
(b) Building heights shall be limited to four stories or 45 feet within 100 feet of any parcel that is zoned N and used for dwelling purposes.
(c) Shall be located in the upper stories of a structure; the basement; or in the ground story, a minimum of 30 feet behind any primary street façade and behind a permitted use.
(d) Rooms shall be accessed from the interior of the building.
(e) Secondary service uses may also be provided, such as food service, meeting rooms, pools, and fitness rooms as accessory uses.
(f) A lobby and secondary service uses serving the hotel/motel may be provided along 25% of the primary frontage as defined by the zoning administrator. The remaining 75% of the primary frontage shall be non-residential uses.

Sec. 36-243. Nursing home.

(a) All structures shall be located a minimum of 30 feet from any parcel that is zoned N and used for dwelling purposes.

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(b) A minimum of 12% of the net site area shall be developed as designed outdoor recreation area.

Sec. 36-244. Manufactured home park.

(a) The manufactured home park, and all manufactured homes sited within it, must meet all requirements set forth in state statutes.
(b) A responsible attendant or caretaker must be in charge at all times and shall be responsible for ensuring the maintenance of the park, its facilities, and its equipment in clean, ordinary, and sanitary condition.
(c) The manufactured home park must be at least 5 acres in size.
(d) The manufactured home park shall meet the density requirement set forth in the comprehensive plan.
(e) Uses permitted within the park shall include only manufactured homes, storm shelters, recreational facilities, and accessory uses to the manufactured homes, including common laundering facilities, garages, sheds, and similar structures necessary for the operation and maintenance of the park.
(f) All manufactured homes shall be equipped with an anchoring system approved by the Minnesota Department of Administration (Building Code division). The frame, wheels, crawl space, storage areas, and utility connections of all manufactured homes shall be concealed from view by skirting made of durable all-weather construction material that is consistent with the exterior of the manufactured home. Installation of the skirting must be completed within 60 days of the placement of the manufactured home on the pad. No obstruction shall be permitted that impedes the inspection of plumbing and electrical facilities.
(g) The maximum impervious surface coverage on individual manufactured home sites for the manufactured home, any accessory structures, and driveway shall be 50%.
(h) Except for public, community, and utility structures, the maximum height of principal and accessory structures shall not exceed 20 feet.

Sec. 36-245. State-licensed residential facility.

(a) The use shall have a valid state license authorizing the residential facility. The license shall be issued specifically for the property where the residential facility is being conducted.

DIVISION 3. PRINCIPAL USES, PUBLIC, SOCIAL, & INSTITUTIONAL

Sec. 36-246. Business/trade school/college.

(a) All educational and training activities shall occur within a building.

Sec. 36-247. Educational facility.

(a) Educational facilities with 20 or fewer students.
    (1) The school shall be limited to preschool through eighth grade.

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(2) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.

(3) Student drop-off and loading areas shall not interfere with traffic and pedestrian movements.

(4) An outdoor play area shall be provided that contains at least 40 square feet per student enrolled at the school or be located adjacent to a public park.

(b) Educational facility with more than 20 students.

(1) The principal buildings shall be located a minimum of 30 feet from any parcel zoned N and used for a dwelling.

(2) An off-street passenger loading area shall be provided to maintain vehicular and pedestrian safety.

(3) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.

(c) Pick-up/drop-off areas shall not conflict with other on-site or abutting land uses and shall not create congestion on public streets. Only automobiles and passenger vans shall be allowed to use an alley for pickup and drop-off of students.

(d) In multitenant buildings, the school shall have at least one separate building entrance or shall have an interior entrance that is within 50 feet of a common building entrance.

(e) Outdoor areas designated for group activities shall be located a minimum of 25 feet from a lot zoned N and used for dwelling purposes.

(f) The use must have a minimum of 40 square feet of outdoor area per student dedicated to outdoor student activity and enclosed by a fence or be within ¼ mile of a city park developed with recreational facilities.

Sec. 36-248. Hospital.

(a) Buildings, or portions thereof, located within 100 feet of any parcel that is zoned N and used for dwelling purposes shall be limited to four stories or 45 feet, whichever is less.

(b) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.

(c) Internal traffic circulation shall be designed to minimize traffic within 100 feet of any abutting property zoned N and used for dwelling purposes.

(d) Screening shall be installed along any abutting property zoned N and used for dwelling purposes, and the screening shall include a six-foot privacy fence.

Sec. 36-249. Municipal, county, state, or federal administrative or service facility.

(a) Buildings shall be located at least 25 feet from a lot that is zoned N and used for dwelling purposes.

(b) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets

Sec. 36-250. Place of assembly.

(a) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
(b) In MU-1 district, not permitted in a building with residential uses.
(c) In multitenant buildings, noise shall be contained within that space dedicated to the place of assembly use. No noise shall be audible within common areas or in adjacent units.
(d) In multitenant buildings, the place of assembly shall have a separate entrance or shall have an interior entrance that is within 50 feet of a common building entrance.
(e) All buildings shall be located a minimum of 30 feet from any parcel that is zoned N and used for dwelling purposes.
(f) An off-street passenger loading area shall be provided to maintain vehicular and pedestrian safety.
(g) Outdoor recreational and play areas shall be located at least 25 feet from any parcel that is zoned N and used for dwelling purposes.

Sec. 36-251. Police/fire station.

(a) Buildings shall be located at least 25 feet from a lot that is zoned N and used for dwelling purposes.
(b) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
(c) Unobstructed visibility shall be provided from the driveway to the adjacent streets for emergency vehicles and a traffic light shall be installed at the entrance to the facility to control non-emergency traffic if recommended by the Director of Public Works.

Sec. 36-252. Post office customer service.

(a) The use shall only be permitted when it can be demonstrated that the operation will not have a significant adverse effect on the existing level of service and safety of adjacent streets and intersections.
(b) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
(c) Outdoor mailboxes intended for in-vehicle service shall be located to allow in-vehicle mail drop-off by the vehicle's driver.

Sec. 36-253. Religious institution.

(a) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
(b) All buildings shall be located a minimum of 30 feet from any parcel that is zoned N and used for dwelling purposes.

(c) An off-street passenger loading area shall be provided to maintain vehicular and pedestrian safety.
(d) Outdoor recreational and play areas shall be located at least 25 feet from any lot zoned N and used for dwelling purposes.

DIVISION 4. PRINCIPAL USES, COMMERCIAL

Sec. 36-254. Adult day care.

(a) A minimum of 12% of the net site area shall be developed as designed outdoor recreation area or be adjacent to a city park or public open space with designed outdoor recreation opportunities.
(b) Within the N-1 and N-2 districts, the facility may serve 16 or fewer persons.

Sec. 36-255. Animal handling.

(a) No animals shall be kept outside the building or cause offensive odor or noise discernible at the property line of the lot on which the activity is conducted.
(b) Boarding animals during the day and/or night shall not be permitted in a vertical mixed-use building.
(c) The use shall be located a minimum of 100 feet from any parcel that is zoned N and used for dwelling purposes.

Sec. 36-256. Animal handling, limited.

(a) Daytime or overnight boarding of animals is not permitted unless the animals are kept overnight for medical treatment/care.

Sec. 36-257. Appliance, small engine and bicycle repair.

(a) Engines shall not be operated or tested outside of a structure if the use is located within 300 feet of any parcel that is zoned N.
(b) Uses involving combustible engines shall not be permitted in a residential mixed-use building.

Sec. 36-258. Auto body/painting.

(a) Damaged or inoperable vehicles shall be stored indoors or in areas that meet the outdoor storage standards listed in section 36-295.
(b) The facility shall be located a minimum of 300 feet from any parcel that is zoned N or occupied with a residential mixed-use building.
(c) No sales, storage or display of used automobiles shall be permitted.
(d) In the B1 district, the facility shall only be allowed as accessory to a motor vehicle sales or motor vehicle fuel and repair use.

Sec. 36-259. Bank.

(a) Self-service machines shall be located inside the building.

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Sec. 36-260. Cannabis retailer.

(a) The lot must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the cannabis retailer.
(b) The lot must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales or sexually-oriented business. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the cannabis retailer.
(c) The lot must be at least 1,000 feet from the property line of a site containing a cannabis retailer. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the cannabis retailer.
(d) In-vehicle sales or services are prohibited.
(e) The use shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.
(f) On-site consumption of cannabis or lower-potency hemp and beverages is prohibited.

Sec. 36-261. Car wash.

(a) A car wash that is a principal use shall have parking space to permit the stacking of at least 30 cars or the maximum number of vehicles which can be washed during a 30-minute period, whichever is greater; plus an additional 10 off-street parking spaces for employees and storage of employee owned and washed cars.
(b) Drainage and surfacing plans for a car wash shall be approved by the director of public works. The plans shall describe the wash water disposal and sludge removal facilities to be employed to accomplish dust, salt, and other chemical and mud abatement on the premises and prevent the accumulation of surface water, wash water or sludge on the site or in the vicinity of the premises.
(c) No ingress or egress points for a car wash shall be closer than 150 feet from the point of intersection of the required front and side yard lines adjoining intersecting streets. The exit door from the car wash shall be at least 45 feet from the public right of way. Drainage shall be away from the public street at the egress points to prevent spillage onto the street. The grades of the interior floor shall be sloped away from the exit door, and such floor shall be sloped to an accepted interior drainage system. No water which is used in the operation of the car wash shall be allowed on any public right of way.
(d) Automatic car washes shall be located a minimum of 95 feet from any parcel that is zoned N and used for dwelling purposes or any parcel that has a residential mixed-use building. In this case, entrance and exit doors for the car wash that face the residential parcel shall be located at least 100 feet from the residential parcel.
(e) Automatic car washes accessory to a motor fuel station or motor vehicle service and repair facility shall provide stacking space for at least four cars. Cars located in these

stacking spaces should not block ingress and egress driveways on the site or driveways providing access to gasoline pumps, service bays or required off-street parking, except that vehicles in stacking spaces may block access to parking stalls which are signed for employee parking only. All other provisions of this section shall apply to automatic car washes, except that no additional off-street parking spaces shall be required for an automatic car wash and ingress or egress to an automatic car wash may be permitted within 150 feet of the point of intersection of the required front and side yard lines.

Sec. 36-262. Catering.

(a) This use may also include associated facilities such as offices and small-scale warehousing, but distribution is limited to vans and small trucks. Distribution access shall be from the rear.
(b) The maximum overall gross floor area is limited to 12,000 square feet.
(c) Outside storage of catering vehicles or associated equipment shall be kept in areas that meet the outdoor storage standards specified in section 36-295.
(d) All outdoor activities such as loading and unloading shall be located a minimum of 100 feet from any parcel that is zoned N or used for dwelling purposes.
(e) Any exhaust system venting outdoors shall be located away from residential areas.

Sec. 36-263. Dry cleaning or laundering facility.

(a) The use shall not exceed 15,000 square feet in area.
(b) Outside storage and parking of trucks involved in the operation of the business is limited to trucks and vans with a manufacturer's rated cargo capacity of one ton or less.
(c) Outside vehicle storage shall meet the standards listed in section 36-295 outdoor storage.

Sec. 36-264. Grocery store.

(a) When the grocery store is located in a mixed-use building with residential or office uses above the grocery use, the following applies:
    (1) No activity results in any noxious or offensive odors, sounds, vibrations, emissions, or any external nuisances upon adjacent properties.

Sec. 36-265. Group day care/nursery school.

(a) The principal buildings shall be located a minimum of 30 feet from any parcel zoned N and used for a dwelling.
(b) The on-site outdoor activity areas shall be enclosed by a minimum four-foot-tall fence.
(c) City parks may be utilized to meet up to 50% of the required outdoor activity areas with the following standards:
    (1) The park must have age-appropriate play equipment.
    (2) There is a clearly defined and maintained sidewalk or improved trail connecting the facility to the park.

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(3) Outdoor recreational and play areas shall be located at least 25 feet from any parcel zoned N and used for dwelling purposes.

(d) An off-street passenger loading area shall be provided in order to maintain vehicular and pedestrian safety.

Sec. 36-266. Liquor store.

(a) The lot must be at least 1,000 feet from the property line of a site containing a pawnshop, currency exchange, payday loan agency, firearms sales or sexually-oriented business. In the case of a shopping center or a multiuse building, the distance shall be measured from the portion of the center or building occupied by the liquor store.

Sec. 36-267. Lower potency hemp edible retailer.

(a) The standards for lower-potency hemp edible retailers are that the use shall be located more than 300 feet from the property line of a site containing a school. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the lower-potency hemp edible retailer.

Sec. 36-268. Motor fuel station.

(a) All pump islands, air dispensers and other service devices shall be installed at least 12 feet off and toward the interior of the lot from the required yard line, and no display, servicing of vehicles, parking or dispensing of gasoline shall take place within the required yard. On sites where pump islands have been constructed at the required yard line, a landscaped area of eight feet shall be installed in the required yard.

(b) All on-site utility installations shall be placed underground.

(c) No outside sale or display shall be permitted except gasoline and other goods consumed in the normal operation of a car limited to the following kinds of products: oil, gasoline and oil additives, propane tanks, windshield cleaner, windshield wipers, tires and batteries. No products shall be sold or displayed in any required yard nor shall the total display area occupy more than 150 square feet in area or be more than five feet in height. No other vehicular parts and non-automobile-oriented goods shall be displayed or sold outside.

(d) Modification of the requirement of this section may be made for service stations in existence on the effective date of the ordinance from which this chapter is derived, if the city council finds that, because of the shape of the lot, size of the lot, the location of the principal building on the lot or similar circumstances, it would be impossible to satisfy the strict terms of this section or that they could be satisfied only by imposing exceptional or undue hardship upon the owner of the lot.

(e) Any canopy and canopy support systems shall be constructed using architectural design and materials which are compatible with the principal structure.

(f) No public address system shall be audible from any parcel that is zoned N and used for dwelling purposes.

(g) The use is in conformance with the comprehensive plan.

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(h) Refer to section 36-369 for electric vehicle supply equipment (EVSE) requirements.
(i) In addition to the above requirements, the following standards shall apply to motor fuel stations in the MU-1 district:
  (1) Hours of operation shall be between 6:00 a.m. and 11:30 p.m.
  (2) Gasoline pump islands, dispenser type, and location shall be designed so that no more than eight vehicles can be refueled at any given time.
  (3) The number of service stalls shall not exceed two.

Sec. 36-269. Motor vehicle sales.

(a) No previously registered but currently unlicensed or inoperable vehicles shall be stored on premises.
(b) A minimum of 50% of the vehicles for sale on the premises shall be new vehicles.
(c) All open sales or rental lots shall be operated in conjunction with a building or buildings containing the same or similar materials as displayed on the open sales or rental lot.
(d) The building and the sales or rental lot shall be on one contiguous site.
(e) String lighting shall be prohibited.
(f) The area of open sales or rental lot used for storage and display of merchandise shall not exceed two square feet for every one square foot of building on the site devoted to the same or a similar use or accessory use.
(g) No test driving shall be permitted on local residential streets.
(h) No outdoor public address system shall be permitted.
(i) All customer and employee parking shall be clearly designated and signed.
(j) No motor vehicle transport loading or unloading shall be permitted on any minor residential street.
(k) No display or storage of motor vehicles shall be permitted on any public right of way.
(l) The storage lot shall be located a minimum of 100 feet from any parcel that is zoned N and used for dwelling purposes, or has an occupied institutional building, including but not limited to schools, religious institutions, and community centers.
(m) The use is in conformance with the comprehensive plan.

Sec. 36-270. Motor vehicle service and repair.

(a) No public address system shall be audible from any parcel that is zoned residential and used or subdivided for residential, or has an occupied institutional building, including but not limited to schools, religious institutions, and community centers.
(b) All repair, assembly, disassembly and maintenance of vehicles shall be inside a closed building except tire inflation, changing wipers or adding oil.
(c) Test driving shall be prohibited on any street in a N district.
(d) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
(e) The building housing the use shall be located a minimum of 100 feet from any parcel that is zoned neighborhood and used or subdivided for residential use, or any parcel that has a residential mixed-use building.

Sec. 36-271. Office.

(a) The use shall occupy no more than 50% of the building in the I-2 district.
(b) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
(c) The parking areas shall be set back at least five feet from any parcel that is zoned N.
(d) The materials used in and placement of all signs shall be integrated with the building design and architecture.

Sec. 36-272. Pawnshop.

(a) The lot must be at least 1,000 feet from the property line of a site containing another pawnshop, currency exchange, payday loan agency, firearms sales, liquor store, sexually oriented business or cannabis retailer. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the pawnshop.
(b) The pawnshop use shall not operate in conjunction with a sexually oriented business.
(c) The lot must be at least 1,000 feet from the property line of a site containing another pawnshop, currency exchange, payday loan agency, firearms sales, liquor store or sexually oriented business. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the pawnshop.
(d) The lot shall be located a minimum of 350 feet from any parcel that is zoned N, or has an educational use, religious institution, park, library or community center. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the pawnshop.
(e) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial. Access to and from local residential streets is prohibited.
(f) In-vehicle sales or services are prohibited.
(g) Firearm transactions are prohibited.
(h) The use shall be contained within a completely enclosed building. Outside storage, display, or sale of merchandise is prohibited.
(i) Exterior loudspeakers or public address systems are prohibited.
(j) Visibility into the store shall be maintained by utilizing clear, transparent glass on all windows and doors, and by keeping all windows free of obstructions for at least three feet into the store. Product may be displayed for sale in the window as long as the display, including signage, does not occupy more than 30% of the window area.
(k) Interior and exterior bars, grills, mesh or similar obstructions, whether permanently or temporarily affixed, shall not cover any exterior door or more than 10% of any individual window or contiguous window area.
(l) Neon accents and back-lighted awnings shall be prohibited.
(m) Parking space requirements shall be determined pursuant to section 36-363. If a pawnshop is combined with another use such as a currency exchange or payday loan

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agency, each use shall be considered a separate use for purposes of determining minimum parking requirements.

Sec. 36-273. Payday loan agency and currency exchange.

(a) The lot must be at least 1,000 feet from the property line of a site containing a pawnshop, currency exchange, payday loan agency, firearms sales, liquor store, sexually oriented business, or cannabis retailer. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the payday loan agency or currency exchange.
(b) The use shall not operate in conjunction with a sexually-oriented business.
(c) The lot shall be located a minimum of 350 feet from any parcel that is zoned N, or has an educational (academic) use, religious institution, park, library or community center. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the use.
(d) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial. Access to and from local residential streets is prohibited.
(e) In-vehicle sales or services are prohibited.
(f) The use shall be contained within a completely enclosed building.
(g) Exterior loudspeakers or public address systems are prohibited.
(h) Windows must be of clear, transparent glass and be free of obstructions for at least three feet into the store. Product may be displayed in the window as long as the display, including signage, does not occupy more than 30% of the window area.
(i) Neon accents and back-lighted awnings shall be prohibited.

Sec. 36-274. Restaurant.

(a) The uses must be so located as to be visible and easily accessible to pedestrians from the public right of way.
(b) A six-foot sidewalk for pedestrian use shall be constructed along the perimeter of parking lot, drive aisle, and street adjacent to building to allow for the separation of pedestrian and vehicular movements within the parking lot.
(c) If there is a wine and/or beer liquor license, there shall be no separate bar area within the restaurant.

Sec. 36-275. Retail or service establishment over 50,000 square feet.

(a) This use shall only be permitted when it can be demonstrated that the operation will not have a significant adverse effect on the existing level of service on adjacent streets and intersections.
(b) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
(c) All buildings and structures shall be set back a minimum of 25 feet from any parcel that is zoned N and used for dwelling purposes.
(d) The use is in conformance with the comprehensive plan.

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Sec. 36-276. Self-storage facility.

(a) No hazardous or flammable materials shall be stored on site.
(b) No auctions, commercial sales/rentals, garage sales, or other activities not consistent with the approved storage use shall be conducted on the premises.
(c) No separate, dedicated utility connections, namely, electricity, water, telephone, cable TV, or gas, will be provided to the individual units.
(d) No unit within a self-storage facility shall be utilized as a place of business.
(e) Outdoor storage is permitted with the following conditions:
    (1) Only commercial and recreational vehicles may be stored outside.
    (2) The vehicles must be properly licensed and in operable condition.
    (3) The outdoor storage area shall not exceed 10% of the property size.
    (4) The outdoor storage area shall be screened from view from surrounding properties with a 15-foot landscaped buffer and an 8-foot privacy fence and trees.

Sec. 36-277. Sexually-oriented business, high impact.

(a) No person shall operate a high impact sexually oriented business on property, any part of which is within the area circumscribed by a circle which has a radius of 350 feet from any of the uses listed in this subsection (a). Distances shall be measured by following a straight line, without regard to intervening structures or objects, between the closest points on the property lines of the two uses. This distance requirement applies to the following uses:
    (1) Property developed or zoned for residential uses;
    (2) Property frequented by children or designed as a family destination, such as a day care facility, school, library, park, playground, nature center, religious institution, and other public recreational facility;
    (3) Premises licensed under chapter 3 of this ordinance, relating to on-sale liquor, beer and wine licensing.
(b) No person shall operate a high impact sexually oriented business on property, any part of which is within the area circumscribed by a circle which has a radius of 1,000 feet from another high impact sexually oriented business, pawnshop, currency exchange, payday loan agency, firearms sales, liquor store, or cannabis retailer. Distances shall be measured by following a straight line, without regard to intervening structures or objects, between the closest points on the property lines of the two uses.
(c) No owner, manager or employee may sell or display for sale any sexually-oriented materials except in original unopened packages.
(d) No owner, manager or employee of a high impact sexually-oriented business shall have been convicted of a sex crime, as identified in M.S.A. §§ 609.293 609.352, 609.746 609.749, 609.79, 518B.01, or related statute dealing with sexual assault, sexual conduct, harassment, obscenity, or domestic abuse.
(e) No owner, manager or employee of a high impact sexually-oriented business shall allow any sexually-oriented materials or entertainment to be used on any sign or window display.

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(f) No owner, manager or employee of a high impact sexually-oriented business shall engage in any activity or conduct or permit any other person to engage in any activity or conduct in or about the high impact sexually-oriented business establishment which is prohibited by any ordinance of the city, the laws of the state, or the laws of the United States. Nothing in this chapter shall be construed to authorize or permit conduct which is prohibited or regulated by other statutes or ordinances, including but not limited to statutes or ordinance prohibiting the exhibition, sale or distribution of obscene material generally, or the exhibition, sale or distribution of specified materials to minors.

(g) The business owner, manager or employee shall ensure that no person under the age of 18 years enters the business.

(h) No owner, manager or employee shall allow any sexually-oriented materials or entertainment to be visible or perceivable in any manner, including aurally, at any time from outside of the business.

(i) No owner, manager or employee shall allow any person under the age of 18 years to have access to sexually-oriented materials, whether by sight, purchase, touch, or any other means.

(j) Each business shall display a sign on its main entrance door which reads: "This business sells sexually-oriented material or entertainment. Persons under the age of 18 are prohibited from entering." The sign letters shall be a minimum of two inches high.

(k) No business regulated by this subsection may have a license under chapter 3 of this code, and no alcoholic beverages may be consumed in the business.

(l) No business shall exceed 10,000 square feet in gross floor area.

(m) No patron, employee, or other person may physically contact any specified anatomical area of himself or herself, or of any other person, except that a live performer may touch himself or herself.

(n) Each live performer shall remain at all times a minimum distance of ten feet from all members of the audience and shall perform on a platform intended for that purpose, which shall be raised at least two feet from the level of the floor on which the audience is located. No performer may solicit or accept any pay, tip, or other item from any member of the audience.

(o) No business shall have any booths, stalls or partitions which separate any area from a general public room. The restrictions of this subsection do not apply to restrooms, storage rooms, or private offices of the owner, manager, or employees of the business, if such storage rooms or offices are used solely for running the business and no person other than the owner, manager, and employees is allowed in the storage rooms or offices.

Sec. 36-278. Sexually-oriented business, limited impact.

(a) No owner, manager or employee shall allow any sexually-oriented materials or entertainment to be visible or perceivable in any manner, including aurally, at any time from outside of the business.

(b) The business owner, manager or employee shall assure that no person under the age of 18 years enters the separate area where sexually-oriented materials are provided.

(c) No owner, manager or employee shall allow any person under the age of 18 years to have access to any sexually-oriented materials, whether by sight, purchase, touch, or any other means.
(d) No owner, manager, or employee may sell or display for sale any sexually-oriented materials except in original unopened packages.
(e) No business may have a license under chapter 3 of this code other than an off-sale license for non-intoxicating malt liquor.
(f) Both the owner of a sexually-oriented business and the manager of the business shall be responsible for the conduct of their employees and for compliance with this section.
(g) No owner or manager of a sexually-oriented business shall employ a person under the age of 18 years.
(h) No owner, manager or employee of a sexually-oriented business shall have been convicted of violating this section three or more times within 24 months.

Sec. 36-279. Shopping center, neighborhood.

(a) The shopping center development shall not exceed 50,000 square feet of gross floor area.
(b) Location shall be at the intersection of collector and/or arterial roadways.
(c) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
(d) All buildings and structures shall be set back a minimum of 25 feet from any parcel that is zoned N and used for dwelling purposes, or has an occupied institutional building, including but not limited to schools, religious institutions, and community centers.
(e) A neighborhood shopping center shall meet the pedestrian access requirements in article VIII, division 3.

Sec. 36-280. Shopping center, community.

(a) The shopping center development shall not exceed 200,000 square feet of gross floor area.
(b) Location shall be at the intersection of two arterial roadways, the intersection of an arterial and a collector, or along an arterial near such an intersection.
(c) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
(d) All buildings and structures shall be set back a minimum of 25 feet from any parcel that is zoned N and used for dwelling purposes, or has an occupied institutional building, including but not limited to schools, religious institutions, and community centers.

Sec. 36-281. Showroom.

(a) Distribution is limited to vans and small trucks. Distribution access shall be from the rear of the building.
(b) Delivery vehicles cannot be stored on-site.

(c) Showrooms with attached warehousing components shall be separated from the warehousing components by a minimum eight-foot-tall permanent wall.
(d) Distribution shall be from a designated loading area only.

Sec. 36-282. Studio.

(a) No impact noise shall be audible from any property located in a N district or dwelling unit if the studio use is located in a residential mixed-use building.
(b) Distribution access shall be from the rear of the building.
(c) A showroom or retail outlet is permitted as an accessory use.

Sec. 36-283. Vendor market.

(a) In-vehicle sales or services are prohibited.
(b) In multitenant buildings, the vendor market shall have a separate entrance or shall have an interior entrance that is within 50 feet of a common building entrance.

DIVISION 5. PRINCIPAL USES, RECREATION

Sec. 36-284. Country club.

(a) All structures shall be located a minimum of 30 feet from any parcel that is zoned N and used for dwelling purposes.

Sec. 36-285. Golf course.

(a) All structures shall be located a minimum of 30 feet from any parcel that is zoned N and used for dwelling purposes or has an occupied institutional building, including but not limited to educational facilities, religious institutions, and community centers.

Sec. 36-286. Indoor entertainment.

(a) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
(b) Not permitted in a building with residential uses.
(c) In multitenant buildings, noise shall be contained within that space dedicated to the place of assembly use. No noise shall be audible within common areas or in adjacent units.
(d) In multitenant buildings, the place of assembly shall have a separate entrance or shall have an interior entrance that is within 50 feet of a common building entrance.
(e) All buildings shall be located a minimum of 30 feet from any parcel that is zoned N and used for dwelling purposes.
(f) An off-street passenger loading area shall be provided to maintain vehicular and pedestrian safety.
(g) Outdoor recreational and play areas shall be located at least 25 feet from any parcel that is zoned N and used for dwelling purposes.
(h) In-vehicle sales or services prohibited.

(i) The use must be so located as to be visible and easily accessible to pedestrians from the public right of way.
(j) If there is a wine, beer, and/or intoxicating liquor license, there shall be no separate bar area within the establishment.

Sec. 36-287. Park/recreation.

(a) All structures shall be located a minimum of 30 feet from any parcel that is zoned N and used for dwelling purposes or as an institutional building, including but not limited to educational facilities, religious institutions and community centers.
(b) Areas designated for group activities shall be located a minimum of 25 feet from any parcel that is zoned N and either used for dwelling purposes or as an institutional building, including but not limited to educational facilities, religious institutions, and community centers.
(c) Facilities which serve a regional function shall not be permitted.
(d) Facilities which serve a community wide or regional function shall be located with primary vehicular access on a collector or arterial street.
(e) Swimming pools shall be located a minimum of 50 feet from any lot line and a minimum of 12 feet from any other structure on the same lot.
(f) Swimming pools shall be completely enclosed using an F4 fence as a minimum requirement.
(g) Screening shall be installed along the property line when the use abuts property used for dwelling purposes or in an N districts. This screening shall include a berm or fence which shall be adequately maintained. Application of this provision shall not require a fence within the required front yard.

DIVISION 6. PRINCIPAL USES, INDUSTRIAL

Sec. 36-288. Anaerobic digester.

(a) Anaerobic digesters shall be permitted only as part of a larger development which contains at least one other principal use, and where electricity and biogas produced by the digester is used primarily by the larger development.
(b) Organic material, as defined in the zoning code, is the only input allowed.
(c) No more than 30,000 tons of organic material shall be processed per year.
(d) The digester system, associated equipment and operations must occur completely within a negative pressure building.
(e) Organic material shall be deposited from the delivery vehicle directly into an enclosed container integrated with the digester system.
(f) Sorting of material must occur in an enclosed container integrated with the digester system.
(g) Odor controlling devices shall be used to prevent odors from being detectable outside of the building containing the digester system.
(h) Flaring of biogas is only allowed to burn excess gas and shall not be visible from off-site.
(i) No outdoor storage is allowed.

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(j) Retail distribution of compressed natural gas is not allowed.
(k) All necessary permits relating to items such as emissions, solid waste processing, energy production, industrial wastewater, and storm water must be obtained from the appropriate agencies.
(l) All necessary contracts or agreements with material providers and utility companies must be submitted to the city prior to the issuance of a building permit.

Sec. 36-289. Cannabis operation.

(a) The lot must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the cannabis producer.
(b) The lot must be at least 1,000 feet from the property line of a site containing a cannabis operation. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the cannabis producer.
(c) The use shall be contained within a completely enclosed building, and no outside storage, display or sale of merchandise is permitted.

Sec. 36-290. Composting operation.

(a) All buildings, structures and activity areas shall be located a minimum of 30 feet from all lot lines.
(b) No food scraps or other vermin-attracting materials shall be processed, stored, or disposed on the site.
(c) Operations shall not involve the on-site holding, storage or disposal of hazardous wastes as defined by applicable statutes, rules, or regulations.

Sec. 36-291. Hemp processor.

(a) The lot must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the hemp processor.
(b) The lot must be at least 1,000 feet from the property line of a site containing a cannabis operation. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the hemp processor.
(c) The use shall be contained within a completely enclosed building, and no outside storage, display or sale of merchandise is permitted.

Sec. 36-292. Manufacturing/processing.

(a) All outdoor activities such as loading and unloading shall be located a minimum of 100 feet from any parcel that is zoned N and used for dwelling purposes and any residential mixed-use building.

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(b) All manufacturing/processing activities shall occur within a building.
(c) All doors and windows facing a property zoned N shall remain closed.

Sec. 36-293. Manufacturing/processing, light.

(a) All activities shall occur within a building.
(b) Outside storage is prohibited.
(c) All doors and windows facing a property zoned N shall remain closed.
(d) Operation shall not result in noxious or offensive odors, sounds, vibrations, emissions, or any external nuisances upon adjacent properties. Noise and odors pertaining to the assembly, manufacturing and processing activities shall not be discernable from the property line of a property zoned N.
(e) A showroom and/or retail outlet is required and shall be located in the primary street frontage of the building.
(f) The showroom and/or retail outlet shall occupy a minimum of 20% of the gross floor area with no maximum limit.
(g) All outdoor activities such as loading and unloading shall be located a minimum of 100 feet from any parcel that is zoned residential and used residential.

Sec. 36-294. Microbrewery or microdistillery.

(a) The brewery or distillery shall not produce more than 20,000 barrels of malt liquor per year.
(b) Alcohol produced off-site shall not be sold on-site, this includes both on-sale and off-sale transactions.
(c) In addition to the standards above, the following standards apply within the MU-1, MU-2, MU-3 and B-1 districts:
    (1) A taproom and/or retail outlet is required and shall occupy up to 25% of the gross floor area of the brewery or distillery.
    (2) This use may include associated facilities such as offices and small-scale warehousing, but distribution is limited to vans and small trucks. Distribution access shall be from the rear of the building.
    (3) The maximum overall gross floor area is limited to 20,000 square feet.

Sec. 36-295. Outdoor storage.

(a) Storage areas shall be surrounded on all sides by a minimum six-foot-tall privacy fence. Slatted chain-link fences shall not be allowed. Fence may be increased to eight feet when:
    (1) Adjacent to a property zoned N or a property improved with a residential mixed-use building.
    (2) Stored items are visible above the six-foot fence.
(b) For properties adjacent to a railroad track, fencing shall not be required on the side of the storage yard adjacent to the railroad track when the grade of the railroad track is more than six feet above the adjacent grade of the storage area.

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(c) A minimum five-foot-wide landscaped greenway, and six-inch tall concrete curb shall be required when the storage area is adjacent to a right of way, property zoned neighborhood, or a property improved with a residential mixed-use building.
(d) Storage shall not be permitted within any required yards.
(e) Storage areas shall be separated from the required parking and circulation areas.
(f) Stored materials shall not interfere with either on-site or off-site traffic visibility.
(g) Inoperative vehicles or equipment or other items typically stored in a junkyard or salvage yard shall not be stored on land on which storage is permitted with conditions under this section.
(h) All areas used for outdoor storage shall be paved and bordered with a six-inch concrete curb.
(i) When allowed as an accessory use, in addition to the above requirements, storage areas shall not be allowed to be closer to a street than the principal building.

Sec. 36-296. Printing facility.

(a) This use may also include associated facilities such as offices and small-scale warehousing.
(b) The maximum overall gross floor area is limited to 12,000 square feet.
(c) A showroom and/or retail outlet is required and shall be located in the primary street frontage of the building.
(d) The showroom and/or retail outlet shall occupy a minimum of 25% of the gross floor

Sec. 36-297. Warehouse/storage.

(a) In the I-1 district, no more than 60% of floor area may be utilized for warehouse.
(b) With the exception of loading and unloading of commodities, and parking and storage of trailers, all functions shall be within an enclosed building. Parking and storing trailers shall be considered outdoor storage and shall comply with the outdoor storage outdoor storage land use regulations allowed in the district.
(c) All outdoor activities such as loading and unloading shall be located a minimum of 100 feet from any parcel that is zoned neighborhood and used or subdivided for residential, or any property that is occupied by a residential mixed-use building.
(d) Where possible, the loading and unloading areas shall be located on the side of the building farthest from any parcel that is zoned neighborhood and used for residential or is occupied by a residential mixed-use building.

DIVISION 7. PRINCIPAL USES, TRANSPORTATION AND UTILITIES

Sec. 36-298. Communication towers and antennas.

(a) Purpose.
  (1) To accommodate the reasonable communication needs of residents and business in the community while protecting the public health, safety, and general welfare of the community.

(2) To establish appropriate maximum heights of communication towers and antennas, considering their potential adverse impacts on the community at large and the ability to mitigate such impacts.
(3) To minimize adverse impacts on properties in close proximity to communication towers and antennas.
(4) To minimize adverse visual effects of communication towers and antennas through careful design and siting standards.
(5) To avoid potential damage to adjacent properties from communication tower and antenna failure through structural standards and setback requirements.
(6) To maximize the use of existing communication towers, antennas and buildings to accommodate new antennas in order to reduce the number of communication towers needed to serve the community.

(b) Zoning compliance. Communication towers and antennas are allowed as provided in each zoning district and must be in compliance with the provisions of this chapter.

(c) Communication tower and antenna design requirements. Communication towers and antennas proposed or modified anywhere in the city shall meet the following design requirements:
(1) Communication towers up to 120 feet in height shall be of a monopole type.
(2) The city may impose reasonable requirements to preserve the design, appearance or intended purpose of a structure when collocation is proposed.
(3) Antenna designs and mounts shall be designed to minimize visual impact.
(4) All small wireless facilities and their support structures must use the same color and/or finish as the pole they are mounted to.
(5) Antenna must be mounted within two inches of the support pole.
(6) With the exception of the antenna, all components of the small wireless facilities, including wires and conduit must be located inside the building, structure, or pole it is attached to, and inside the, mounting bracket used to attach the antenna to the building, structure or pole it is attached to. Wires and conduit must also be placed underground when applicable. Components of the antenna may be screened from off-site views when located on the roof of a building.
(7) Communication towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state law or regulation that preempts local regulations. Wireless facilities and lighting may collocate if the lighting is intended for pedestrian or traffic safety or to illuminate parking lots or recreational fields.
(8) All small wireless facilities and support facilities must comply with the city's noise regulations.
(9) Back-up battery facilities that generate noise are prohibited.
(10) Small wireless facilities shall not obstruct city street and wayfinding signage.
(11) The use of any portion of a communication tower for displaying flags or signs other than warning or equipment information signs is prohibited.

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(12) No stickers, signs, or decals are allowed to be visible on small wireless facilities. The exceptions to this rule are safety alerts required by law. These must be placed on the back or underside of facilities.

(13) Ground equipment associated with a communication tower or antenna shall be housed in a building. The building shall meet the architectural design standards of this chapter and shall meet the minimum communication tower setback requirements of the underlying zoning district. This provision shall not apply to small wireless facilities.

(14) Wireless facilities and wireless support structures shall maintain at least eight feet of clearance from other poles, furniture, landscaping, art, and other obstructions.

(15) All small wireless facilities must be mounted so that there is a vertical clearance of at least 12 feet between the facility and the grade at the base of the structure.

(16) Every communication tower or free-standing antenna shall be protected to discourage climbing of the tower or antenna by unauthorized persons.

(17) No small wireless facility may extend more than 10 feet above its wireless support structure.

(d) Free-standing antennas. Any antenna that is a separate structure and not attached to a building shall comply with all height and other requirements of this chapter relating to towers.

(e) Co-location requirements.

(1) A proposal for a new communication tower or antenna shall not be approved unless the applicant shows that the antenna cannot be reasonably accommodated on an existing pole, structure, communication tower or building.

(2) The owner of any communication tower exceeding 50 feet in height constructed after the effective date of this ordinance shall permit the reasonable joint use of the structure for other antennas.

(f) Building-mounted antennas.

(1) Antennas attached to a building shall be no higher than 10 feet above the highest point of the building.

(2) All building-mounted equipment shall be consistent with the architectural features of the building and be painted to match the color of the building exterior, roof or sky, whichever most effectively screens the equipment, as determined by the zoning administrator.

(g) Location specific regulations for communication towers and antennas.

(1) No more than one communication tower is allowed per parcel zoned and used for residential.

(2) Communication towers located on parcels occupied by residential dwellings are only allowed in the rear yard.

(3) Communication towers and antennas located on property zoned residential and used for residential purposes shall be limited to communication towers and antennas used for the private enjoyment of those on the premises.

(4) Monopoles shall be setback at least 10 feet from all lot lines. Communication towers of all other construction types shall be setback a distance equal to 1.5 times their engineered collapse radius or a distance equal to their height,

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whichever is less, except that all communication towers located on private property shall be located a minimum distance of twice their height from any parcel zoned or used for residential purposes or zoned mixed-use.

(5) All equipment located on the ground shall be set back as to comply with the minimum yards of the zoning district they are located in, except that equipment located entirely underground is allowed to encroach into the required yards.

(6) Communication towers shall not be located between a principal structure and a lot line adjacent to a street, with the following exceptions:

a. In Industrial zoning districts, communication towers may be placed between the building and the side lot line abutting a street.

b. On sites adjacent to public streets on all sides, communication towers may be placed between the building and either the side lot line abutting a street or the rear lot line.

(7) Public right of way. Communication towers and antennas may be installed in the public right of way as permitted by chapter 24, article VII, division 2 of the St. Louis Park city code.

(8) A communication tower that complies with all other requirements of this chapter is allowed as a conditional use in a wetland, public waters wetland, Wetland Conservation Act (WCA) wetland, flood fringe district or general floodplain district. The standards for the issuance of a conditional use permit shall be the general criteria contained in this chapter applicable to all conditional use permits and the specific requirements for conditional uses in the flood fringe and general floodplain districts. The tower shall also comply with all other applicable laws and regulations.

(h) Permit requirements. All antennae and communication towers erected, constructed, or located within the city shall obtain a building permit.

(i) Maintenance requirements. Communication tower and antenna shall be structurally sound. Additionally, finish and paint shall be maintained in good condition, free from rust, graffiti, peeling paint, or other blemish.

(j) Additional submittal requirements. In addition to the information required elsewhere in this code, applications for communication towers or antennas that are permitted with conditions or require a conditional use permit shall include the following supplemental information unless it is determined by the zoning administrator that certain information is not required based upon the nature of the proposed antenna or communication tower:

(1) A report from a qualified and licensed professional engineer that:

a. Describes the communication tower height, width including antennas, and design including a cross section and elevation; a site plan which demonstrates all building dimensions and horizontal setbacks of associated equipment, HVAC and decibels, paving, landscaping, security lighting, and fencing.

b. Documents the height above grade for all potential mounting positions for co-located antennas and the minimum separation distances between antennas.

c. Describes the communication tower's capacity, including the number and type of antennas it can accommodate.

d. Documents what steps the applicant will take to avoid interference with established public safety telecommunications.

e. Includes an engineer's stamp and registration number.

f. Includes other information necessary to evaluate the request.

g. Includes the dimensions and expected quality of the existing and proposed transmission service area.

h. Includes the location, depth of utilities and other land lines connected to the communication tower and associated equipment.

i. Reviews potential interference with public safety telecommunications equipment and renders an opinion as to what the interference issues may be resulting from the proposed antenna, and recommendations as to how the interference can be mitigated. The report must also state whether or not the proposed antenna complies with all non-interference requirements of the FCC. A copy of the FCC approval of the antennae in regard to non-interference must be attached.

(2) For all communication towers which are not used solely for private use antenna, a letter of intent committing the communication tower owner and his or her successors to allow the shared use of the communication tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use.

(3) Before the issuance of a conditional use permit and/or building permit, proof that the proposed communication tower complies with regulations administered by the Federal Aviation Administration and Federal Communications Commission shall be submitted.

(k) Discontinued or unused communication towers or antennas. All discontinued or unused communication towers or antennas or portions of communication towers and antennas, together with associated facilities shall be removed within 12 months of the cessation of operations at the site. In the event that a communication tower is not removed within 12 months of the cessation of operations at a site, the communication tower and associated facilities may be removed by the city and the costs of removal assessed against the property.

(l) Amateur radio towers.

(1) Communication towers supporting amateur radio antennas shall be setback at least 15 feet from any property line.

(2) Amateur radio towers must be installed in accordance with the instructions furnished by the manufacturer of that tower model. Because of the experimental nature of amateur radio service, antennas mounted on such a tower may be modified or changed at any time so long as the published allowable load on the tower is not exceeded and the structure of the tower remains in accordance with the manufacturer’s specifications.

(3) As part of any administrative or Conditional Use Permit approval, any requirements of this chapter may be modified to the extent necessary to provide

reasonable accommodation to an amateur radio tower to the extent required by federal law.

(m) Legal non-conforming towers. New or replacement antennas may be installed on a legal non-conforming tower so long as the new or replacement antenna does not increase the overall height of the tower and is designed to minimize visual impact.

Sec. 36-299. Parking ramp.

(a) For parking ramps in N districts, the following standards apply:
  (1) The height of any parking ramp shall meet the height standards for principal buildings of the district in which it is located.
  (2) The minimum required yard for any parking ramp located within 200 feet of any parcel that is zoned N and either used for residential use or has an occupied institutional building, including but not limited to educational (academic) facilities, religious institutions, and community centers shall be 50 feet. Parking ramps which are entirely enclosed shall meet the principal building yard requirements of the applicable zoning district.
  (3) The parking ramp shall be screened from view from any abutting property located within an N district. The screening shall include a six-foot berm where the parking ramp is above ground.
  (4) If the parking ramp is located within 400 feet of any parcel that is zoned N and either used for dwelling purposes or has an occupied institutional building, including but not limited to educational (academic) facilities, religious institutions, and community centers, all light sources on the top deck of a parking ramp shall be below the sight lines drawn from a point one foot above the light source to any point within said parcel ten feet lower than the maximum structure height of that use at a distance of 400 feet from the wall of the parking ramp nearest to said parcel.

(b) For parking ramps located outside of N districts, the following standards apply:
  (1) Access shall be from a roadway identified in the comprehensive plan as a collector or arterial or otherwise located so that access can be provided without conducting significant traffic on local residential streets.

(c) Parking ramps shall be designed so that vehicles are not visible from the sidewalk and the only openings at street level are those to accommodate vehicle ingress and egress.
  (1) Parking ramp facades that are visible from off the site shall display an integration of building materials, building form, textures, architectural motif, and building colors with the principal building. If the parking ramp is located within 20 feet of a street right of way or recreational trail, the facade facing the street shall be subject to the same requirements for exterior surface materials as for buildings.
  (2) Snow removal areas shall not be located in the front yard or side yard abutting a street.
  (3) Parking ramps shall be located only behind the rear of the building.
  (4) Parking ramps located on a street frontage shall have principal uses on the ground floor.

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(5) The minimum yard requirement for any parking ramp located within 200 feet of a parcel that is zoned neighborhood and used for residential shall be 50 feet.
(6) The parking ramp shall be screened from view from any abutting property located within a N district.
(7) Vehicular entrances to structured parking garages within the building generally shall be limited to locations on the rear façade that face the rear parking yard; except such entrances may be located on the side façade, facing the limited side parking yard, if the following is met:
    a. The location may not be closer to the street than the maximum setback requirement.
(8) No signs shall be permitted on parking ramp facades.

Sec. 36-300. Public service structure.

(a) Outdoor storage areas shall be located a minimum of 25 feet from any parcel that is zoned N and used or subdivided for residential use.
(b) All structures shall be located a minimum of 10 feet from any parcel that is zoned N and used or subdivided for residential.
(c) All service drives shall be paved.

Sec. 36-301. Utility substation.

(a) No structure shall be located within 25 feet of any property line.
(b) No structure shall be located within 200 feet of any parcel that is zoned N and used for dwelling purposes or a property occupied by a residential mixed-use building.

DIVISION 8. ACCESSORY USES

Sec. 36-302. Accessory dwelling unit.

(a) Accessory dwelling units shall only be permitted on single-unit dwelling lots.
(b) There shall be no more than one accessory dwelling unit permitted per lot.
(c) Occupancy of the single-unit dwelling lot, including both the principal dwelling unit and the accessory dwelling unit, shall be limited to no more than one household and up to two persons who are boarders/roomers or reside in one of the dwelling units.
(d) The accessory dwelling unit shall not be sold independently of the principal residential dwelling and may not be a separate tax parcel.
(e) Accessory dwelling units that are attached to the principal dwelling unit shall be no more than 40% of the gross floor area of the single-unit dwelling.
(f) Accessory dwelling units that are detached from the principal residential structure shall comply with the regulations for accessory structures and must comply with the following additional requirements:
    (1) Detached accessory dwelling units shall be located a minimum of five feet from any rear lot line unless the rear lot line is adjacent to an alley, in which case it may be located five feet from the rear lot line.
    (2) Detached accessory dwelling units located less than six feet from the principal dwelling is subject to the same side yard as required for the principal dwelling.

Detached accessory dwelling units located six feet or more from the principal dwelling shall be located a minimum of five feet from any side property line.

(3) Detached accessory dwelling units shall have a floor area greater than 200 square feet.

(4) Balconies and decks above the ground floor shall be located a minimum of 15 feet from a side yard or a rear yard. Rooftop decks for an accessory dwelling unit shall not be allowed.

(g) Accessory dwellings may not be used for short-term rental purposes.

Sec. 36-303. Accessory dwelling unit affiliated with a religious institution.

(a) The dwelling units/living quarters shall be on the same property as the religious institution.
(b) The dwelling units/living quarters shall at a minimum have access to on-site facilities for cooking, sleeping, and bathing.
(c) At least 12% of the lot area shall be developed as a designed outdoor recreation area.
(d) The persons living/staying on-site must be clergy, employees, or similarly associated with the religious institution.
(e) The residential density of the accessory dwelling units/living quarters shall not exceed the residential density that would otherwise be allowed on the property, and in no case shall it exceed 15 persons.
(f) The combined gross floor area of the accessory dwelling units/living quarters shall be less than the gross building area of the principal building and principal use.
(g) If the dwelling units/living quarters are not within the principal building:
(1) The buildings shall be built on a permanent foundation and connected to city sanitary sewer and water.
(2) The accessory dwelling units/living quarters shall be exempt from the accessory building size limitations.
(3) The accessory building(s) shall be architecturally compatible with the principal building.
(4) The accessory building(s) shall not be taller or otherwise larger in scale than the principal building.
(h) All required licenses or permits to establish and maintain the dwelling units/living quarters shall be obtained.

Sec. 36-304. Accessory building.

(a) Accessory buildings located less than six feet from a principal building on the same lot, measured from ground to sky, and from the nearest projection of each building, excluding decks and stoops less than 30 inches in height, shall be considered part of the principal building and shall follow principal building standards.
(b) All accessory buildings shall obtain a zoning or building permit prior to installation and must be anchored in a manner approved by the city.
(c) Accessory buildings shall not be located in a drainage or utility easement without first obtaining approval of an encroachment agreement.

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(d) Accessory buildings used as accessory dwelling units shall abide by the accessory building regulations and the accessory dwelling unit regulations. Regulations for accessory dwelling units shall prevail when there are conflicts between the two sections.

(e) Location.
  (1) Shall not be located in front of the principal building's front face.
  (2) Accessory buildings located behind the principal building's rear face shall meet the following requirements:
    a. Accessory buildings shall be located a minimum of two feet from any lot line, except when the side of the building accessed by the vehicle is less than 30 degrees to the property line adjacent to an alley, then the building shall be at least five feet from the lot line.
    b. Eaves, overhangs, or other extensions from the roof shall be located a minimum of two feet from the lot line.
    c. Gutters shall be located a minimum of 18 inches from the side and rear lot line.
  (3) Detached garages when located between the front and rear faces of the principal building shall meet the following requirements:
    a. It shall meet the same side yards as required for the principal building.
    b. Eaves shall meet the same yard requirements as required for the principal building.
  (4) Accessory buildings on through lots shall be subject to the front and side yard requirements of the principal building if the accessory building is located within 60 feet of the rear lot line.

(f) Size.
  (1) The total cumulative ground floor area of all accessory buildings on lots improved with single-unit dwellings shall not exceed the smaller of 800 square feet or 25% of the area behind the rear face of the principal building. This provision shall not prohibit the construction of either a detached garage or a detached accessory dwelling unit, or a combination thereof, that is no greater than 576 square feet in area provided there are no other accessory buildings. This exception does not allow more impervious surface than allowed for the principal use.
  (2) The total cumulative ground floor area of all accessory buildings on lots improved with two, three, or four-unit dwellings shall not exceed the smaller of 1,200 square feet or 25% of the area behind the rear face of the principal building. This provision shall not prohibit the construction of a detached garage that is no greater than 576 square feet in area provided there are no other accessory buildings. This exception does not allow more impervious surface than allowed for the property.

(g) Height.
  (1) Shall not exceed 15 feet in height.
  (2) The maximum height may be increased to 24 feet where the primary exterior materials of the accessory building match the primary exterior materials of the

principal building and the roof pitch matches a roof pitch of the principal building, and provided the wall height shall not exceed 9 feet from the building ground floor to the highest top plate of the exterior non-gable end walls. Dormers are exempt from the height measurement if the combined width of the dormers is less than 50% of the side of the building they are located on.

(3) The height of all accessory buildings shall be lower than the highest roof line of the principal building.

(h) Design.

(1) All detached garages and other accessory buildings shall be compatible in design and materials to the principal building on the parcel.

(2) No plumbing for kitchen or bathroom facilities (including but not limited to toilets and showers) is allowed in any detached garage or other accessory building unless it is determined to be an accessory dwelling unit. Hose bibs and utility sinks are allowed.

(3) Windows, doors, and similar openings may be located in the second story of an accessory building if the wall or dormer in which it is located faces a lot line that abuts a public right of way or the door and/or window is at least 15 feet from any property that is zoned residential and used or subdivided for residential use.

(i) Garages below grade level. Where the natural grade of a lot at the building line of a house is eight feet or more above the established curb level, a private garage may be erected within any yard provided one-half or more of its height is below grade level and it is located a minimum of ten feet from any lot line adjacent to a street and five feet from any side lot line.

Sec. 36-305. Accessory retail sales.

(a) Accessory retail sales shall be limited to a maximum of 15% of the gross floor area of the principal use.

Sec. 36-306. Accessory structure.

(a) All detached decks, patios, sport courts, detached pergolas, and similar structures shall obtain a permit prior to installation and must be anchored in a manner approved by the city.

(b) Accessory structures shall not be located in a drainage or utility easement without first obtaining approval of an encroachment agreement.

(c) Accessory structures located behind the principal building's front face shall be a minimum of two feet from the lot line if over six feet in height.

(d) Accessory structures that are located in front of the principal building's front face and are over four feet in height shall be located:

(1) At least 15 feet from the street lot line.

(2) At least three feet from internal side lot lines.

(3) At least nine feet from all other lot lines abutting a street when there is more than one street frontage.

(e) Arbors, pergolas, arches, gateways, or similar open structures over purposeful pedestrian walkways that extend between properties, between front and back yard

areas, or from the public right of way to a house or garage may be located up to the property line as long as:

(1) There is no more than one such structure per lot line.
(2) The structure is not more than 10 feet in height, 10 feet in width, and three feet in depth.

(f) All accessory structures shall be no more than 15 feet in height and lower than the highest roofline of the principal building.

Sec. 36-307. Adult day care in a religious institution, community center, or nursing home.

(a) There shall be at least 150 square feet of outdoor sitting and exercise area per person under care at peak periods.

Sec. 36-308. Bar.

(a) Allowed only as accessory to a restaurant, hotel or place of assembly.

Sec. 36-309. Boarders or roomers.

(a) Up to two boarders or roomers shall be allowed per resident household provided the living area for the boarders/roomers is within the principal building and does not constitute a separate dwelling unit.

Sec. 36-310. Cannabis retailer.

(a) The use shall locate within and be accessory to a cannabis operation.
(b) The use shall occupy a maximum of 25% of the gross floor area of a cannabis operation.
(c) The lot must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multiuse building, the distance shall be measured from the boundary of the portion of the shopping center or building occupied by the cannabis retailer.
(d) The lot must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales or sexually oriented business. In the case of a shopping center or multiuse building, the distance shall be measured from the boundary of the portion of the shopping center or building occupied by the cannabis retailer.
(e) The lot must be at least 1,000 feet from the property line of a site containing a cannabis retailer. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the cannabis retailer.
(f) In vehicle sales or services are prohibited.
(g) The use shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.
(h) On-site consumption of lower-potency hemp or cannabis edibles and beverages is prohibited.

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Sec. 36-311. Catering.

(a) In the N-1 district, this use is allowed only as accessory to community centers, educational (academic) facilities, country clubs and religious institutions.
(b) In the MU and B-1 districts, this use is allowed only if accessory to a restaurant, food service, or grocery store.
(c) All vehicles used in connection with any catering operation shall be stored within a building or screened area of a parking structure or in a legal off-site location.

Sec. 36-312. Community garden.

(a) Allowed only as an accessory use to community centers, educational (academic) facilities, country clubs, and religious institutions.

Sec. 36-313. Food service.

(a) Service shall be intended for employees of the development.
(b) It shall not occupy more than 5% of the gross floor area of the building.
(c) Seating may be provided for more than ten persons.
(d) Signs posted outside the building are not permitted.

Sec. 36-314. Family day care serving 14 or fewer persons.

(a) Only one employee who does not live within the dwelling unit is allowed.

Sec. 36-315. Group day care/nursery school in a religious institution, community center, or educational (academic) institution.

(a) The on-site outdoor activity area shall be enclosed with a fence. If adjacent to an N district, the fence shall meet the screening requirements listed in section 36-276.
(b) As allowed for by state licensing, city parks may be utilized to meet up to 50% of the required outdoor activity areas with the following conditions:
    (1) The park must have age-appropriate play equipment.
    (2) There is a clearly defined and maintained sidewalk or improved trail connecting the facility to the park.
(c) Within the N districts, the following standards apply:
    (1) Outdoor activity areas shall be located at least 25 feet from any lot zoned N and used for a dwelling.
    (2) An off-street passenger loading area shall be provided to maintain vehicular and pedestrian safety.
(d) In districts other than N districts, the following standards apply:
    (1) The use shall occupy a maximum of 10% of the gross floor area.
    (2) The use is intended for the benefit of employees.

Sec. 36-316. Helistop.

(a) Helistops shall be used exclusively in connection with a hospital and shall be subordinate to the hospital in area, extent, and purpose.

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(b) The helicopter pad must be dust free and screened from view and takeoff and landings shall not be over residential areas.
(c) Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m., excluding emergency operations.

Sec. 36-317. Home occupation.

(a) Authorized home occupations. A dwelling in any use district that permits dwellings may conduct a home occupation as an accessory use if it complies with the following conditions:
  (1) A registration of land use is required for any home occupation established after July 12, 2019, that has customers, students or employees coming to the site.
  (2) The home occupation and structure housing the home occupation meets all applicable fire and building codes, as well as any other city, county, state, or federal regulations.
  (3) The home occupation is clearly incidental and subordinate to the residential use of the property and does not change the character of the property.
  (4) The floor area of the home occupation cannot exceed 25% of the total floor area of the principal dwelling unit. If a home occupation is conducted by the occupant of an accessory dwelling unit, then it is limited to 25% of the floor area of the accessory dwelling unit.
  (5) Operation of the home occupation is not apparent from the public right of way.
  (6) All material or equipment is stored within an enclosed structure.
  (7) The home occupation does not produce nuisance noise, odors, smoke, heat, glare, vibration, or electrical interference beyond the residential lot occupied by the home occupation.
  (8) One person who does not legally reside at the property may be employed at a home occupation. If there is a home occupation being conducted in both the primary dwelling and accessory dwelling unit, then only one of the two may have an employee that does not legally reside on the property.
  (9) Persons do not come to the location of the home occupation to be dispatched to other locations, or to pick-up or drop-off equipment, materials, or supplies.
  (10) Sale of products related to the home occupation is allowed with the following conditions:
    a. Products are shipped to and from the premises; or
    b. Product sales occur off-site at a permissible location; or
    c. Customers visit the premises by appointment only; or
    d. Products are sold on the premises at garage sales as regulated by this chapter.
  (11) No more than one non-illuminated wall sign up to two square feet in area is used to identify the home occupation.
  (12) The home occupation does not include any of the following uses: auto body/painting, motor vehicle sales, motor vehicle service and repair, small engine repair, massage, medical/dental office, animal handling, restaurant, firearm sales, currency exchange, payday loan agency, sexually oriented business, high-impact

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sexually oriented business, cannabis retailers, lower-potency hemp edible retailers, or cannabis operations.

(13) No portion of the home occupation is conducted within any attached or detached accessory building, except the occupants of an accessory dwelling unit may conduct a home occupation in the accessory dwelling unit.

Sec. 36-318. Incidental repair or processing which is necessary to conduct a permitted principal use.

(a) Shall not exceed 25% of the gross floor area.
(b) All repairs and maintenance shall be conducted indoors unless the vehicle or equipment is too large to be moved indoors or if the vehicle or equipment cannot practically be moved indoors or if the repair is of an emergency nature.
(c) No outdoor repair or maintenance shall be conducted within 100 feet of any parcel that is occupied by a dwelling.

Sec. 36-319. In-vehicle sales or services.

(a) Not allowed in residential mixed-use buildings.
(b) Stacking shall be provided for six cars per customer service point and shall comply with all yard requirements.
(c) Drive-through facilities and stacking areas shall not be located within 100 feet of any parcel zoned N.
(d) This use shall only be permitted when it can be demonstrated that the operation will not have a significant adverse effect on the existing level of service on adjacent streets and intersections.
(e) The drive-through facility shall be designed so it does not impede traffic or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian or vehicular conflicts.
(f) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
(g) Any canopy constructed as part of this use shall be compatible with the architectural design and materials of the principal structure.
(h) The use is in conformance with the comprehensive plan.

Sec. 36-320. Living quarters of persons employed for domestic or medical purposes.

(a) The living area for the domestic/medical household staff shall be within the principal building and does not constitute a separate dwelling unit.

Sec. 36-321. Mikvah pool.

(a) Shall be accessory to a single-unit dwelling or religious institution.
(b) Shall be allowed within an occupied single-unit dwelling if there are three additional off-street parking spaces.

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Sec. 36-322. Motor fuel station.

(a) The motor fuel station shall be for fleet vehicle use only and shall not be open to the public.
(b) All pump islands, air dispensers and other service devices shall be installed toward the interior of the lot at least 12 feet from the required yard line, and no display, servicing of vehicles, parking or dispensing of gasoline shall take place within the required yard. On sites where pump islands have been constructed at the required yard line, a landscaped area of eight feet will be installed in the required yard.
(c) All on-site utility installations shall be placed underground.
(d) Canopy and canopy support systems shall be constructed using architectural design and materials which are compatible with the principal structure. Only incidental regulatory signage may be permitted on the canopy and canopy support systems.
(e) No sound generated on the site by any means including a public address system shall be audible from any N district.
(f) Modification of the requirements of this section may be made for businesses in existence on the effective date of the ordinance from which this chapter is derived, if the city council finds that, because of the shape of the lot, size of the lot, the location of the principal building on the lot, or similar circumstances, it would be impossible to satisfy the strict terms of this section or that they could be satisfied only by imposing exceptional or undue hardship upon the owner of the lot. This section shall not be interpreted to allow public use of the motor fuel station.
(g) Refer to section 36-369 for electric vehicle supply (EVSE) requirements.

Sec. 36-323. Motor vehicle service and repair.

(a) Shall be permitted only if accessory to a motor fuel station or motor vehicle sales.
(b) The number of service bays shall not exceed two.
(c) No public address system shall be permitted.
(d) All repair, assembly, disassembly and maintenance of vehicles shall be inside a closed building except tire inflation, changing wipers or adding oil.
(e) Test driving shall be prohibited on any street in a N district.

Sec. 36-324. Outdoor sales (display).

(a) All outdoor sales (display) shall meet the conditions of section 36-333(b)(6) for temporary outdoor sales.
(b) For outdoor sales uses related to motor vehicles, the following standards apply:
    (1) No public address system shall be audible from any property located in an N district.
    (2) The site shall be kept neat and orderly.
    (3) The use shall not be permitted within any required yard, or landscaped area.
    (4) The use shall be located a minimum of 100 feet from any parcel that is occupied by a dwelling.
    (5) The operator of the use shall not sell or trade exclusively in used merchandise but shall have at least one-third of its stock on the site in new, unused merchandise.

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(6) All open sales or rental lots shall be operated in conjunction with a business operated in a building or buildings in which the same or similar materials are displayed and offered for sale as those displayed on the open sales or rental lot.
(7) All paved areas shall be graded, designed and landscaped as required by article VIII, divisions 4 and 5 of this chapter.
(8) String lighting shall be prohibited.
(9) The area of open sales or rental lot used for storage and display of merchandise shall not exceed two square feet for every one square foot of building on the site devoted to the same or similar use or accessory use.

Sec. 36-325. Outdoor seating and service of food and beverages.

(a) The use shall be accessory to restaurants or food service or characterized as employee outdoor seating which may have chairs and a grill.
(b) The use shall not be located in the interior side or back yard facing a parcel zoned N and used for dwelling purposes. This provision will not apply if the first floor of the building located on the adjacent parcel is not occupied by a residential dwelling or if a residential dwelling is located above the principal use.
(c) No speakers or other electronic devices which emit sound are permitted outside of the principal structure.
(d) Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m.
(e) A minimum of six feet horizontal distance is required between obstructions on sidewalks.

Sec. 36-326. Outdoor storage.

(a) Storage shall not be permitted within any required yards other than the rear yard.
(b) Outdoor storage is limited to a maximum area of 25% of the property area.
(c) The minimum required front yard shall be equal to the distance the principal building is from the front lot line.
(d) The minimum required side yard abutting a street shall be equal to the distance the principal building is from the side lot line abutting a street.
(e) Storage areas shall be separated from required parking areas and loading facilities by a landscaped greenway at least five feet wide and enclosed around the perimeter with a six-inch high, poured-in-place concrete curb.
(f) Storage areas shall be screened from off-site views with a six-foot minimum fence constructed of wood or similar opaque material.
(g) For properties adjacent to a railroad track, fencing shall not be required on the side of the storage yard adjacent to the railroad track when the grade of the railroad track is more than six feet above the adjacent grade of the storage area.
(h) Stored materials shall not interfere with traffic visibility standards in section 36-50.
(i) Inoperative vehicles or equipment shall not be stored in the storage area.
(j) All areas used for outdoor storage shall be maintained in a fashion which minimizes the generation of dust from the storage area and precludes the transport of sand, gravel, or other sediment to the public drainage system during stormwater runoff. Surface

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materials used in outdoor storage areas may include, but are not limited to, concrete, asphalt, crushed rock and gravel.

Sec. 36-327. Residential swimming pool, whirlpool, or sport court.

(a) Shall only be permitted behind the front face of the principal building.
(b) Shall be a minimum of five feet from the rear lot line.
(c) Shall meet the same side yard setbacks as required for the principal building.
(d) A six-foot privacy fence shall be required to screen the portion of the swimming pool, whirlpool, or sport court located within 25 feet of the rear lot line.
(e) Mechanical equipment shall meet the same setback required for the swimming pool or whirlpool unless it is contained within an accessory building.
(f) Residential swimming pools shall be in conformance with section 36-49 and section 12-3 of the city ordinance.
(g) A pool house is an accessory building and shall be in conformance with the following conditions:
    (1) Property must have an in-ground swimming pool that is larger in area than the pool house building.
    (2) The pool house cannot exceed 400 square feet in area and one story in height.
    (3) The building design and materials shall be consistent with the principal building.
    (4) The building may include a bathroom but shall not include kitchen facilities.
    (5) The building cannot be designed or used as a dwelling unit or for any business use.

Sec. 36-328. Showroom.

(a) The use shall not exceed 15% of the gross floor area of the associated principal use.

Sec. 36-329. Solar energy system.

(a) Solar energy systems (SES) shall be in conformance with the following standards:
    (1) Roof-mounted SES shall be located per one of the following:
        a. Pitched roof. Locate the equipment on a rear facing surface of the roof, if feasible for communication purposes.
        b. Flat roof. Locate the equipment towards the rear portion of the roof, where visibility is limited from the street to the maximum extent possible. Solar panels may be located anywhere on the roof and may be utilized to screen rooftop equipment.
    (2) Ground-mounted SES shall only be allowed in the following locations:
        a. Rear yard.
        b. May be located in the side yard if the SES is screened from the street with an opaque wall of the same or similar material as the principal building's street facade.
    (3) Height. The height of the SES is either a maximum of 12 feet or the maximum that is not visible from any street sidewalk, whichever is greater.
    (4) Performance standards. When noxious or offensive odors, sounds, vibrations, emissions, or any external nuisances upon adjacent properties, including truck

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traffic, will be generated by this accessory use above any generated by the principal use, a Conditional Use Permit is required (see section 36-452).

Sec. 36-330. Student housing.

(a) Student housing may be allowed as an accessory use to educational facilities within the N-2 and N-3 districts with the following conditions:
  (1) No more than 50 students may live on-site in the N-2 district, while no more than 200 students may live on-site in the N-3 district.
  (2) An outdoor recreation area shall be provided that contains at least 40 square feet per student living at the educational (academic) facility.
  (3) The housing must be supervised 24 hours a day, seven days a week by an adult living on-site.
  (4) The students living on-site must be actively enrolled in the educational (academic) facility as full-time students.
  (5) The student housing must be located on the same parcel as the educational (academic) facility.

Sec. 36-331. Warehouse/storage.

(a) The use shall not exceed 25% of the gross floor area of the associated principal use.

Sec. 36-332. Wind energy conversion system (WECS).

(a) Standards by Zoning District. Table 36-332(a) lists, by zoning district, the maximum height, maximum number of WECS per lot, and minimum lot size requirements.

Table 36-332(a). Wind energy conversion system standards.

Districts	Maximum height* (feet)	Maximum number of WECS per lot*	Minimum lot size (acres)
N, MU, B-1, P-1	110’ 170’ with CUP	2	1.5
I-1, I-2	110’ 199’ with CUP	4	1.5
* The height and number of WECS per lot is dependent on meeting the yard requirements.			

(b) Required yards. WECS shall meet the following yard requirements:
  (1) At least 110% of the WECS height from all property lines.
  (2) At least 100% of the WECS height from other WECS.
  (3) At least 20 feet from principal buildings.
  (4) The furthest reach of the blade must be at least 30 feet from the ground and any other obstruction.

(c) Design requirements. All WECS shall meet the following design requirements:
  (1) Monopole tower. All towers shall be of a free-standing monopole type that does not utilize guyed wires or any other means to support the tower.

(2) Roof mounting. Roof mounted WECS are prohibited.
(3) Minimize visual impact. WECS design and location shall minimize visual impact.
(4) Color and finish. All WECS shall be white, grey or another non-obtrusive color. Blades may be black to facilitate deicing. Finishes shall be matt or non-reflective.
(5) Tower lighting. WECS shall not be artificially lighted, except to the extent required by the FAA or other federal or state law or regulations that preempt local regulations.
(6) Signs and displays. The use of any portion of a WECS for displaying flags and signs, other than warning or equipment information signs, is prohibited.
(7) Associated equipment. Ground equipment associated with a WECS shall be housed in a structure. Structures housing equipment shall meet the architectural design standards of this chapter. Control wiring and powerlines shall be wireless or underground.
(8) Braking system required. All WECS shall have an automatic braking, governing or feathering system to prevent uncontrolled rotation, over speeding and excessive pressure on the tower structure, rotor blades and turbine components.
(9) Design height. The applicant shall provide evidence that the proposed height of the WECS does not exceed the height recommended by the manufacturer or distributor of the system.
(10) Interconnection agreement. The applicant shall provide a copy of the utility notification requirements for interconnection, unless the applicant intends, and states on the application, that the WECS will not be connected to the electricity grid.
(11) Technology standards. WECS must meet the minimum standards of a WECS certification program recognized by the American Wind Energy Association (AWEA), such as AWEA's Small Wind Turbine Performance and Safety Standard, the Emerging Technologies program of the California Energy Commission, or other 3rd party standards acceptable to the city.

(d) Permits required. In addition to the information and permits required elsewhere in this chapter, applications for a WECS shall include the following information unless it is determined by the zoning administrator that certain information is not required based upon the nature of the proposed WECS:
(1) A dimensioned drawing that illustrates the total WECS height, including the footings and tower width.
(2) A site plan illustrating that the proposed WECS complies with all required yards and other requirements affecting where a WECS can be located.
(3) A report that describes decibels at varying wind speeds for a set distance from the turbine, up to the cut-out wind speed.
(4) Additional information requested by the zoning administrator necessary to evaluate the request.

(e) Noise. Audible sound due to WECS operations shall comply with the standards governing noise contained in chapter 12, article IV.

(f) Abandonment and decommissioning. If the WECS remains nonfunctional or inoperative for a continuous period of one year, the WECS shall be deemed abandoned

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and shall constitute a public nuisance. The owner shall remove the abandoned WECS at their expense after a demolition permit has been obtained. Removal includes the entire structure including foundations to below natural grade and transmission equipment.

Sec. 36-333. Temporary uses.

(a) Purpose and effect. The purpose of this section is to provide conditions under which temporary uses may be allowed in order to ensure a minimum negative impact to neighborhoods and neighboring land uses.

(b) Authorized temporary uses. A structure or land may be used for one or more of the following temporary uses if the use complies with the conditions stated in this chapter:

(1) Construction structures.

a. No construction structure, except leasing offices, shall be permitted for a period of time exceeding that necessary for construction of the project.

b. No construction structure shall be located within the dripline of any trees which are designated to be saved under section 36-381.

c. Construction structures may be located within required yards, but not within 15 feet of any public right of way or where prohibited under section 36-50.

d. All construction structures must be removed before a final occupancy permit is issued.

(2) On-site equipment and material storage.

a. Construction materials shall not be placed on a construction site unless a valid building permit has been issued for that construction.

b. Construction materials shall not be permitted on the site after the time necessary for construction has expired.

c. Construction materials may not be located within the dripline of any trees which are to be saved under the approved tree removal plan.

d. Construction materials may be located within required yards, but not within 15 feet of any public right of way or where prohibited under section 36-50.

(3) Any equipment or construction materials stored on the site for a period exceeding 120 days shall be screened from view from any properties within a N district.

(4) Temporary structures.

a. Temporary structures shall not be permitted for more than 180 days per calendar year, except that temporary structures used for the storage of vehicles, equipment or other household items shall not be permitted for more than 14 days per calendar year on any parcel that is zoned N and used or subdivided for residential.

b. No significant trees shall be removed for the placement of a temporary structure.

c. Temporary structures may be located within required yards, but not within 15 feet of any public right of way or where prohibited under section 36-50.

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(5) Carnivals and festivals.

a. Carnivals and festivals shall not be permitted for more than 14 days in any calendar year except in public parks or closed right of way as approved by the city or as specified by PUD approval. The city council may approve events lasting more than 14 days at any other location with the following conditions:

1. Approval of a site plan showing compliance with city code;
2. Approval of a public safety plan, including traffic control, fire protection and security of the site and area;
3. Approval of a cleanup and restoration plan;
4. Other conditions to address the public health, safety, welfare and community impacts from the use, including any sound and vibration impacts to surrounding properties;
5. A financial guarantee, in an amount determined by the zoning administrator or city council, may be required to ensure compliance with and/or completion of the approved plans;
6. Payment of all required application fees.

b. Carnivals and festivals shall be permitted within the required front yard, side yard, and rear yard; except where prohibited under section 36-50. Carnivals and festivals shall not be allowed within the public right of way unless such right of way will be closed for the event as approved by the city.

c. All signage must meet the temporary signage provisions found in section 36-412; a sign plan for carnivals and festivals lasting longer than 14 days may vary from the temporary signage provisions if approved by the city council. Exceptions to the temporary sign ordinance shall be limited to allowing:

1. Temporary signs to be displayed for the duration of the event.
2. Up to twice the temporary sign area on the site than otherwise allowed. More than twice the temporary sign area may be approved for sites larger than 200,000 square feet.
3. Private directional signage provided the signs are unlit, for directional purposes only, are 2 square feet per sign face or less, and are located to direct traffic to and from the location and the closest highways and away from residential and other sensitive land use areas.

(6) Temporary outdoor sales.

a. Temporary sales, including licensed food service, shall only be permitted within a MU, B, I or PUD district or in public parks or closed right of way as approved by the city.

b. Temporary outdoor sales which do not exceed 100 square feet shall be permitted. However, no merchandise shall be stored outside overnight.

c. Temporary sales which exceed 100 square feet shall be permitted for a period not to exceed four consecutive days or a total of 14 days in a calendar year except in public parks or closed right of way as approved by the city or as specified by PUD approval.

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d. Temporary sales shall only be allowed if associated with a permitted retail business operating within a building on the site in which the same or similar merchandise is offered for sale except in public parks or closed right of way as approved by the city or as specified by PUD approval.

e. Temporary sales shall be permitted in the required front yard, side yard, and rear yard unless prohibited under section 36-50; however, temporary outdoor sales shall not be allowed in any required landscaped area or within the public right of way unless such right of way will be closed for the event as approved by the city or as specified by PUD approval. All signage must meet the temporary signage provisions found in section 36-412.

(7) Agricultural commodities--Not more than 90 days.

a. Christmas tree sales or the sale of other agricultural commodities may be located within required yards, but not within 15 feet of any public right of way or where prohibited under section 36-50.

b. Agricultural commodities shall be permitted on a parcel for not more than 90 days within any calendar year.

c. Tents, stands and other similar temporary structures may be utilized, provided they are clearly identified on the plan reviewed and approved by the zoning administrator. The use shall not impair parking capacity, emergency access, or the safe and efficient movement of pedestrian and vehicular traffic on or off the site.

(8) Agricultural commodities--Up to six months. The sale of agricultural commodities, including seasonal farmers' markets, greenhouses, and gardening supplies, which are offered for sale directly from the grower/producer, shall be allowed as a temporary use provided the following standards are satisfied:

a. A site plan must be submitted to the city.

b. The temporary use shall be located in the B-1, MU and PUD districts, in a public park or closed right of way as approved by the city.

c. The owner of any private property on which the temporary use is proposed to be located shall submit a letter in support of the use to the city.

d. If the temporary use is located on a surface parking lot or area, such use shall not encumber more than 10% of the total amount of available parking spaces.

e. Products shall be limited to produce, vegetables, flowers, plants and related items.

f. Sales activities may be conducted within a required yard provided the area is paved and the activity does not interfere with parking, traffic circulation or emergency access. Temporary sales on unpaved landscaped areas are prohibited except in public parks as approved by the city or as specified by PUD approval.

g. Tents, stands and other similar temporary structures may be utilized, provided they are clearly identified on the submitted plan and provided it is determined

that they will not impair parking capacity, emergency access, or the safe and efficient movement of pedestrian and vehicular traffic on or off the site.

h. The submitted plan shall clearly demonstrate that adequate off-street parking for the proposed temporary use can and will be provided for the duration of the temporary use. Determination of compliance with this requirement shall include the consideration of the nature of the temporary use and applicable parking requirements set forth in article VIII, division 4 of this chapter or the approved PUD. Consideration shall be given to the parking needs and requirements of the principal uses located on the same property. If unforeseen circulation or congestion problems occur on the site, or causes traffic to back up on public streets, the city may order the use to relocate on the same property or to be removed.

i. Signage related to the temporary use shall be in compliance with the applicable standards set forth in the approved PUD, or article VIII, division 9 of this chapter and the following standards:

1. Freestanding signs shall not exceed 16 square feet.
2. All other signage shall be placed on a tent or canopy.
3. No sign face shall exceed 100 square feet. Special signage for purposes of traffic direction and control may be authorized by the city.

j. The maximum time for sales activities shall be six months per calendar year per property.

k. All stands, equipment, signs, and other structures shall be maintained in good repair.

l. All stands, equipment, signs and other structures shall be removed on the last day of the temporary use.

(9) Pollution abatement structures and equipment.

a. Pollution abatement structures shall be permitted for a period not to exceed 60 months. If the abatement is not completed within 60 months, the period may be extended provided that a statement is provided which shows the progress of abatement and an estimate of the length of time needed to complete the project.

b. Equipment and structures shall not displace required off-street parking.

c. Equipment and structures shall not be located within any required yards, except where it is demonstrated that no other areas exist on a designated site.

d. Structures shall meet all of the architectural requirements of article VIII, division 7 of this chapter.

e. Any landscape materials which are displaced as a result of the structure or equipment shall be replaced when the structure is removed.

f. A surety, in a form approved by the city manager, shall be filed before the installation of any building to ensure its removal after pollution abatement is completed and to ensure the replacement of displaced landscape materials.

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g. All equipment and structures shall be removed and landscape materials replaced within six months after the completion of the pollution abatement. Pollution abatement shall be considered to be complete when notice has been received from the state pollution control agency stating the abatement has been completed.

(10) Garage sales. Garage sales shall be permitted in all N zoned and/or used properties subject to the following conditions.

a. Activities relating to the sales, including any outdoor display/storage, shall be limited to no more than two sales events in each calendar year, each for a period not to exceed 72 consecutive hours.

b. Garage sale signs are regulated as follows:

1. On single-unit and two-unit dwellings are limited to two square feet in area per street frontage.
2. Garage sale signs on other neighborhood zoned and/or used properties shall be regulated by the temporary sign area allowed under table 36-409(a) for the zoning and size of the property in question except that in no case may a sign exceed 25 square feet per street frontage.
3. All garage sale signs must comply with section 36-407.
4. Garage sale signs are exempt from sign permit requirements provided such signs are posted no more than two days prior to the sale and are removed immediately after the end of the sale.

(11) Mobile use. Mobile uses are permitted with the following conditions:

a. A zoning permit is required to operate a mobile use vehicle. A separate permit shall be required for each location the mobile use operates, and permits shall be valid for one calendar year unless further limited by this section. The applications shall include:

1. A completed application form.
2. A site plan showing where on the property the vehicle shall be located.
3. The dates the vehicle shall be on the property.
4. A copy of a letter from the property owner authorizing the vehicle to locate on the property.
5. A copy of applicable licenses and permits to operate and provide the service.
6. Required fee

b. Only mobile use-food and mobile use-medical are permitted.

c. The vehicle shall have all permits and licenses required by the State and Hennepin County to operate. A current copy of the permits and licenses shall be kept at the vehicle and immediately made available upon request. The operator shall comply in all respects with all requirements of state and county law.

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d. A building permit is required for a trailer if the customer enters the trailer during the conduct of the business.

e. The vehicle may be parked in a public right of way if the right of way is closed as authorized by the city.

f. The vehicle operator shall have written permission from the property owner to operate on their property. The written permission shall be kept with the vehicle and made immediately available to the city upon request.

g. The vehicle operator shall comply with the following site standards:
   1. The vehicle shall be parked on a paved surface, unless it is located on a public park as approved by the city.
   2. The vehicle shall be located at least 30 feet away from an entrance to a public road.
   3. The vehicle shall not disrupt traffic and parking.
   4. There shall be at least six feet of safe pedestrian passage around the vehicle.

h. Hours of operation shall be limited to the hours between 7:00 a.m. and 10:00 p.m.

i. Lighting shall be limited to:
   1. Vehicular lighting required by law.
   2. Lights necessary to illuminate the inside of an enclosed vehicle, service deck of a cart, and the point-of-sale area of the vehicle. The lighting shall not extend above the vehicle, shall be downcast, and shielded in such a way to illuminate the vehicle, and a point-of-sale area only. The lighting shall not directly illuminate an area more than 10 feet away from the vehicle.

j. Noise generated by the vehicle and the use shall not become a nuisance. The operation of the vehicle shall adhere to the following:
   1. No vehicle shall use or maintain any outside sound amplifying equipment, televisions or similar visual entertainment devices, or noisemakers, such as bells, horns, or whistles.
   2. Power generators shall not exceed 70 decibels measured 10 feet away from the source.

k. Signage shall be limited to the following:
   1. Text and images permanently applied to the vehicle as a decal or painted image and text.
   2. Signs that are attached to the vehicle. The signs shall not extend above the roof of the vehicle or extend more than five inches beyond any side of the vehicle. These signs can be unlit or internally lit.
   3. Text and images permanently applied to awnings that are attached to the vehicle, do not extend above the height of the roof of the vehicle, and are at least six feet from the ground to the bottom of the awning.

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4. Text and images permanently applied to umbrellas that are attached to a food cart. The umbrella shall be less than nine feet in height and maintain a clearance of at least six feet from the ground to the bottom of the umbrella.
5. One pedestrian sign as defined in section 36-412(b)(4). The pedestrian sign must be located within five feet of the vehicle.

l. Trash, litter, recycling and refuse shall be handled in the following manner:
1. All waste liquids, garbage, litter and refuse shall be kept in leak proof, non-absorbent containers which shall be kept covered with tight-fitting lids and properly disposed of at the establishment the vehicle operates from. Public trash cans shall not be used to dispose of waste generated by the operation. Excepted from this is the occasional use by customers.
2. No waste liquids, garbage, litter or refuse shall be dumped or drained into sidewalks, streets, gutters, drains, or any other place except the licensed food establishment.
3. The operator shall provide a garbage receptacle with a tight-fitting lid. The receptacle shall be easily accessible for customer use and located within five feet of the vehicle.
4. The operator shall be responsible for all litter and garbage left by customers.

m. Overnight parking of the vehicle is not permitted, except that a vehicle under a long-term contract to operate on a premises may be kept overnight on the same premises with the following conditions:
1. The vehicle is open for business at least six hours and five days per week for every week it is kept on site. The business hours must be posted on the outside of the vehicle at all times.
2. There is a minimum of six feet of pedestrian walkway between the vehicle and the edge of the sidewalk or marked pedestrian walkway.
3. Vehicles located on public property are exempt from these requirements pertaining to overnight parking.

n. Mobile use-food shall also comply with the following conditions:
1. Only food and non-alcoholic beverages shall be sold.
2. The vehicle shall not have a drive-thru facility.
3. Vehicles stored overnight on private property shall be kept within 10 feet of the principal building wall, near the customer entrance of the building.
4. All transactions, services and preparation must occur inside the vehicle.
5. Mobile use-food is allowed to operate on any property, except that properties zoned N are limited to six days per calendar year.

o. Mobile use-medical shall also comply with the following conditions:
1. The caregivers shall have all permits and licenses required by the State and County to operate. A current copy of the permits and licenses shall

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be kept at the vehicle and immediately made available upon request. The operator shall comply in all respects with all requirements of state and county law.

2. The vehicle shall be used to provide a non-surgical medical service only.
3. Hazardous waste shall be contained and disposed of in a manner required by law.
4. Overnight boarding of pets is not permitted.
5. The sale of animals is not permitted.
6. Animals shall be kept inside the vehicle when receiving treatment and when under the supervision of the caregiver.
7. Mobile use-medical is not permitted to operate on a N-zoned property which is used for residential purposes.

Secs. 36-334 to 36-354 reserved.

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ARTICLE VIII. DEVELOPMENT STANDARDS

DIVISION 1. GENERALLY

Sec. 36-355. Applicability.

(a) The development standards listed in this article apply to all properties in St. Louis Park. Compliance with these development standards is required unless otherwise specified in this chapter.

DIVISION 2. PERFORMANCE STANDARDS.

Sec. 36-356. Mixed use and business districts.

(a) The processes and equipment employed in the production of any goods on the premises or used to conduct the business of a primary use shall meet the following requirements:

(1) Vibration. Any vibration discernible beyond the property line to the human sense of feeling for three minutes or more duration (cumulative) in any one hour and any vibration producing a particle velocity of more than 0.035 inch per second are prohibited.

(2) Glare or heat. Any operation producing intense glare or heat shall be performed within an enclosure so as not to be perceptible at the property line.

(3) Noise. Noise levels both inside and outside of buildings must meet federal, state and local requirements which may be amended from time to time.

(4) Air pollution. All emissions shall meet federal, state and local requirements which may be amended from time to time.

Sec. 36-357. Industrial districts.

(a) Processes and equipment employed in production of goods shall conform to the following standards:

(1) Vibration. Any vibration discernible beyond the property line to the human sense of feeling for five minutes or more duration (cumulative) in any one hour and any vibration producing a particle velocity of more than 0.035 inch per second are prohibited. For properties abutting a N district, no vibration producing a particle acceleration velocity of more than 0.035 inch per second at the property line are permitted between the hours of 7:00 p.m. and 7:00 a.m.

(2) Glare and heat. Any operation producing intense glare or heat shall be performed within an enclosure so as not to be perceptible at the property line.

(3) Industrial waste material. All liquid and solid waste shall be identified in all processes and operations and approved disposal methods identified. All waste discharged to the sanitary sewer shall meet the requirements of the city and the rules and regulations of the metropolitan waste control commission. All proposed discharges to the storm sewer shall be identified. No waste will be permitted to be

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discharged into the storm sewer system, provided that this does not exclude storm drainage, cooling water, and other water not prohibited by any law, rule, regulation or ordinance. Storm drainage shall meet the requirements of all state laws, rules, regulations, watershed district requirements, and city requirements as may be amended from time to time. Stormwater drainage shall be protected from undue pollution and contaminants. All solid waste must be identified and handled in compliance with federal, state, and local requirements as may be amended from time to time.

(4) Noise. Noise levels inside and outside of all buildings must meet federal, state, and local requirements as may be amended from time to time.

(5) Air pollution. All emissions shall meet federal, state, and local requirements as may be amended from time to time.

DIVISION 3. PEDESTRIAN ACCESS.

Sec. 36-358. Purpose and effect.

(a) A goal of the comprehensive plan is to encourage transportation facilities which adequately consider pedestrian, bicycle and other nonmotorized transportation needs. In order to implement this goal, pedestrian links need to be incorporated into development.

Sec. 36-359. Required linkage to public streets and trails.

(a) In all new commercial developments and all mixed-use developments, a separate direct pedestrian/bicycle access shall be provided between the principal building and the public street or a public trail, on all sides of the lot which front on a public street or public trail (see figure 36-359(a)).

(1) If this access passes through a parking area, then the access shall be separated from parking areas by curbed, landscaped islands which have a minimum width of 20 feet inclusive of sidewalk.

(2) If a transit stop is located on any adjacent public street, access shall be located convenient to that transit stop.

a. In mixed use districts, developments located on a public transit route shall work with the transit authority and accommodate a transit stop that conveniently serves the development, if needed for the transit route.

(b) On-site pedestrian/bicycle facilities shall be provided as logical connections to adjacent off-site uses.

(c) Sidewalks shall be provided along all sides of the lot that abut a public or private street.

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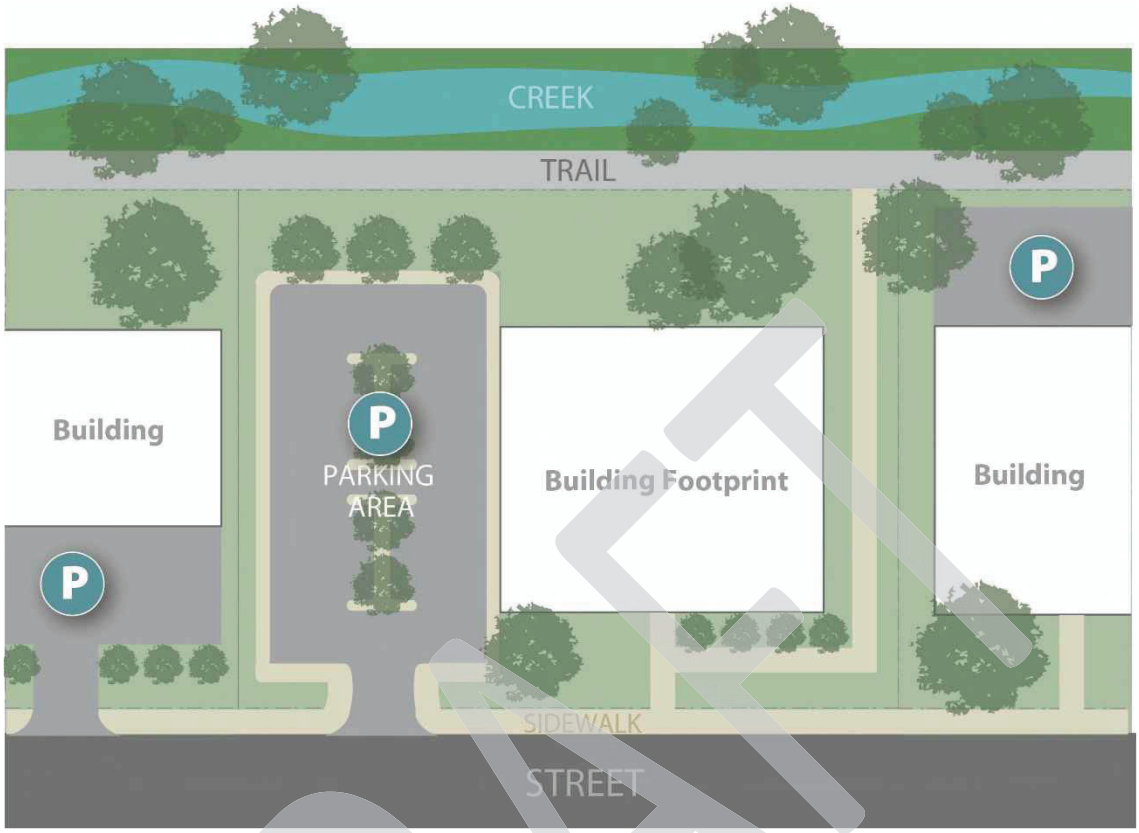
Figure 36-359(a). Pedestrian/bicycle access.



DIVISION 4. VEHICULAR OFF-SITE ACCESS, PARKING, AND LOADING.

Sec. 36-360. Purpose.

(a) The purpose of regulating vehicular off-street access, parking, and loading facilities is to prevent congestion on public rights-of-way for the safety and welfare of the public, design facilities to enhance pedestrian safety, reduce hardcover, control stormwater, and reduce the heat island effect. The regulations are created through analysis of the associated land use intensity, duration, time, and style which demand design requirements and standards for such facilities.

Sec. 36-361. Site access.

(a) The standards within this section do not apply to residential uses in the N-1 and N-2 districts.

(b) Vehicular site access to all mixed-use, business, and industrial uses shall be to a local street or alley when available. Access to collector or arterial streets is discouraged and shall only be allowed when access to a local street or alley is unavailable or impractical.

(c) Vehicular driveway access is managed through alleys, primary and secondary street frontages. The order of access is as follows:

(1) An alley permits unlimited access.

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(2) If no alley exists, one driveway per secondary street frontage is permitted.

(3) If no other option exists, one driveway is permitted off the primary street frontage and shared access with abutting properties is encouraged.

(d) Driveways access to streets and alleys are subject to review and regulations of the engineering department.

(e) Shared driveways are encouraged.

(f) Connections between parking lots that allow vehicular cross access are encouraged.

(g) Pedestrian ways, sidewalks, and driveway crossings shall be provided to connect parking spaces to the public entrance of the building. Driveways shall not be utilized as designated pedestrian routes.

(h) There shall be no vehicular access or vehicular curb cuts within 50 feet of the intersection of the projection of the nearest curblines of any public streets, with the following exceptions:

(1) Where the city engineer determines that such a curb-cut is necessary and will be safe for pedestrians or bicyclists using nearby trails, sidewalks, or roadways.

(2) In the industrial districts where it can be demonstrated that adherence to this standard will cause undue hardship to the property owner.

Sec. 36-362. Permits.

(a) The construction of any unenclosed off-street parking area or driveway access shall require a permit, unless review is completed as part of another permit. The application for such a permit shall include the application form, fee, and site plan. Additional information, such as stormwater calculations and lighting plans may be required.

Sec. 36-363. Required quantity of parking spaces.

(a) Each use shall provide the required number of parking spaces for that use as established in table 36-363(a), except where otherwise noted.

(1) In the MU districts, all new structures and the expansion of an existing structure shall be subject to the alternative minimum and maximum parking space requirements specified in table 36-363(a).

(2) In the MU districts, structures that were in existence on or before January 10, 2020, and are not expanding are not subject to the minimum and maximum parking space requirements specified in table 36-363(a). No additional parking spaces are required for these structures; however, the number of existing parking spaces on the property cannot be reduced unless the parking spaces are relocated to another property in accordance with the shared parking requirements located within this section.

(3) In the P-1 and Historic Walker Lake overlay district, table 36-363(a) shall not apply to any properties. There are no minimum and maximum number of parking spaces required in the HWL overlay district.

(b) For uses not listed, the off-street parking space requirements shall be established by the zoning administrator based upon the characteristics and functional similarities

between uses including, but not limited to the size of building, type of use, number of employees, expected volume and turnover of customer traffic, and expected frequency and number of delivery or service vehicles.

(c) For structures containing multiple uses, each parking requirement shall be calculated separately.

(d) The parking space requirements may be revised upward or downward by the city council as part of an application for a conditional use permit or planned unit development based on verifiable information pertaining to parking.

(e) Required parking spaces must be located on the same lot as the principal use, unless shared parking or off-site parking is approved for the use.

Table 36-363(a). Parking Space Requirements

Use	N, B, and I Districts	MU Districts	
	Minimum Standard	Minimum Standard	Maximum Standard
Residential Uses			
Household Living			
Dwelling, single-unit	2 spaces per dwelling unit. Additional spaces are not required for a boarder or an accessory dwelling unit		
Dwelling, two-unit	2 spaces per dwelling unit. Additional spaces are not required for a boarder or an accessory dwelling unit		
Dwelling, detached courtyard cottage/bungalow	1.5 spaces per dwelling unit		
Dwelling, three-unit; Dwelling, four-unit; Dwelling, townhouse; Dwelling, apartment	Per unit: • Studio or one bedroom – 1 space • Two bedroom – 1.5 spaces • Three or four bedroom – 2 spaces An additional 5% of the required parking shall be provided for guest parking		
Dwelling, live/work unit	1 space per unit plus 1 space per 1,000 SF of nonresidential gross floor area	1 space per unit plus 1 space per 1,250 SF of nonresidential gross floor area	1 space per unit plus 1 space per 750 SF of nonresidential gross floor area
Manufactured home park	2 spaces per dwelling unit		
Group Living			

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Use	N, B, and I Districts	MU Districts	
	Minimum Standard	Minimum Standard	Maximum Standard
State-licensed residential facility	1 space per 3 bedrooms	1 space per 4 bedrooms	1 space per 3 bedrooms
Roominghouse	2 spaces plus 1.25 spaces per guest room	2 spaces plus 1 space per guest room	2 spaces plus 1.5 spaces per guest room
Group home	1 space per 3 beds	1 space per 4 beds	1 space per 2 beds
Nursing home	1 space per 5 bedrooms	1 space per 6 bedrooms	1 space per 5 bedrooms
Lodging			
Bed and breakfast establishment	1.25 spaces per guest room		
Hostel	1.25 spaces per each dwelling unit, guestroom, or hotel room.		
Hotel/motel	1.25 spaces per each dwelling unit, guestroom, or hotel room	1 space per each dwelling unit, guestroom, or hotel room	1.50 spaces per each dwelling unit, guestroom, or hotel room
Public, Social and Institutional			
Adult day care	2 spaces per each 5 program participants licensed by state.	2 spaces per each 6 program participants licensed by state.	2 spaces per each 4 program participants licensed by state.
Business/trade school/college	1 space per classroom plus 1 space for each 5-person capacity	1 space per classroom plus 1 space for each 6-person capacity	1 space per classroom plus 1 space for each 4-person capacity
Group daycare/nursery school	1 space per classroom plus 1 space per 10 students based on facility maximum capacity.	1 space per classroom plus 1 space per 15 students based on facility maximum capacity.	1 space per classroom plus 1 space per 10 students based on facility maximum capacity.
Community center	Parking requirement shall be based upon uses within the building.		
Educational facility	Elementary and Junior High: 2 spaces per each classroom.	Elementary and Junior High: 2 spaces per each classroom.	Elementary and Junior High: 5 spaces per each classroom.

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Use	N, B, and I Districts	MU Districts	
	Minimum Standard	Minimum Standard	Maximum Standard
	High school and post-secondary: 1 space per each 4 students based on building capacity, plus 1 space for each 2 classrooms.	High school and post-secondary: 1 space per each 4 students based on building capacity, plus 1 space for each 2 classrooms.	High school and post-secondary: 1 space per each 3 students based on building capacity, plus 1 space for each 2 classrooms.
Hospital	1 space per each 400 square feet of gross floor area	1 space per each 450 square feet floor area.	1 space per each 350 square feet floor area.
Medical/dental clinic or office	3 spaces per treatment room	2 spaces per treatment room	4 spaces per treatment room
Municipal, county, state, or federal administrative or service facility	1 space per 400 SF of gross floor area plus 1 space for each fleet vehicle	1 space per 500 SF of gross floor area plus 1 space for each fleet vehicle	1 space per 300 SF of gross floor area plus 1 space for each fleet vehicle
Place of assembly, and Religious institutions	1 space per 4 persons of the maximum occupancy of main assembly area.	1 space per 6 persons of the maximum occupancy of main assembly area.	1 space per 4 persons of the maximum occupancy of main assembly area.
Commercial			
Personal Services and Businesses			
Animal handling	1 space per each 400 square feet of gross floor area, but not fewer than five spaces	1 space per each 400 square feet of gross floor area, but not fewer than five spaces	1 space per each 300 square feet of gross floor area, but not fewer than five spaces
Appliance, small engine and bicycle repair	1 space per each 500 square feet of gross floor area	1 space per each 500 square feet of gross floor area plus 1 space for each company-owned vehicle stored on-site	1 space per each 400 square feet of gross floor area plus 1 space for each company-owned vehicle stored on-site
Bank	1 space per each 300 square feet of gross floor area Maximum: One space per each 200 square feet floor area.	1 space per each 400 square feet of gross floor area	1 space per each 300 square feet of gross floor area

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Use	N, B, and I Districts	MU Districts	
	Minimum Standard	Minimum Standard	Maximum Standard
Cannabis retailer	1 space per each 300 square feet of gross floor area Maximum: One space per each 200 square feet floor area.	1 space per each 400 square feet of gross floor area	1 space per each 300 square feet of gross floor area
Catering	1 space per each 500 square feet of gross floor area plus 1 space for each company-owned vehicle stored on-site	1 space per each 500 square feet of gross floor area plus 1 space for each company-owned vehicle stored on-site	1 space per each 400 square feet of gross floor area plus 1 space for each company-owned vehicle stored on-site
Coffee shop	1 space per each 200 square feet of gross floor area	1 space per each 200 square feet of gross floor area	1 space per each 100 square feet of gross floor area
Dry cleaning or laundering facility	1 space per each 300 square feet of gross floor area Maximum: One space per each 200 square feet floor area.	1 space per each 400 square feet of gross floor area	1 space per each 300 square feet of gross floor area
Firearms sales	1 space per each 300 square feet of gross floor area Maximum: One space per each 200 square feet floor area.	1 space per each 400 square feet of gross floor area	1 space per each 300 square feet of gross floor area
Funeral home	1 space per 4 persons of the maximum occupancy	1 space per 4 persons of the maximum occupancy	1 space per 6 persons of the maximum occupancy
Grocery store	1 space per each 300 square feet of gross floor area Maximum: One space per each 200 square feet floor area.	1 space per each 400 square feet of gross floor area	1 space per each 300 square feet of gross floor area

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Use	N, B, and I Districts	MU Districts	
	Minimum Standard	Minimum Standard	Maximum Standard
Liquor store	1 space per each 300 square feet of gross floor area Maximum: One space per each 200 square feet floor area.	1 space per each 400 square feet of gross floor area	1 space per each 300 square feet of gross floor area
Lower potency hemp edible retailer	1 space per each 300 square feet of gross floor area Maximum: One space per each 200 square feet floor area.	1 space per each 400 square feet of gross floor area	1 space per each 300 square feet of gross floor area
Motor fuel station	1 space per 2 fuel pumps. Space adjacent to fuel pumps does not count towards this requirement	1 space per 3 fuel pumps. Space adjacent to fuel pumps does not count towards this requirement	1 space per 2 fuel pumps. Space adjacent to fuel pumps does not count towards this requirement
Motor vehicle sales	1 space per 400 square feet of gross floor area		
Motor vehicle service and repair	4 spaces per service bay		
Autobody/painting	4 spaces per service bay		
Parcel delivery service	1 space per 400 square feet of floor area devoted to office, processing, or service, plus 1 space for each vehicle kept on the premises		
Pawnshop	1 space per each 300 square feet of gross floor area	1 space per each 400 square feet of gross floor area	1 space per each 300 square feet of gross floor area
Payday loan agency and currency exchange	1 space per each 300 square feet of gross floor area	1 space per each 400 square feet of gross floor area	1 space per each 300 square feet of gross floor area

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Use	N, B, and I Districts	MU Districts	
	Minimum Standard	Minimum Standard	Maximum Standard
Retail or service establishment	1 space per each 300 square feet of gross floor area Maximum: One space per each 200 square feet floor area. 1 space per each 500 square feet floor area. (large merchandise)	1 space per each 400 square feet of gross floor area	1 space per each 300 square feet of gross floor area
Restaurant	1 space per 4 persons of the maximum occupancy	1 space per 4 persons of the maximum occupancy	1 space per 6 persons of the maximum occupancy
Self-storage facility	1 space per 50 storage compartments		
Sexually-oriented business, high impact	1 space per each 300 square feet of gross floor area Maximum: One space per each 200 square feet floor area.	1 space per each 400 square feet of gross floor area	1 space per each 300 square feet of gross floor area
Sexually-oriented business, limited impact	1 space per each 300 square feet of gross floor area Maximum: One space per each 200 square feet floor area.	1 space per each 400 square feet of gross floor area	1 space per each 300 square feet of gross floor area
Shopping center	1 space per each 300 square feet of gross floor area Maximum: One space per each 200 square feet floor area.	1 space per each 400 square feet of gross floor area	1 space per each 300 square feet of gross floor area
Showroom	1 space per each 500 square feet of gross floor area	1 space per each 600 square feet of gross floor area	1 space per each 400 square feet of gross floor area

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Use	N, B, and I Districts	MU Districts	
	Minimum Standard	Minimum Standard	Maximum Standard
Studio	1 space per each 400 square feet of gross floor area	1 space per each 500 square feet of gross floor area	1 space per each 300 square feet of gross floor area
Vendor market	3 spaces per market vendor		
Recreation			
Commercial entertainment, indoors	1 space per 4 persons of the maximum occupancy	1 space per 4 persons of the maximum occupancy	1 space per 6 persons of the maximum occupancy
Commercial entertainment, outdoors	50 spaces per field, sports court, or activity area plus 1 space per 4 fixed seats for spectator area		
Country club	Parking requirement shall be based upon uses on the site		
Golf course	2 spaces per hole		
Professional			
Office	1 space per each 300 square feet of gross floor area	1 space per each 400 square feet of gross floor area	1 space per each 300 square feet of gross floor area
Medical, optical, and dental laboratory; research and development	Less than 50,000 square feet floor area: 1 space per each 300 square feet of gross floor area Between 50,000 square feet floor area and 200,000 square feet floor area: 1 space per each 325 square feet of gross floor area Between 200,000 square feet floor area and 400,000 square feet floor area: 1 space per	1 space per each 500 square feet floor area in excess of 4,000 square feet	1 space per each 300 square feet of gross floor area

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Use	N, B, and I Districts	MU Districts	
	Minimum Standard	Minimum Standard	Maximum Standard
	each 350 square feet of gross floor area Greater than 400,000 square feet floor area: 1 space per each 375 square feet of gross floor area		
Industrial			
Cannabis operation/hemp processor	1 space per 750 square feet of gross floor area		
Manufacturing/processing, light	1 space per 750 square feet of gross floor area	1 space per 1,000 square feet of gross floor area	1 space per 750 square feet of gross floor area
Manufacturing/processing	1 space per 1,000 square feet of gross floor area		
Microbrewery	1 space per 4 persons of the maximum occupancy	1 space per 4 persons of the maximum occupancy	1 space per 6 persons of the maximum occupancy
Microdistillery	1 space per 4 persons of the maximum occupancy	1 space per 4 persons of the maximum occupancy	1 space per 6 persons of the maximum occupancy
Outdoor storage	1 space per each 20,000 square feet of area devoted to outdoor storage		
Printing facility	1 space per 750 square feet of gross floor area	1 space per 1,000 square feet of gross floor area	1 space per 750 square feet of gross floor area
Printing facility, industrial	1 space per 1,000 square feet of gross floor area		
Warehouse/storage	1 space per each 2,000 square feet of gross floor area		
Transportation and Utilities			

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Use	N, B, and I Districts	MU Districts	
	Minimum Standard	Minimum Standard	Maximum Standard
Freight terminal	1 space per 300 square feet of office space plus 1 space per 20,000 square feet of outdoor yard space		

Sec. 36-364. Reductions to parking space requirements.

(a) The following off-street parking space reductions may be utilized jointly or separately except as indicated otherwise:

(1) Transit reductions. Only one of the following deductions may apply to any property:

a. Parking requirements may be reduced based on the proximity to a light rail transit (LRT) station. Distance shall be measured from the station platform to the property line by walking distance via sidewalk, trail, and/or city centerlines.

1. 30% reduction when the use is located up to ¼ mile from the LRT station.
2. 20% reduction when the use is located up to ½ mile from the LRT station.

b. High frequency bus service. Parking may be reduced by up to 15% for any parcel located within one-quarter mile of high-bus transit with service at least every 15 minutes. The service must operate between 6:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 6:00 p.m. on Saturdays.

c. Regular bus service. Parking may be reduced by up to 10% for any parcel located within one-quarter mile of regular bus transit service on all days of the week and adequate pedestrian access must be available between the transit stop and the parcel. Regular transit service shall operate at least twice hourly between 7:30 a.m. and 6:30 p.m. on weekdays and once hourly after 6:30 p.m. Regular transit service shall operate on Saturdays, Sundays, and holidays.

(2) On-street parking. Parking may be reduced on a one-for-one basis through the use of on-street parking adjacent to the parcel. To qualify, adequate pedestrian access must be available between the principal structure and all on-street parking spaces. On-street parking reductions may be approved by the zoning administrator, subject to a determination by the city engineer that adequate off-street parking will be available to accommodate vehicles during snow removal and other periods of parking restrictions.

(3) Travel demand management. In those instances where no transit or on-street parking reductions are available, parking may be reduced by 5% through the

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implementation of a travel demand management plan. Such a plan shall be filed with and approved by the zoning administrator and may be subject to yearly review.

(4) Bicycle parking conversion. In addition to the reductions listed above, any property may choose to convert a minimum of one required vehicle parking space, and a maximum of 5% of required vehicle parking spaces, to bicycle parking. The bicycle parking must be permanently anchored to the ground and meet all bicycle parking requirements of this article. Bicycle parking provided via conversion may count towards minimum bicycle parking requirements. Conversion of a required vehicle parking space shall require a permit approved by the city before construction.

(b) Proof of parking. If it is demonstrated that the required parking is in excess of the actual demand, all of the required parking need not be constructed initially. Any spaces not constructed, as shown on the site plan, shall be constructed when determined necessary by the zoning administrator or at such a time as the property owner determines necessary. The area of future parking shall be landscaped, but that landscaping shall not be used to satisfy landscaping requirements. To ensure construction of the future spaces, a financial or other guarantee may be required by the city.

(c) Shared on-site parking. Shared off-street parking facilities can collectively provide parking in any district for more than one structure or use, subject to the following conditions:

(1) The uses shall have their highest peak demand for parking at substantially different times of the day or week, or an adequate amount of parking shall be available for both uses during shared hours of peak demand.

(2) The minimum spaces required under a shared parking agreement shall be based on the number of spaces required for the use that requires the most parking.

(3) A shared parking agreement shall be filed with the city. The terms of the shared parking agreement shall include, at a minimum:

a. The hours, size, and a description of the operation of each of the tenants.

b. A dimensioned site plan showing the location and number of parking spaces.

c. A plan for remediating conflicts between tenants. The plan shall identify the property owner or designee as being responsible for administering and enforcing the agreement.

d. A statement acknowledging that the city may deny a proposed use or expansion of an existing use if it deems the site does not have sufficient parking.

e. The plan shall be signed by the property owner.

(d) Off-site parking. Off-site parking shall require a conditional use permit, subject to the following conditions:

(1) Paved pedestrian access shall be provided and maintained between the off-site parking facility and the principal structure.

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(2) The off-site parking facility shall be located no further than 300 feet from a residential structure and no further than 500 feet from a non-residential structure. Shuttle service may be provided as an alternative means of access for non-residential uses.

(3) Off-site parking facilities shall be protected by an irrevocable covenant recorded by the county. A certified copy of the recorded document shall be provided to the zoning administrator within 60 days after approval of the agreement by the city council.

Sec. 36-365. Parking area use.

(a) Required parking spaces and the driveways providing access to them shall not be utilized for the following:

(1) Storage of unlicensed or inoperable motor vehicles, other goods, or snow.

(2) Display, sales, rental or repair of motor vehicles or other goods.

(3) Loading and unloading of vehicles.

(4) Living space, unless required parking spaces are provided elsewhere.

(5) Aisles and driveways shall not be used for any purpose that would for any period of time prevent vehicle access to parking spaces or inhibit circulation or emergency service response.

Sec. 36-366. Design requirements for parking areas.

(a) Parking spaces.

(1) Required parking spaces shall be 8.5 feet wide and 18 feet long.

(2) However, where modifications are determined appropriate by the zoning administrator as a result of a need for compact or oversize parking spaces, up to 20% of the spaces may be designated as a different size.

(3) Unless alternative requirements are designated by the zoning administrator, parking spaces shall be served by access drives with minimum dimensions provided as follows:

Table 36-366(a). Parking Lot Dimensions

Stall Angle (degrees)	Stall Type	Curb Length (feet)	Vehicle Projection (feet)	Aisle Width (feet)	Total Width (feet)
45	Standard	12.0	18.5	13.0*	50.0
	Compact	11.5	17.0		
60	Standard	10.0	20.0	15.0*	55.0
	Compact	9.5	18.0		
75	Standard	9.0	20.5	18.0*	59.0
	Compact	8.5	17.5		
90***	Standard	8.5	18.0	24.0	60.0**
	Compact	8.0	16.0		

Stall Angle (degrees)	Stall Type	Curb Length (feet)	Vehicle Projection (feet)	Aisle Width (feet)	Total Width (feet)
Parallel	Standard	23.0	8.5	22.0	38.0
	Compact	21.0	8.0		

* One-way aisles only

** When parking is provided within a parking ramp, the total bay width may be reduced to 58 feet.

*** In a MU-1 district the minimum aisle width may be reduced to 22.0 feet and a minimum total width of 58.0 feet, with the condition that aisles less than 24.0 feet wide shall provide a minimum curb length of 9.0 feet.

(b) Handicapped parking spaces. The size, number and location of stalls reserved for handicapped parking shall be provided and identified as required by applicable regulations.

(c) Turnaround. All parking areas, except those serving one- through three-unit dwellings on local streets, shall be designed so that cars do not have to back into the public street.

(d) Surfacing. All driveways and all areas intended to be utilized for parking spaces shall be constructed of bituminous asphalt, concrete, or pavers. Such surfacing shall be approved by the city engineer and maintained in good repair.

(e) Walkways. Required parking areas for six or more vehicles shall have walkways separated from the parking area and surfaced with bituminous asphalt, pavers, or concrete to provide access from parking areas to the entrances of buildings.

(f) Drainage. All parking or paved areas shall be adequately served by storm sewer or other approved stormwater facilities. Such facilities shall be approved by the city engineer.

(g) Lighting. Required parking areas for six or more vehicles shall meet the lighting standards found in section 36-402.

(h) Curbs. A six-inch-high, poured-in-place concrete curb shall be provided around the periphery of all parking lots and internal access roads, except where the city engineer determines that a curb would impede the drainage plan.

(1) Access roads to developments of single-unit, two-unit, or three-unit dwellings are exempt from this requirement.

(i) Yards. Required parking areas shall be subject to the following requirements:

(1) In the N-3 and N-4 districts, parking areas shall be subject to the requirements for front yards and side yards abutting a street.

(2) In the I districts, parking areas shall be permitted in the front yard and side yards abutting a street, provided that the yard shall not be reduced to less than five feet.

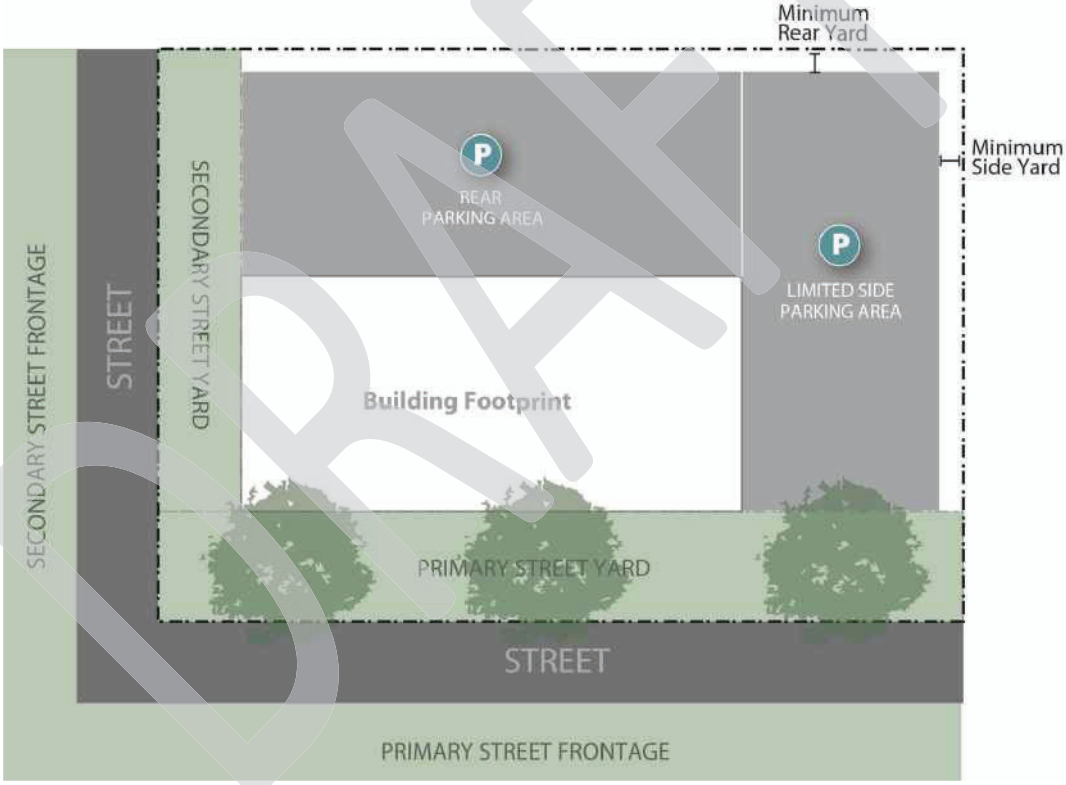
(3) In the MU districts:

a. Parking spaces and drive aisles shall not be located between a building and a street, except that a through lot may have parking between the building and less prominent street, as determined by the zoning administrator. In the case of a through-lot, the minimum yard requirement for parking spaces shall be five feet when adjacent to a street.

b. The minimum yard requirement for parking spaces and drive aisles shall be zero when located adjacent to a non-neighborhood district.

c. Rear parking yard. Parking may be permitted in the rear of the lot, but shall not be closer than eight feet to property zoned N-1 or N-2 in the rear or side yard and shall be screened from the front by the building. Refer to the street and parking yards illustration (figure 36-366(a)). Note that accessory parking structures within each district have separate side and rear yard standards.

Figure 36-366(a) Street and parking yards.



d. Limited side parking yard. Parking may be permitted with the following:

1. Location. The parking is permitted only in the side parking yard of the building (refer to figure 36-366(a)) but shall not be closer than five (5) feet to property zoned N-1 or N-2 in the rear or side yard.
2. Limited Width. Up to one double-loaded bay of surface parking is permitted with a maximum width of 65 feet.

3. Perpendicular to the Street. The parking lot shall be located perpendicular to the street with the centerline of the drive aisle perpendicular to the centerline of the street.
4. Accessory Parking Structure. An accessory parking structure is not permitted in the side yard of a primary street frontage.

e. Garage Entrances. Vehicular entrances to structured parking garages within the building generally shall be limited to locations on the rear façade that face the rear parking yard; except such entrances may be located on the side façade, facing the limited side parking yard, so long as the location is not closer to the street than the maximum of the build-to zone.

(j) Residential parking location. Required parking spaces in the N-1 and N-2 districts shall be subject to the following requirements:
(1) Required parking shall be located in an enclosed structure or behind the front of the principal structure.
(2) Required parking shall not be permitted in a front yard, except where no other location for parking is possible.
(3) Required parking shall be located on the same lot as the structure housing the principal use, except for religious institutions and condominiums.

(k) Each parking space shall open directly to an aisle or driveway. Tandem parking spaces, however, may be established for:
(1) Single-unit dwellings, two-unit dwellings, twin-homes, three- and four-unit dwellings, townhouse, and courtyard cottages.
(2) Commercial and apartment and apartment-mixed use dwellings if approved with a parking management plan and as part of the site plan of a conditional use permit or planned unit development.

Sec. 36-367. Maintenance.

(a) All off-street parking areas shall be maintained in good repair.
(b) All parking areas shall have the parking spaces clearly marked on the pavement, using minimum four-inch-wide painted lines or other marking devices approved by the city engineer. Such markings shall conform to the approved parking plan and shall be maintained in a clearly legible condition. No parking facilities shall be marked in a manner that reduces the number of parking stalls to less than the number required by this zoning ordinance.

Sec. 36-368. Neighborhood parking and driveways

(a) Parking and storage of vehicles in N districts. The parking or storing of any motor vehicle, recreation vehicle, or commercial vehicle in the N districts is subject to all restrictions in division 4 and this subsection.
(1) Findings. The city council finds that certain standards are desirable in order to preserve neighborhood character, public health and safety, property values, and allow all residents a reasonable use and enjoyment of property. While the city

council finds that the use and possession of commercial and recreational vehicles are an important factor in the lives of a substantial number of residents of the city, the council also finds that certain types and sizes of commercial and recreational vehicles, the improper storage of commercial and recreational vehicles, and the parking of and storage of excessive numbers of vehicles can affect the neighborhood character as well as public health and safety, property values, and the reasonable use and enjoyment of neighboring properties. While the ability of recreational vehicle owners to provide for the security of and access to their vehicles is a reasonable expectation, they have a responsibility to respect the rights of residents, owners, and users of neighboring properties and to avoid interference with the purposes of the zoning district in which they are located. The city council further finds that the establishment of these standards furthers the goals in the city's comprehensive plan relative to enhancement of residential neighborhoods and similar goals expressed in Vision St. Louis Park. The city council establishes these standards as a means to balance the interests of the owners of commercial and recreational vehicles, adjacent residents and the public.

(2) Except as provided in subsections (a)(3) and (a)(9) of this section, no motor vehicle, recreational vehicle, commercial vehicle, or trailer shall be permitted to stand or park in the N districts which exceeds any of the following:
   a. Nine feet in height, measured from the ground to the highest point on the vehicle at recommended tire pressure. For the purpose of measuring height, all accessories, attachments, and materials carried upon a vehicle shall be considered part of the vehicle;
   b. Twenty-two feet in length, measured at the longest point of the vehicle or, if a trailer, the horizontal distance between the front and rear edges of the trailer bed. For the purpose of measuring length, all accessories, attachments, and materials carried upon a vehicle shall be considered part of the vehicle or trailer bed; or
   c. Six thousand five hundred pounds, empty weight including the box.

(3) One recreational vehicle which exceeds any of the limits set forth in subsection (a)(2) of this section and is owned by the occupant of the premises can be parked behind the rear face of the principal building if:
   a. The vehicle is parked no closer than five feet from any property line.
   b. If the property has more than a three-unit dwelling, the vehicle must be stored on a concrete or bituminous surface and the parking space must be in excess of the minimum number of parking spaces required by this chapter.
   c. The vehicle shall be screened using a 90% opaque fence which is six feet high and plant materials which at maturity have the ability to screen 100% of the height and 100% of the length of the vehicle with a minimum of 50% opacity from view from:
      1. Any park.
      2. Any abutting residentially developed property.
      3. Any street which abuts the rear yard.

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d. The fence and plant materials shall be located in such a manner that visibility is maintained as required in section 36-50. A six-foot-high gate may be placed in the fence to allow for ingress and egress. Plant materials may be omitted at points of ingress and egress but the gap in landscaping may not exceed the width of the vehicle plus two feet.

(4) The following provisions shall apply to the parking and storage of vehicles on residential parcels in the N-1 and N-2 districts:

a. No more than four vehicles can be parked or stored outside an enclosed building on a lot that contains a single-unit dwelling. For a two-unit dwelling (duplex), each dwelling may have up to four vehicles parked or stored outside. This regulation shall not apply during snow emergencies.

b. No more than two non-passenger vehicles can be parked on a residential lot outside of an enclosed building. Except as permitted in subsection (a)(3) of this section, vehicles shall be stored on a designated parking space. Non-passenger vehicles cannot be parked or stored in front of the front face of the principal building or between the front and rear face of the principal building when abutting a street except as allowed under subsection (a)(3) of this section.

c. Only commercial vehicles which do not exceed any of the size requirements under subsection (a)(2) of this section and are designed exclusively for on-street use can be parked on residential lots outside an enclosed building. Commercial vehicles shall be parked only within a garage or on a designated parking space and cannot be parked or stored in front of the front face of the principal building or between the front and rear face of the principal building when abutting a street except as permitted under subsection (a)(4) of this section.

d. Except as permitted in subsection (a)(3) of this section, all vehicles must be stored on a surface improved for driveway purposes with an approved paving surface.

e. No more than one recreational vehicle which exceeds the size requirements in subsection (a)(3) of this section can be parked on a residential lot outside an enclosed building.

f. No non-passenger vehicle can be parked within five feet of an interior side lot line or rear lot line.

g. No non-passenger vehicle can be parked in front of the front face of the principal building or between the front and rear face of the principal building when abutting a street except where designated parking space is permitted under section 36-366(j). Under no circumstances can a non-passenger vehicle which exceeds the size limitations in subsection (a)(2) of this section be parked in a front yard.

h. No non-passenger vehicle can be parked on a residential lot if the vehicle is not owned or leased by the occupant of the premises where it is parked or is a commercial vehicle owned by the employer of an occupant who is using the vehicle for business purposes.

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i. Only one tow truck can be parked on a residential property.
j. Parking is not permitted on a driveway within five feet of the curb of a public street. In the absence of a curb, parking shall not be permitted within five feet of the traveled public roadway, in no event can a vehicle be parked in such a manner as to block a public sidewalk.
k. Recreational vehicles six feet in height or less at their highest points may be parked in one non-driveway area between the front and rear face of the principal building on a neighborhood zoned lot provided that they are ten feet or more from the adjacent residence, do not extend beyond the front face of the principal building, and are screened from the street and from the adjacent neighbor with a 90% opaque fence with a height at least equal to the height of the highest point of the vehicle to be screened. A fence-height gate may be placed in the fence to allow for ingress and egress.

(5) One vehicle with an attached snowplow can be parked outside of an enclosed building between November 1 or the first two-inch snowfall, whichever occurs first, and April 30. This vehicle will be considered to be a commercial vehicle when applying this chapter.
(6) Snowplows and other commercial equipment must be stored within an enclosed structure when not attached to a vehicle.
(7) Outdoor storage of fish houses is not permitted on a residential lot.
(8) On-street parking of non-passenger vehicles is not permitted in the N districts.
(9) The following are exempt from the provisions in this subsection:
a. Any vehicle being used in conjunction with a temporary service benefiting the property.
b. Vehicles used in conjunction with authorized construction sites between 7:00 a.m. and 10:00 p.m. Monday through Friday and between 9:00 a.m. and 10:00 p.m. on weekends and holidays.
c. Vehicles used in conjunction with authorized public works construction.
d. Recreational vehicles can be parked temporarily while being loaded or unloaded or during routine maintenance and servicing not exceeding 48 consecutive hours.

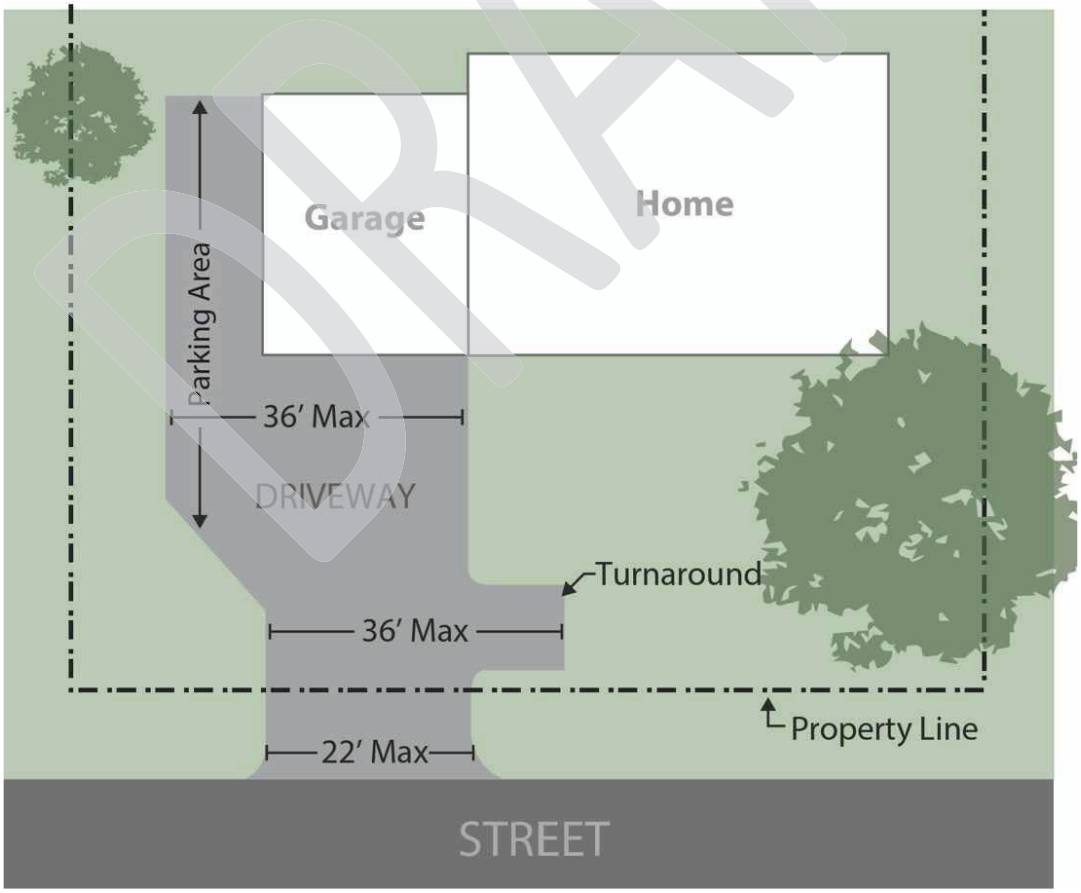
(b) Single-unit, two-unit, and three-unit dwelling driveway and parking areas. The following provisions shall apply:
(1) Permit required. A driveway permit shall be issued prior to the installation, replacement, or expansion of any driveway or parking area.
(2) Width.
a. The maximum width for the driveway apron shall not exceed 22 feet.
b. The maximum cumulative width for driveways, parking areas, and turnarounds shall not exceed 36 feet for single-unit, and 44 feet for two- and three-unit dwellings.
c. Horseshoe driveways are permitted when additional driveway accesses are allowed. The secondary driveway width shall be deducted from the maximum driveway width allowed and shall not exceed 12 feet in width.
(3) Setbacks.

a. No side setbacks are required for driveways, parking areas, and turnarounds.
b. The start of the transition to a driveway or parking area that is wider than the driveway apron may start immediately after the driveway apron and cannot exceed 45 degrees.
c. Turnarounds must be located on private property.

(4) Driveway access.
a. One access to a street and/or alley is allowed for single-unit dwellings on lots less than 80 feet wide.
b. Two accesses to a street and/or alley are allowed for two- and three-unit dwellings, or single-unit dwellings on lots greater than or equal to 80 feet wide.
c. Two street accesses are allowed for corner lots with the condition that one access is allowed per street frontage for lots less than 80 feet in width.

(5) Miscellaneous.
a. The maximum slope on the driveway shall not exceed 10%.
b. The surface of the driveway shall be paved with asphalt, concrete, or pavers. Permeable pavers and ribbon driveways may be used on private property if vegetation is maintained between the ribbons of the driveway and the open areas of the permeable pavers.

Figure 36-368(a). Driveway dimensions



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Sec. 36-369. Electric vehicle supply equipment.

(a) The intent of this section is to facilitate and encourage the use of electric vehicles, to expedite the establishment of a convenient, cost-effective electric vehicle infrastructure, and establish minimum requirements for such infrastructure to serve both short and long-term parking needs.

(b) Number of required electric vehicle charging stations.

(1) All new, reconstructed or expanded parking lots with 14 or fewer parking spaces shall be allowed, but not required, to install EVSE.

(2) All new, reconstructed or expanded parking lots with at least 15 but no more than 49 spaces shall install EVSE as required below.

a. Multiple-unit residential. At least 10% of the surface parking spaces shall be served by level 2 stations. At least one handicapped accessible parking space shall have access to an EVCS.

b. Non-residential land uses. At least two level 2 stations shall be provided. At least one handicapped accessible parking space shall have access to an EVCS.

(3) All new, reconstructed or expanded parking lots with at least 50 parking spaces shall install EVSE as required below.

a. Multiple-unit residential. At least 10% of surface parking spaces shall be served by level 2 stations. At least one handicapped accessible parking space shall have access to an EVCS.

b. Non-residential land uses. At least 5% of the surface parking spaces shall be served by level 2 stations, with at least one station adjacent to an accessible parking space. In non-residential districts, DC charging stations may be installed to satisfy the EVCS requirements described above on a one-for-one basis.

(4) All new or reconstructed motor fuel stations as defined in section 36-479 shall be required to install at least one additional level 2 charging station.

(5) In addition to the number of required EVCSs, the following accommodations shall be required for the anticipated future growth in market demand for electric vehicles:

a. Multiple-unit residential land uses: all new, expanded, and reconstructed parking lots shall provide the electrical capacity necessary to accommodate the future hardwire installation of level 2 EVCSs for a minimum of 50% of the surface parking spaces.

b. Non-residential land uses: all new, expanded, and reconstructed parking lots shall provide the electrical capacity necessary to accommodate the future hardwire installation of level 2 or DC EVCSs for a minimum of 50% of the surface parking spaces.

(6) These requirements may be revised upward or downward by the city council as part of an application for a conditional use permit or planned unit development based on verifiable information pertaining to parking.

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(c) Reductions to EVSE requirements. When the cost of installing EVSE required by this chapter would exceed 5% of the total project cost, the property owner or applicant may request a reduction in the EVSE requirements and submit cost estimates for city consideration. When city council approval of the project is not required, the zoning administrator may administratively approve a reduction the required amount of EVSE in order to limit the EVSE installation costs to not more than 5% of the total project cost.

(d) Permitted locations.

(1) Level 1 and level 2 EVCSs are permitted in every zoning district, when accessory to the primary permitted use. Such stations located at single-unit, two-unit, and multiple-unit shall be designated as private restricted use only.

(2) DC EVCSs are permitted in the non-neighborhood districts, when accessory to the primary permitted use.

(3) If the primary use of the parcel is the retail electric charging of vehicles, then the use shall be considered a motor fuel station for zoning purposes. Installation shall be located in zoning districts which permit motor fuel stations.

(e) General requirements for single-unit dwellings.

(1) EVSE shall be located in a garage, or on the exterior wall of the home or garage adjacent to a parking space.

(2) EVSE shall comply with all relevant design criteria as outlined in subsection (f)(4) of this section, unless specifically exempted.

(f) General requirements for multi-unit residential and non-residential development parking.

(1) Accessible spaces. A charging station will be considered accessible if it is located adjacent to and can serve an accessible parking space as defined and required by the ADA. It is not necessary to designate the EVSE exclusively for the use of vehicles parked in the accessible space.

(2) EVSE – public use shall be subject to the following requirements:

f. The EVCSs shall be located in a manner that will be easily seen by the public for informational and security purposes.

g. The EVCS must be operational during the normal business hours of the use(s) that it serves. EVCS may be de-energized or otherwise restricted after normal business hours of the use(s) it serves.

(3) Lighting. Site lighting shall be provided where EVSE is installed unless charging is for daytime purposes only.

(4) Equipment design standards.

a. Battery charging station outlets and connector devices shall be mounted to comply with state code and must comply with all relevant Americans with Disabilities Act (ADA) requirements. Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designed and located as to not impede pedestrian travel or create trip hazards on sidewalks.

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b. Electric vehicle charging devices may be located adjacent to designated parking spaces in a garage or parking lot provided the devices do not encroach into the required dimensions of the parking space (length, width, and height clearances).
c. The design should be appropriate to the location and use. Facilities should be able to be readily identified by electric vehicle users and blend into the surrounding landscape/architecture for compatibility with the character and use of the site.
d. EVCS pedestals shall be designed to minimize potential damage by accidents, vandalism and to be safe for use in inclement weather.

(5) Usage Fees. The property owner may collect a service fee for the use of EVSE.
(6) Maintenance. EVSE shall be maintained in all respects, including the functioning of the equipment. A phone number or other contact information shall be provided on the equipment for reporting problems with the equipment or access to it.

Sec. 36-370. Bicycle parking.

(a) Bicycle parking is required to provide adequate and safe facilities for the storage of bicycles, to encourage the use of bicycles as an alternative to motor vehicles, and to provide bicycle access to employment, commercial and other destinations. All new, expanded, or reconstructed parking structures or lots shall install bicycle parking as required below.
(b) General requirements.
(1) Bicycle parking may be provided using the following approaches:
a. Bicycle racks: open-air devices to which a bike is locked, suitable for short-term visitor and customer parking.
b. Bicycle lockers: stand-alone enclosures designed to hold one bicycle per unit, preferred for sites that require all-day bicycle parking.
c. Bicycle lockups: site-built secure enclosures that hold one or more bicycles, best for residents' and employees' all-day or long-term bicycle storage.
(2) The city encourages the use of the "inverted U" type bike rack. Other bike rack designs must provide for:
a. Supporting the bicycle frame at two locations, not including either wheel.
b. Allowing both the frame and at least one wheel to be locked to the rack.
c. Allowing the use of either a cable or U-type lock.
d. Bicycles which are equipped with water bottle cages.
e. Bicycles which are not equipped with kickstands.
f. All types and sizes of bicycles, including various types and sizes of frames, wheel sizes and tire widths.
(3) All bicycle racks or lockers must be securely anchored to the ground or building structure.
(4) Bicycle racks or lockers shall be placed on a level, pavement, or concrete surface.

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(c) Location criteria for bicycle racks.
  (1) Bicycle racks shall be placed near building entrances, generally within 50 feet.
  (2) Bicycle rack placement should allow for visual monitoring by people within the building and/or people entering the building.
  (3) Bicycle racks shall be located to avoid conflicts with pedestrians.
  (4) Bicycle racks shall be at least 24 inches from a wall to which they are parallel and 30 inches from a wall to which they are perpendicular.

(d) Number of required bicycle parking spaces.
  (1) Where the minimum number of required bicycle parking spaces is not specifically listed for an individual use, the zoning administrator shall determine the minimum number of required spaces. The zoning administrator shall consider functional similarities between uses where a parking requirement is listed in the chapter and the proposed use in determining the requirement.
  (2) Residential uses.
    a. Single through four-unit dwellings, courtyard cottages, and townhomes. No bicycle parking spaces are required.
    b. Apartments and apartments mixed-use dwelling. One bicycle parking space per dwelling unit, plus one bicycle parking space per ten automobile parking spaces.
  (3) Commercial, office and industrial uses. Bicycle parking spaces equal to 10% of the automobile parking space requirement, but not less than four bicycle parking spaces.
  (4) Institutional uses. One bicycle parking space per 10 automobile parking spaces, except that schools must provide one bicycle parking space per 10 students.

Sec. 36-371. Delivery service entrances and off-street loading facilities.

(a) All delivery service entrances to a building shall be from a public alley, service-alley, off-street parking lot; deliveries not able to be made from a public alley, service-alley or off-street parking lot shall be made from the curb in a manner that does not obstruct drive lanes or on-street parking spaces.

(b) Loading zones. The off-street loading requirement for non-residential buildings with less than 20,000 square feet may be satisfied by the designation of a loading zone area on the site. This loading zone area shall be separate from any required off-street parking area and access to the loading zone area shall be provided which does not conflict with automobile circulation to, from, or within the site.

(c) Loading docks, berths, and facilities.
  (1) Loading dock. A minimum of one loading dock shall be provided for non-residential buildings with 20,000 square feet or more in floor area.
  (2) Loading facility. A loading facility includes the dock, the berth for the vehicle, maneuvering areas, and the necessary screening walls.
  (3) Location.

a. All loading berth curb cuts shall be located 25 feet or more from the intersection of two street rights-of-way.
b. No loading berth shall be located less than 50 feet from any parcel that is zoned neighborhood and used or subdivided for residential use unless it is entirely within a building.
c. Loading facilities shall not occupy the required front yard.

(4) Size. A loading dock shall have a berth area at least 12 feet wide and 55 feet long.
(5) Access. Each loading berth location shall permit vehicular access to a street or public alley in a manner which will least interfere with traffic.
(6) Surfacing. All loading facilities and accessways shall be paved with bituminous or concrete paving to control the dust and drainage.
(7) Screening. All berths shall be screened from view from the adjoining streets and any property in a N district. The screening shall consist of a minimum 10-foot-high wall and landscaping. Walls shall be designed to be harmonious with the principal structure. In situations where access to the loading berth is directly from the street and no other practicable means of access exist, this screening requirement shall not apply.
(8) Accessory use. No required loading berth or access drive shall be used for the storage of goods or inoperable vehicles. It may not be included as a part of the space necessary to meet the off-street parking requirements.

DIVISION 5. LANDSCAPING.

Sec. 36-372. Purpose.

(a) The city recognizes the aesthetic, ecological, and economic value of landscaping in both the natural and built environments and requires its use to serve the following objectives:
(1) Protect the health, safety, and general welfare of the community.
(2) To deter crime through the use of good environmental design practices.
(3) Promote the reestablishment of vegetation in the community for aesthetic, health, and wildlife reasons.
(4) Improve ground water quality.
(5) Reduce storm water runoff.
(6) Promote compatibility between land uses by reducing the visual, noise, dust, and lighting impacts of specific development on users of the site and abutting uses.
(7) Aid in energy conservation by providing shade from the sun and shelter from the wind.
(8) Safeguard and enhance property values.
(9) Break up expanses of paved areas and provide surface shade.
(10) To promote development which will minimize the loss of trees; ensure maintenance of vegetation; encourage a resourceful and prudent approach to urban development; provide an objective method to replace trees; provide

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incentives for creative land use and good site design which preserves existing trees. The landscape standards in this section are established to promote these objectives and encourage innovative and creative landscape design for the benefit of the city. This section consists of the minimum landscaping and screening requirements for use throughout the city.

Sec. 36-373. Applicability.

(a) The zoning administrator may require additional landscaping or alter the placement of the landscaping as deemed appropriate.

Sec. 36-374. Required landscape plan.

(a) With the exception of single-unit and two-unit dwellings, a detailed landscape plan shall be submitted for review and approval by the zoning administrator for all new developments, additions or modifications to existing developments or when changes are made to existing landscape plans.
(b) Landscape plans shall be prepared by a registered landscape architect or other qualified individual as determined by the zoning administrator.
(c) The landscape plan shall be drawn to a scale of not less than one inch equals 50 feet.
(d) The locations and materials which are to be used in existing landscaping and proposed developments shall be clearly drawn and labeled on a landscape plan.
(e) The plan shall, at a minimum, show the following:
    (1) The boundary lines of the property with accurate dimensions.
    (2) The locations of existing and proposed buildings, parking lots, roads, and other improvements.
    (3) A plan showing existing topography and proposed grading with contour intervals no greater than two feet.
    (4) The location, diameter of trees and common name of existing trees and shrubs.
    (5) A planting schedule containing symbols, quantities, common and botanical names, size of plant materials, root condition, and special planting instructions.
    (6) The planting details illustrating proposed locations of all new plant materials.
    (7) The locations and details of other landscape features including berms, retaining walls, fences, walls, sculptures, fountains, street furniture, lights, courtyards and planter boxes.
    (8) The details of restoration of disturbed areas including areas to be sodded or seeded.
    (9) The location and details of irrigation systems.
    (10) The details and cross sections of all required screening.
    (11) A description of a method to be employed for the protection of all existing landscape materials to be saved.
    (12) Planting and installation details as necessary to ensure conformance with all required standards.

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Sec. 36-375. Minimum landscaping requirements.

(a) All open areas of a lot that are not used for buildings, required parking or circulation areas, patios, or storage shall be landscaped with a combination of canopy trees, ornamental trees, evergreen trees, shrubs, flowers, sod, ground cover materials, and other site design features to ensure soil stabilization. This shall not apply to undisturbed areas retained in a natural state.

(b) Landscape plans shall be developed with an emphasis upon the boundary or perimeter of the proposed site, to the immediate perimeter of the structure, parking areas, and along areas to be screened.

(c) The following minimum number of plant materials shall be provided:

(1) For purposes of calculations, structure parking used as an accessory use shall not be counted as gross building floor area.

(2) Single-unit and two-unit dwellings constructed after May 7, 2007, shall plant one tree per lot in the boulevard. The boulevard tree shall be of a species identified in the City of St. Louis Park's Landscape Tree List for streets and boulevards and shall be planted according to city requirements.

(3) Multi-unit residential dwellings shall require one canopy or evergreen tree per dwelling unit.

(4) Non-residential uses shall require at a minimum the greater of:

a. One canopy or evergreen tree per 1,000 square feet of gross building floor area, or

b. One canopy or evergreen tree per 50 lineal feet of site perimeter.

(5) Up to 25% of the required number of canopy or evergreen trees may be substituted with ornamental trees at a ratio of two ornamental trees to one canopy or evergreen tree.

(6) Shrubs shall be required at a minimum of the greater of the following:

a. Six shrubs per 1,000 square feet of gross building floor area, or

b. Six shrubs per 50 lineal feet of site perimeter.

c. This requirement shall not apply to single-unit and two-unit residential dwellings.

(7) Where there is more than one use per building or development, each use shall be calculated separately to determine minimum landscape requirements.

(8) Landscaping with native species. At least 50% of the plantings used in the landscape plan must be native plants.

(9) Xeriscaping is encouraged and shall be required in areas that are not irrigated. Xeriscaping is landscaping which uses plants that have low water requirements, making them able to withstand extended periods of drought. Xeriscaping landscapes are a conscious attempt to develop plantings which are compatible with the environment and make a conscious effort to minimize use of water.

(10) Rain gardens/bioretention systems are encouraged. Bioretention systems can be described as shallow, landscaped depressions commonly located in parking lot

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islands or within areas that receive stormwater runoff. For credit under this section, the rain garden/bioretention system shall be above ground and a visible part of the green or landscaped area. Stormwater flows into the bioretention area, ponds on the surface, and gradually infiltrates into the soil bed. Pollutants are removed by a number of processes including absorption, filtration, volatilization, ion exchange, and decomposition. Filtered runoff can either be allowed to infiltrate into the surrounding soil (functioning as an infiltration basin or rainwater garden) or discharged to the storm sewer or directly to receiving waters (functioning like a surface filter). The use of under drain systems is discouraged unless where infiltration is prohibited by the water resources management plan. Runoff from larger storms is generally diverted past the area to the storm drain system.

Sec. 36-376. Screening.

(a) Screening shall consist of landscaping/vegetation, fences, walls, berms, hedges, landscape materials, or a combination thereof. The height and depth of the screening shall be consistent with the height and size of the area for which screening is required.
   (1) All walls and fences shall be architecturally harmonious with the principal structure.

(b) Principal buildings, accessory structures and drive through facilities including stacking areas within the MU-1, MU-2, MU-3, B-1, I-1, I-2 and P-1 districts shall be screened from any parcel that is zoned neighborhood and used or subdivided for residential or has an occupied institutional building including but not limited to a school, religious institution or community center.
   (1) If the parcel zoned neighborhood is not separated by a public right of way and is less than 50 feet away from the building, structure or drive through facility, the screening shall include a six-foot privacy fence along the side and/or rear property line abutting the residential property; the fence height may be increased to eight feet at the discretion of the zoning administrator. The fence will not be required when a multi-unit building is adjacent to an existing multiple-unit building of four or more dwelling units.

(c) Off-street loading and service areas: must be screened from contiguous properties and adjacent streets, except at access points. Screening shall consist of plant material and any combination of berms, fences, or walls that provide 100% opacity, year-round, to a height of at least ten feet.

(d) Outside storage areas; utility service structures; mechanical equipment; refuse/recycling; maintenance structures and other ancillary equipment shall be screened 100% from all off-site views year-round. In addition to landscaping, exterior refuse handling and outside storage areas shall be screened with a six-foot wall or privacy fence. The fence may be required to be taller at the discretion of the zoning administrator.
   (1) In mixed-use and business districts, screening shall be constructed of complementary materials to the principal building.

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(e) Parking lots:

(1) All off street parking areas and drive lanes located within 30 feet of any parcel that is zoned neighborhood and used or subdivided for residential or has an occupied institutional building such as a school, religious institution or community center shall be screened with landscaping and a solid fence or wall a minimum of eight feet high in the side and rear yard and 48 inches when adjacent to a front yard.

(2) Regardless of subsection (e)(a) above, off street parking areas located within 30 feet of a public right of way shall provide screening between the parking lot and right of way, except at access points. Such screening may consist of a solid hedge, an architectural compatible opaque wall, fence, berm or combination thereof. The screening shall be at least 36 inches and no more than 42 inches in height. Transit shelters, benches, bike racks, or similar features may be integrated as part of the screen as approved by the zoning administrator.

(f) Utilities and mechanical equipment:

(1) The visual impact of rooftop equipment shall be minimized using one of the following methods. Where rooftop equipment is located on buildings and is visible from the ground within 400 feet from property in a N district, only the items listed in subsections (f)(1) and (f)(2) shall be used.

a. A parapet wall.

b. A fence the height of which extends at least one foot above the top of the rooftop equipment and incorporates the architectural features of the building.

c. The rooftop equipment shall be painted to match the roof or the sky, whichever is most effective.

d. Solar collector surface and its frame shall be exempt from rooftop screening requirements.

(2) Utility service structures (such as utility meters, utility lines, transformers, aboveground tanks); refuse and recycling handling; loading docks; maintenance structures; and other ancillary equipment must be inside a building or be entirely screened from off-site views utilizing a privacy fence or wall that is at least six feet in height. A chain link fence with slats shall not be accepted as screening.

(3) All utility services shall be underground except as provided elsewhere in this chapter.

(g) Properties used as single- through three-unit dwellings are exempt from the screening requirements.

Sec. 36-377. Off street parking areas.

(a) Off street parking areas with more than 25 parking stalls shall contain interior landscaped islands. Such islands shall be bounded by a raised concrete curb or approved equivalent and shall contain mulch to retain soil moisture. Turf grass is permitted within landscaped areas located around the periphery of a parking lot. This provision shall not apply to parking structures.

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(1) Landscape islands are required at the end of each row of cars, or every 15 stalls whichever is less. All landscape islands shall contain a minimum of 180 square feet and a minimum dimension shall be five feet.
(2) A minimum of two canopy trees of the same species must be provided per island.
(3) Shrubs, perennials or ornamental grass must be incorporated in each landscaped island.
(4) Islands shall be prepared with clean soil to a depth of five feet and improved to ensure adequate drainage, nutrient and moisture-retention levels for the establishment of plantings.
(5) All perimeter and interior landscaped areas in parking lots shall be equipped with a permanent irrigation system, unless drought-tolerant plant materials are used exclusively. Where drought-tolerant plant materials are used, irrigation shall be required only for the two-year period following plant installation and may be accomplished using hoses, water trucks, or other nonpermanent means.

(b) Raised islands shall be provided at the end of any parking row where it abuts vehicle circulation lanes or driveways. Raised islands shall also be provided to separate pedestrian and vehicular traffic.
(c) Rock mulch shall not be used in landscaped islands.

Sec. 36-378. Alternative landscape options.

(a) The city encourages the use of special design features such as green rooftops, integrated pedestrian facilities and public art. To encourage the use of these special design features, the city acknowledges a degree of flexibility may be necessary to adjust to unique situations. Landscaping required in this section may be reduced if at least one of the following alternative landscaping options are utilized:
(1) Green rooftops. Green rooftops are veneers of living vegetation installed atop buildings, from small garages to large industrial structures. Green rooftops help manage stormwater by mimicking a variety of hydrologic processes normally associated with open space. Plants capture rainwater on their foliage and absorb it in their root zone, encouraging evapotranspiration and preventing much stormwater from ever entering runoff streams. What water does leave the roof is slowed and kept cooler, a benefit for downstream water bodies. Green roofs are especially effective in controlling intense, short duration storms and have been shown to reduce cumulative annual runoff by 50% in temperate climates.
(2) Aesthetic design. Sites designed to include at least one of the following: public art, public seating, fountains, plazas, perennial beds, entrance landscaping, integrated pedestrian facilities, or other amenities reviewed and approved by the zoning administrator.
(3) Recreational or transportation benefit. The site includes amenities that provide recreational or transportation benefits over and above what is required by the city, such as integrated pedestrian facilities or a transit shelter.

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Sec. 36-379. Plant material standards.

(a) The complement of trees required shall be at least 25% deciduous and at least 25% coniferous. Not more than 30% of the required number of trees shall be composed of one species. Single- through four-unit dwellings are exempt from this requirement.

(b) Minimum size of plantings. Caliper inches to be measured six inches off the ground.
   (1) Deciduous tree (canopy) – 2.5 inch caliper
   (2) Ornamental tree – 1.5 inch caliper
   (3) Evergreen tree – 3 inch caliper
   (4) Deciduous shrub – 5 gallon pot
   (5) Evergreen shrub - 5 gallon pot
   (6) Ornamental grass – 1 gallon pot

(c) Species of plant material which satisfy the requirements of this section shall be consistent with the City of St. Louis Park's Landscape Tree List, as provided by the city.

(d) Existing healthy significant and heritage trees may be counted toward the landscaping requirements, if they are not identified as prohibited.

(e) The vegetation required for screening and off-street parking areas may be counted toward the minimum landscaping requirements provided the plan continues to meet the purpose and objectives of this section.
   (1) The diversity of landscape tree species shall meet the following requirements:
      a. Each of the first three trees planted on a site must be of a different genus.
      b. When 20 or more trees are required on a site or within a development, no more than 20% of all trees shall be of the same genus.

Sec. 36-380. Method of installation.

(a) The spacing of trees shall be appropriate to the type of plant species provided. Evergreen shrubs shall be planted in clusters in order to maximize survival.

(b) Traffic visibility shall be maintained by selecting and locating landscaping and design features that do not result in a safety or visibility hazard as required in section 36-50.

(c) All deciduous shrubs and spreading or globe evergreen shrubs shall be moved onto the site in pots. All other plant materials shall be balled and burlapped (B&B) or moved onto the site with a tree spade.

(d) Minor plan substitutions to any approved planting plan may be accepted as approved by the zoning administrator.

(e) Landscaping for one- and two-unit homes shall be installed within one year of the issuance of the building permit for a new home, addition or garage.

(f) In calculating the required plant material under the provisions of this section, all areas and distances on which required calculations are based shall be rounded up to the nearest whole number.

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Sec. 36-381. Restrictions for tree removal; standards for replacement.

(a) Public land. Only those persons authorized by the city may remove any tree from public land. Trees removed from any public land including city, county or state right of way shall be replaced by the person or entity who removed it. Replacement shall be in the following manner:

(1) Replacement of any live tree which is removed from any public land shall be required on a caliper inch for caliper inch basis. The city may also elect to receive cash in lieu of trees based on a fee per caliper inch determined by the city council.

(2) Replacement trees shall be replaced in locations as follows:

a. On public boulevards where the boulevard width is four feet or more, trees should be planted at 30-foot intervals, according to a landscape plan, or as approved by the city; however, no tree shall be planted within 15 feet of a utility pole, seven feet of a shutoff valve or underground utility, two feet of a concrete curb, or within 25 feet of an intersection as regulated by section 36-50; or

b. In a public park or open space.

(3) Replacement trees shall be of a species approved by the city forester.

(b) Private land. This subsection shall not apply to trees removed from existing lots developed with single-unit or two-unit dwellings. If any existing lot of record is subsequently subdivided, tree replacement shall be required for all of the new resulting lots or parcels.

(1) Any person proposing a land disturbing activity shall apply to the city for, and receive approval of, a tree protection permit. No land shall be disturbed until the plan is approved by the city and conforms to the standards set forth herein.

(2) The application for a tree protection permit shall include the following:

a. The name, address, and phone number of the person applying for the permit.

b. The name and address of the property owner.

c. A tree inventory of the site certified by a registered land surveyor, landscape architect, or forester which identifies the size, species, condition, and locations on the land of all existing significant and heritage trees on the property. In addition, this inventory shall identify all significant and heritage trees which will be cut down, removed, or lost due to grading or other damage. The tree inventory shall be verified by the city forester.

d. Where the proposed changes include land alteration, a grading plan which identifies the following:

1. A minimum scale of one inch equals 50 feet.

2. All existing and proposed contours at two-foot intervals.

3. Location of all existing and proposed structures.

4. Any grade change or land alteration, whether temporary or permanent, of greater than one foot measured vertically, affecting 30% (as measured on a horizontal plane) or more of a tree's root zone.

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5. Utility construction which may result in the cutting of 30% or more of a tree's roots within the root zone.
6. Any areas where soil compaction is planned to a depth of six inches or more, or of 30% or more of the surface of the soil within a root zone.

e. A plan for the protection of trees intended to be saved shall adhere to tree protection methods and locations as outlined in the tree replacement section of this article.

f. A statement of the proposed use of the land including a description of the type of building or structure existing or proposed to be constructed on the site.

g. The number, type and size of trees required to be replaced by this section.

h. The proposed locations of the replacement trees.

(3) Allowable tree removal.

a. Up to 20% of the diameter inches of significant trees on any parcel may be removed without replacement requirements. Replacement according to the tree replacement schedule is required when removal exceeds more than 20% of the total significant tree diameter inches.

b. Replacement according to the tree replacement schedule is required for removal of all heritage tree diameter inches.

c. Diseased, dead, or structurally unsound trees are exempt from the provision of this section. The city forester will make the final determination of whether a tree is diseased, dead or structurally unsound.

(4) Tree replacement schedule. Tree removals over the allowable tree removal limit on the parcel shall be replaced according to the following schedule:

a. Significant trees shall be replaced with new trees at a rate of one- and one-half caliper inch replaced for every one diameter inch removed.

b. Heritage trees shall be replaced with new trees at a rate of two caliper inches replaced for every one diameter inch removed.

(5) Heritage tree preservation credits. A credit may be applied to the required significant or heritage tree replacement if a healthy, heritage tree is preserved on a site. The tree must be approved by the city as a quality tree worth saving. The credit will be applied at a rate of one caliper inch for every one heritage tree diameter inch preserved, up to 50% of the total required replacement. If a heritage tree for which credit is provided does not survive one year after construction, the developer will be required to pay the fee-in-lieu.

(6) Removal of any significant or heritage tree or approval of a permit for land alteration which results in tree destruction shall be subject to and conditioned upon the owner or developer replacing the loss or reasonably anticipated loss of all live significant and heritage trees. The number of caliper inches to be provided in replacement shall be determined by the following formula:

a. Significant trees

$$[B - (A \times 0.2)] \times 1.5 = C$$

A	=	Total diameter inches of significant trees situated on the land.
B	=	Total diameter inches of significant trees lost as a result of land alteration or removal.
C	=	Replacement trees (number of caliper inches).

b. Heritage trees

(A x 2) – (B - A) = C

A	=	Total diameter inches of heritage trees lost as a result of land alteration or removal.
B	=	Total diameter inches of heritage trees situated on the land.
c	=	Replacement trees (number of caliper inches).

(7) Protected tree replacement fee. If a significant or heritage tree that was identified for preservation and received replacement credit or zoning ordinance consideration is removed or damaged during construction, the developer will be required to pay the city a cash mitigation. The fee is based on the diameter inches of the tree(s) damaged or removed. The fee per diameter inch is set forth in the city's fee schedule as the cash in lieu of replacement trees fee.

(8) Location of replacement trees.

a. Priority shall be given to locate replacement trees on any part of the parcel where screening is required.

b. If there is insufficient area within the project to plant the required replacement trees, they may be planted within any park, open space, or boulevard within the city as determined by the city provided the city consents in writing. The city may also elect to receive cash in lieu of trees based on a fee per caliper inch determined by the city council.

(9) Replacement trees shall be of a species similar to the trees which are lost or removed but shall be limited to one of those species shown on the City of St. Louis Park's Landscape Tree List, as provided by the city. No more than 50% of the caliper inches of the replacement trees shall be understory trees.

(c) All trees required to be replaced by this section shall be replaced in the following manner.

(1) Replacement trees shall be planted within 18 months from the date the permit authorizing the removal of trees is issued.

(2) Diseased, dead, or structurally unsound trees are exempt from the provision of this section. The city forester is responsible for determining a tree is diseased, dead or structurally unsound.

(3) Any replacement tree which is not alive and healthy one year following the date that it was planted shall be replaced with a new healthy tree of the same size and species as the removed tree.

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(4) Sources of trees. Replacement trees shall consist of Minnesota certified nursery stock.

Sec. 36-382. Tree protection.

(a) All trees which are to be retained on any site shall be marked and physically protected from harm or destruction caused by soil compaction, equipment and material storage within the drip line, bark abrasions, changes in soil chemistry, out-of-season pruning and root cutting during construction.

(b) Before any construction or grading of any development project occurs, orange "safety fence" at least four feet in height and staked with steel posts no less than every five feet shall be placed around the drip line borders of woodlots and or the drip lines of significant trees to be preserved. Signs shall be placed along this fence line identifying the area as a tree protection area and prohibiting grading beyond the fence line. This fence must remain in place until all grading and construction activity is terminated.

(c) No equipment, construction materials, or soil may be stored within the driplines of any significant trees to be preserved.

(d) Care must be taken to prevent the change in soil chemistry due to concrete washout and leakage or spillage of toxic materials such as fuels or paints.

(e) Drainage patterns on the site shall not change considerably causing drastic environmental changes in the soil moisture content where trees are intended to be preserved.

(f) Pruning of oak and elm tree branches and roots must not take place from May 1 through July 31 (see section 34-61). If wounding of oak or elm trees occurs, a nontoxic tree wound dressing must be applied immediately. Excavators must have a nontoxic tree wound dressing with them on the development site.

(g) Any tree determined by the city forester to be destroyed or damaged shall be replaced in accordance with the tree replacement section above.

Sec. 36-383. Maintenance of landscaping.

(a) All landscaping and site improvements shall be completed within one year after the certificate of occupancy has been issued.

(b) The continued maintenance of all required landscaping materials in a live and healthy state is a requirement of this section and is the responsibility of the owner and tenant of the property on which the materials are required. This requirement shall run with the land and be binding upon all future property owners. Failure to comply with this requirement shall be a violation of this section.

(c) An underground sprinkler system shall be installed in all landscaped areas except areas to be preserved in a natural state or where all proposed plant materials are drought tolerant. Where drought-tolerant plant materials are used, irrigation shall be required only for the two-year period following the installation and may be accomplished using hoses, water trucks or other nonpermanent means.

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Sec. 36-384. Security.

(a) Before approval of a permit, the owner or developer shall:

(1) Enter into a written agreement with the city on a form approved by the city attorney in which the developer undertakes to comply with the provisions and conditions imposed by this section and the owner or developer shall indemnify the city against any loss, cost or expense, including an amount payable for reasonable attorneys' fees incurred in enforcing the terms of the agreement.

(2) Provide a surety in a form approved by the city attorney to ensure the obligations of that agreement will be performed. The amount of surety shall be 125% of the estimated cost necessary to furnish and plant the required landscaping. The estimated cost shall be subject to approval by the city. If the estimated cost submitted by the developer to the city is not approved by the city, the city shall have the exclusive right to determine the estimated cost.

(b) The property owner shall request an inspection after the required landscaping has been installed. The security will be released one year following the inspection when all landscaping is found to comply with the approved landscape or replacement plan. That part of the security which has not been released at the end of that year shall be retained and shall secure the developer's obligation to remove and replant replacement trees which are not alive or are unhealthy at the end of the year and to replant missing trees. The entire security may be released one year after the replanting of such trees has been satisfactorily completed if the city has certified that those replacement trees are alive and healthy. To be certified as alive and healthy, the following conditions must exist:

(1) No tree shall have sustained mechanical injury to the trunk of a tree causing loss of more than 30% of the bark circumference of the tree at any location along the tree's trunk.

(2) No tree shall have had soil compacted to six inches deep over more than 30 percent of its root zone.

(3) No tree shall have had more than 30% of its roots cut for the installation of any utility or for any other purpose.

(4) No tree shall possess more than 25% of its crown in dead branches.

(5) None of the security shall be released until the developer's obligations to indemnify the city for any expenses incurred in enforcing the terms of the agreement are satisfied.

Sec. 36-385. Penalties for violation.

(a) Any tree not exempted by section 36-381(b)(1) that is visibly damaged or has a root system that has been driven on causing soil compaction or the soil within the root zone has been compacted in any way, shall be replaced in accordance to the tree replacement formula found in section 36-381(b)(4), or as per section 36-381(a) for public trees. Also, any person who is not authorized by the city who removes any tree from any public property without first obtaining a permit and any person who fails to

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replace trees in the manner provided in this subsection shall, in addition to the criminal penalties prescribed by law, be required to pay to the city the estimated cost of tree replacement in the amount determined by the city. Upon determination that this has occurred, the city shall submit a bill for the amount of tree replacement. If that amount is not received by the city within 90 days, such amount shall be assessed as a special assessment on any land owned by the person violating this chapter which is located in the city.

DIVISION 6. FENCES.

Sec. 36-386. General provisions.

(a) Permit required. A permit shall be required prior to the installation of any fence.

(b) Submission requirements. The following information shall be submitted prior to a fence permit being issued:

(1) Application form and fee.

(2) Site plan indicating location of fence.

(3) Fence design indicating height and style of fence.

(c) Yards definition. The definition of yards found in section 36-485 shall be used for this section.

Sec. 36-387. Fence location.

(a) All fences shall be located entirely upon the private property of the party requiring or requesting the construction of the fence. It shall be the responsibility of the party installing the fence to ensure that it is constructed on their property.

(b) No fence shall be constructed or permitted on any public property, right of way or easement without the express authorization from the public agency having jurisdiction over the property or right of way.

(c) In the MU-1 district, fences in the street yards are prohibited, unless they meet the following standards:

(1) Maximum height: three feet

(2) Maximum opacity: 50%

Sec. 36-388. Fence design.

(a) Fences shall be constructed so the finished side of the fence is facing towards the neighboring properties, exposing the structural side to the party requesting the fence. Alternating board fences which have the structural elements equally visible on both sides shall be considered as complying with this section.

(b) Permitted materials. Fences must be constructed of materials designed for permanent outdoor fencing, including, but not limited to, wood, metal, bricks, masonry, and rigid plastic or vinyl. Wood fences must be constructed of naturally decay resistant wood such as cedar or redwood, or wood treated by the manufacturer to be decay resistant.

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(c) Prohibited materials. Fences must not be constructed from razor wire, wood not manufactured for exterior use, or materials originally intended for other purposes. Above ground electric fence is not permitted. Barbed wire is permitted only on top of fences in nonresidential districts, a minimum of six feet above the natural grade. Chain link or metal wire fencing finer than 11-gauge in diameter is prohibited.

(d) Exceptions. The following fences are exempt from the design requirements:

(1) Snow fences when used by institutional and public land uses exclusively for control of snow between November 1 and April 15.

(2) Chicken wire fencing when used to enclose a garden.

(3) Fences used to secure a construction site.

(4) Fences used to protect vegetation during construction.

(5) Fences used to control erosion.

(6) Fences used to provide screening of a patio or placed in landscaping for decorative purposes subject to the following conditions:

a. The fence shall be located in the side or rear yard.

b. The fence shall be located at least three feet from the property line.

(7) Chain link and metal wire fences utilizing wood for the support structure shall install the chain link and metal wire on the fence owner's side of support structure.

Sec. 36-389. Height.

(a) The height shall be measured from the side of the fence with the lower ground level to the top of the fence or wall section. When there is a grade change between posts, then the height of the fence shall be the average of the height measurements taken where the fence panel meets each post, but in no case shall the height of any one point exceed six inches above the maximum allowed by this section. Fence posts may exceed eight inches above the maximum allowed by this section.

(b) A fence or wall shall not exceed six feet in height if it is located in any side or rear yard.

(c) A fence, wall or hedge shall not exceed four feet in height if located in a front yard.

(d) Exceptions.

(1) A fence or wall may be up to eight feet in height if placed in any side or rear yard which abuts Interstate 394, State Highway 100, State Highway 7, State Highway 169, or their adjacent frontage road.

(2) A fence or wall may be up to eight feet in height if placed in any side or rear yard in a N district which abuts property in the B, MU or I districts, or abuts a railroad right of way, school, religious institution, or other public building.

(3) A fence or wall may be up to eight feet in height if placed in any side or rear yard when it is required for screening.

(4) A fence or wall in one front yard of any through lot may be at the height permitted in a rear yard if it complies with all of the traffic visibility provisions of section 36-

50, is used as a rear yard, and the fenced yard used as the rear yard does not adjoin a yard used as a front yard.

(5) Barbed wire may be used by certain industrial and public service users for health and safety purposes. However, the barbed wire cannot be used at a height lower than six feet six inches, and the overall height of the fence including the barbed wire cannot exceed eight feet.

Sec. 36-390. Construction and maintenance.

(a) Both sides of the fence shall be maintained in a condition of good repair.

(b) Any fence that is potentially dangerous to the public safety or health by reason of construction or sharp projections or protrusions shall be removed or repaired.

DIVISION 7. ARCHITECTURAL DESIGN.

Sec. 36-391. Purpose.

(a) The purpose of this section is to serve the public interest by promoting a high standard of development in the city. Through a comprehensive review of both functional and aesthetic aspects of new or intensified developments, the city seeks to accomplish the following:

(1) Implement the comprehensive plan;

(2) Preserve the character of neighborhoods, commercial and industrial areas;

(3) Reasonably maintain and improve the city tax base;

(4) Reduce the adverse impacts of dissimilar land uses;

(5) Promote orderly and safe flow of vehicular and pedestrian traffic;

(6) Discourage the development of identical and similar building facades which detract from the character and appearance of the neighborhood;

(7) Preserve the natural and built environment; and

(8) Minimize adverse impacts on adjacent properties from buildings which are or may become unsightly.

Sec. 36-392. Applicability.

(a) Architectural design standards shall be applicable to all apartment, mixed use, and non-residential buildings.

Sec. 36-393. Building design.

(a) Buildings shall be designed to enhance the attractiveness of the city's streetscape by minimizing monotonous structures and long, blank walls. Additionally, buildings shall, through use of architectural details and scale, have architectural features and patterns that provide visual interest from the perspective of the pedestrian. The following techniques shall be incorporated into building design in order to accomplish such requirements.

Table 36-393(a). Architectural Design Standards

District		Upper stories stepback	Primary street frontage non-residential use minimum	Building entrances	Transparency minimum, ground story (%)	Transparency minimum, upper stories (%)
Mixed Use	MU-1	None	75%; first 30 ft. behind building facade	A primary entrance is required on the building's primary street frontage Each business shall have a direct and primary access facing the street frontage or an interior arcade.	Primary frontage: 50% Secondary frontage: 20%	Primary frontage: 20% Secondary frontage: 20%
	MU-2	For side and rear property lines adjacent to N-1 or N-2 districts, the portion of the building above 40 feet shall be stepped back from the side and rear property lines a minimum of 10 feet				
	MU-3					
Business	B-1		None			
Neighborhood	N-1	None	None	None	None	None
	N-2	None	None	A primary entrance is required on the building's	Primary frontage: 50% Secondary	Primary frontage: 20% Secondary
	N-3	For side and rear property lines adjacent to N-1 or N-	None			

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District		Upper stories stepback	Primary street frontage non-residential use minimum	Building entrances	Transparency minimum, ground story (%)	Transparency minimum, upper stories (%)
	N-4	2 districts, the portion of the building above 40 feet shall be stepped back from the side and rear property lines a minimum of 10 feet	None	primary street frontage	frontage: 20%	frontage: 20%
Industrial	I-1	None	None	None	None	None
	I-2	None	None	None	None	None
Park and Open Space	P-1	Each standard shall match the requirement for the adjacent properties. If the adjacent properties are in two or more zoning districts, then the more restrictive requirement applies.				

(1) Additional ground floor transparency standards. The following transparency criteria shall be required along street frontages for buildings in the PUD, MU, and B districts.

a. Window paintings and signage shall cover no more than 10% of the total window and door area

b. Visibility into the space shall be maintained for a minimum depth of three feet. Display of merchandise is allowed within this three feet.

c. Interior storage areas, utility closets and trash areas shall not be visible from the exterior of the building.

d. No more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signs. The remaining 90% of window and door area shall be highly transparent, low reflectance windows with a minimum 60% transmittance factor and a reflectance factor of not greater than 0.25.

e. Buildings which expand the gross square footage of the building by more than 50% shall bring the entire building into compliance with these transparency requirements.

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f. The city acknowledges a degree of flexibility may be necessary to adjust to unique situations. Alternatives that provide an increase in pedestrian vibrancy and street safety including but not limited to public art and pedestrian scale amenities may be considered and may be approved by the zoning administrator, unless the development application requires approval by city council, in which case the city council shall approve the alternate transparency plan.

(2) Interior and exterior bars, grills, mesh or similar obstructions shall not cover any exterior door or more than ten percent of any individual window or contiguous window area.

(3) Temporary security screens may cover all windows and doors, and be located within three feet of the windows and doors with the following conditions:

a. The security screen does not obscure more than 50% of the visibility into the building at any window or door.

b. The security screen is retracted and stored in a location so as not to be visible during business hours.

c. The security screen is located inside the building. Exterior security screens are not permitted.

(4) For side and rear property lines adjacent to N-1 or N-2 districts, building shadows shall not cover more than 50 percent of a principal building wall in the N-1 or N-2 districts for a period greater than two hours between 9:00 a.m. and 3:00 p.m. for more than 60 days of the year.

(5) Architectural design elements that will be considered in the review of building and site plans include building materials, color and texture, building bulk, general massing, roof treatment, proportion of openings, facade design elements and variation, window and openings. Site plan design elements that will be considered in the determination as to whether site plan design is superior include quantity, quality, variation, compatibility and size of plant materials, landscape berms and screening walls. Also considered will be the overall order, symmetry and proportion of the various elements within the site and within the larger context of the area or corridor.

(6) The height, bulk, general massing, roof treatment, materials, colors, textures, major divisions, and proportions of a new or remodeled building shall be compatible with that of other buildings on the site and on adjacent sites.

Sec. 36-394. Building materials.

(a) Exterior surface materials of buildings shall be installed and maintained in accordance with the adopted building code and the manufacturer's specifications and shall be subject to the regulations listed below. Products listed as "integral colored" shall continue its surface color consistently through the depth of the product as opposed to being colored, painted, or stained on the surface only.

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(1) Classes of materials. Materials shall be divided into class I, class II and class III categories as follows:

a. Class I. The following materials are considered class I materials as specified:

1. Brick
2. Marble, granite, or other natural stone
3. Integral colored cast stone (the stone is colored consistently through)
4. Textured cement stucco
5. Architectural wall cladding (Nichiha, Equitone and similar brands) Material must be through colored and at least 5/8 inches thick.
6. Copper
7. Porcelain
8. Glass
9. Wall mounted solar energy system
10. Residential buildings containing four or fewer dwelling units may utilize the following additional materials:
    i. Wood
    ii. Vinyl siding
    iii. Fiber-reinforced cement board
    iv. Prefinished metal
11. Residential buildings containing five or more dwelling units may utilize the following additional materials:
    i. Up to 10% of the required class I materials may be finished with clapboard and/or shake-style fiber-reinforced cement board with a minimum thickness of ¼ inch.
12. Park buildings under 3,000 square feet may utilize the following additional materials.
    i. Wood

b. Class II. The following materials are considered class II materials as specified:

1. Exposed aggregate concrete panels
2. Burnished concrete block
3. Integral colored split face (rock face) and exposed aggregate concrete block
4. Cast-in-place concrete
5. Insulated exterior wall panels (E.I.F.S., Drivit and similar brands)
6. Fiber-reinforced cement board siding with a minimum thickness of ¼ inch
7. Prefinished metal
8. Integral colored concrete panels other than smooth finished

c. Class III. The following materials are considered class III materials as specified:

1. Unpainted or surface painted concrete block (scored or unscored)
2. Unpainted or surface painted plain or ribbed concrete panels

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3. Unfinished or surface painted metal
4. Smooth finished concrete panels
5. Brick, stone, or integral colored material which has been painted

(2) New construction minimum class I materials. At least 60% of each building face visible from off the site must be of class I materials except as permitted by subsection (d)(4)c. of this section. Not more than 10% of each building face visible from off the site may be of class III materials. Portions of buildings not visible from off the site may be constructed of greater percentages of class II or class III materials if the structure otherwise conforms to all city ordinances. The mixture of building materials must be compatible and integrated.

(3) New construction buildings in I-1 and I-2 districts.

a. Not on major streets and not near residential. For buildings in the I-1 and I-2 districts which are not located on a principal arterial, minor arterial, major collector, or adjacent to or across from any neighborhood zoned property, class I materials may be reduced to a minimum of 25% provided that the remaining materials are functionally and durably equal to a class I material as certified by the architect or manufacturer.

b. On major streets or near residential. For building walls in the I-1 and I-2 districts facing on a principal arterial, minor arterial or major collector, or adjacent to or across from any neighborhood zoned property, class I materials may be reduced to a minimum of 25% provided that the remaining materials are functionally and durably equal to a class I material as certified by the architect or manufacturer and that the architectural design and site plan are superior quality as determined by the zoning administrator. The architecture and site plan shall meet the following minimum criteria to be considered superior quality:

1. The exposed height of the building wall shall not exceed 15 feet.
2. The number of required plant units shall be increased by 20% or the size of 20% of the overstory trees installed shall be increased to 3 1/2 caliper inches.
3. A minimum of 10% of the building facade must be windows or glass spandrels.

(4) Existing buildings. Existing buildings may paint or stain their exterior utilizing product specifically formulated for its intended use. All painted or stained surfaces shall be maintained so it is free of chipping and peeling.

(5) Temporary materials. On non-residential properties, covered patios with a permanent solid roof may enclose the wall openings with transparent non-glass materials for up to six months per calendar year provided the permanent exterior wall materials are not covered.

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Sec. 36-395. Awnings and canopies.

(a) Design parameters. Awnings and canopies shall be designed, installed, and maintained to meet the following criteria:
  (1) Awnings and canopies shall have noncombustible frames. If an awning can be collapsed, retracted, or folded, the design shall be such that the awning does not block any required exit.
  (2) Canopies no more than 12 feet wide are permitted in the N-3, N-4, MU and B-1 districts if they are open at the sides, comply with the traffic visibility provisions of section 36-50 and provide 14 feet of clearance if located over any access roadway or fire lane.
  (3) Awnings and canopies less than 25 feet in width may extend into the public right of way up to two feet from the face of the nearest curb line measured horizontally.
  (4) All portions of any awning and canopy shall provide at least eight feet of clearance or any walkway and twelve feet of clearance over a driveway or private roadway.
  (5) Canopy posts or other supports located within a public right of way or easement shall be placed in a location approved by the city engineer.
  (6) Awnings shall be constructed of heavy canvas fabric, metal, and/or glass.
  (7) Plastic, vinyl, and backlit awnings are prohibited.

(b) Permit required. A building permit shall be issued prior to the installation of any awning or canopy. In addition to the building permit, an encroachment agreement shall be issued by the city engineer prior to the installation of any awning or canopy that extends into, upon or over any street or alley right of way, park or other public property. The encroachment agreement shall include provisions that hold the owner of the awning or canopy liable to the city for any damage which may result to any person or property by reason of such encroachment or the removal of such encroachment. Additional conditions may be imposed on encroachment permits to protect the health, safety or welfare of the public or to protect nearby property owners from hardship or damage or to protect other public interests as determined by the city engineer.

(c) Submission requirements. The following information shall be submitted prior to the installation of an awning or canopy.
  (1) Application form and fee. A separate fee shall be required for the building permit and encroachment agreement.
  (2) Dimensioned and scaled site plan and building elevations.
  (3) Four sets of drawings for each awning or canopy proposed.

(d) Projections to be safe.
  (1) All such projections over public property shall be structurally safe, shall be kept in a safe condition and state of repair consistent with the design thereof and repaired when necessary in the opinion of the city engineer or building official by and at the expense of the person having ownership or control of the building from which they project.

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(2) Faded or torn canopies, awnings and banners shall be removed or replaced. If faded or torn canopies, awnings and banners are not removed or replaced by the owner within 30 days of notification by the city, the city may remove them and assess the cost of removal to the property.

(e) Removal upon order. The owner of an awning or canopy, any part of which projects into, upon, over or under any public property shall, upon being ordered to do so by the city engineer, remove at once any part or all of such encroachment and shall restore the right of way to a safe condition. Such removal and restoration of the right of way will be at the sole expense of the property owner. The city may, upon failure of the property owner to remove the encroachment as ordered, remove the encroachment, and the reasonable costs of removing such encroachment incurred by the city shall be billed and levied against the property as a special assessment.

Sec. 36-396. Banners

(a) Decorative banners are allowed in the N-4, B-1, MU-2 and MU-3 districts and are regulated as follows:

(1) All banners shall be an integral part of the overall design scheme of a project. A banner shall be deemed to be a part of the integral design scheme if the following conditions exist:

a. The banner is compatible with the architectural character of the building in terms of rhythm of openings, horizontal or vertical emphasis, and stylistic features of the building in color, pattern and shape.

b. The banner is considered to be in harmony and unity with various elements within the site and also within the larger context of the area or corridor.

c. The location and placement of the banner provides a harmonious rhythm to the building and site elements.

d. The zoning administrator shall determine whether any banner meets the design criteria set forth by this subsection (a)(1).

(2) No single banner may exceed eight square feet in area.

(3) Banners shall be securely fastened on the full length of at least two sides of the banner to a structure which was erected for another principal purpose, such as a light standard.

(4) Faded or torn banners shall be removed or replaced. If faded or torn banners are not removed or replaced by the owner within 30 days of notification by the city, the city may remove them and assess the cost of removal to the property.

(5) No banner may display a commercial message.

(6) Banners shall be exempt from the total allowable sign area for a parcel.

(7) The maximum aggregate area for banners shall not exceed 40 square feet, except for properties improved with one- to three-unit dwellings located in the N-1 and N-2 districts which shall not exceed nine square feet.

(8) The top of a banner may not exceed 15 feet in height from the ground.

(9) No banner may be displayed within any required yard.

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Sec. 36-397. Murals.

(a) Permit required. A permit is required and shall be issued prior to the installation of any mural.
  (1) The following information shall be submitted prior to a permit being issued demonstrating compliance with this section:
    a. A dimensioned drawing of the proposed mural.
    b. A picture of the building or wall indicating the precise location of the mural.
    c. Details of the material used and manner of installation.
  (2) Repairing or repainting the mural in the manner it was approved does not require additional permits.

(b) Dimensional standards. Murals shall abide by the following standards.
  (1) Area. Murals on buildings may cover up to 50% of the entire building wall area in elevation view totaled across all building sides.
  (2) Height. No portion of a mural may extend above the surface on which it is installed.
  (3) Projection. No part or element of a mural may project more than two feet beyond the plane of the surface upon which it is installed.
    a. The projection cannot encroach into a public easement of record without the written approval of the director of engineering.
    b. A projection over a sidewalk must maintain at least eight feet of clearance from the sidewalk surface to the lowest portion of the projection.

(c) Placement Standards. Murals shall abide by the following placement standards:
  (1) Murals shall not directly face adjacent residential structures.

(d) Design standards. Murals shall abide by the following design standards:
  (1) Any portion of the mural determined by the zoning administrator to be a sign will be calculated as a wall sign.
  (2) Murals shall not include any of the following:
    a. Mechanically produced or computer-generated printed images
    b. Electric or mechanical components that cause changing images
    c. Representations which imitate or appear to imitate any official traffic sign or device which appears to regulate or direct the movement of traffic, or which interferes with the proper operation of any traffic sign or signal.
  (3) Materials and maintenance.
    a. The mural must be securely attached to the building or structure to which it is applied.
    b. Materials must be durable and weather resistant to prevent premature deterioration or other unintended changes in appearance. They must be able to be cleaned of dirt, graffiti, and other natural or unintended damage.
    c. Materials must be appropriate for outdoor location and climate.

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d. Damaged, peeling, or deteriorating murals shall be repaired or removed. If removed, then repairs to the building or structure shall be made as determined by the community development director.

Sec. 36-398. General provisions.

(a) All exterior finishes for one and two-unit dwellings and accessory structures shall be installed within one year from the issuance of the building permit.

(b) Additions and accessory structures. The exterior wall surface materials, roof treatment, colors, textures, major divisions, proportion, rhythm of openings, and general architectural character, including horizontal or vertical emphasis, scale, stylistic features of additions, exterior alterations, and new accessory buildings shall address and respect the original architectural design and general appearance of the principal buildings on the site and shall comply with the requirements of this section. Clear acrylic that is high impact, double-skinned, non-yellowing, and a minimum eight millimeters thick may be classified as a class I material for accessory greenhouses.

DIVISION 8. OUTDOOR LIGHTING.

Sec. 36-399. Purpose.

(a) The purpose of this section is to minimize the adverse effect of light and glare on operators of motor vehicles, pedestrians, and on residential and other land uses in the vicinity of a light source in order to promote traffic safety and to prevent the nuisances associated with the intrusion of spill light and glare.

Sec. 36-400. Applicability.

(b) The requirements of this section apply to all outdoor lighting, except lighting for signs which are covered under section 36-413(e), and for street lighting within public rights-of-way.

Sec. 36-401. General provisions.

(a) Lighting plan. Submittal of a lighting plan shall be required to ensure compliance with this section for all new development, redevelopment, and additions other than single-unit and two-unit dwelling units. The city may also require a lighting plan for any proposed new light source. This lighting plan shall include the following:

(1) A site plan showing location of buildings, parking areas, landscaping, and all proposed outdoor lighting fixtures.

(2) Proposed mounting height of each outdoor lighting fixture.

(3) Descriptions of each proposed outdoor lighting fixture including but not limited to manufacturers catalog specifications sheets, photometric data, IESNA “cutoff” fixture designation, glare control package, type of lamp (e.g., high pressure sodium, metal halide, mercury vapor, fluorescent induction), lamp color temperature, and on/off control devices.

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(4) An illuminance grid (point-by-point) plot of footcandles overlaid on the site plan, plotted out to 0.0 footcandles, indicating the location and aiming of outdoor lighting fixtures in compliance with the regulations of this section.

(b) Maximum illuminance levels. Outdoor lighting shall not exceed the maximum maintained illuminance levels as recommended by the Illuminating Engineering Society of North America (IESNA).

(c) Measurement. Post-installation lighting levels shall be measured after dark at the property line of the adjacent property by facing a light meter directly at the light source at three feet above grade.

(d) Spill light and glare. Outdoor lighting shall be designed and arranged to limit spill light and glare on adjacent properties. Reflected glare or spill light shall not exceed five-tenths (0.5) footcandle when the source of light abuts any property used for residential or one (1.0) footcandles when the source of light abuts any commercial or industrial property, as measured at the property line of the adjoining use.

(e) Hours of operation. The city may limit the hours of operation of outdoor lighting equipment if the city believes it necessary to reduce the impact of light on the surrounding neighborhood.

(f) Prohibited lighting. No flickering or flashing lights shall be permitted.

(g) Luminaire design.

(1) For the lighting of predominantly horizontal surfaces, luminaires shall be aimed straight down and shall meet full cutoff criteria unless ornamental light fixtures are installed in the manner provided in a site and building plan approved by the city. Ornamental fixtures may be approved when the developer can demonstrate that undesirable off-site impacts stemming from direct or reflected views of the light source are eliminated by the fixture design or location of the lighting fixture.

(2) For the lighting of predominantly non-horizontal surfaces, such as building facades, landscaping, fountains, displays and statuary, luminaires shall be located, aimed and shielded so as to not project their beam onto abutting properties, past the object being illuminated, skyward or onto a public roadway. The lighting shall be fitted with such devices as shields, barn doors, baffles, louvers, skirts or visors to minimize spill light and glare impacts.

(h) Maximum mounting height. Light poles or standards for exterior lighting shall not exceed a height of 45 feet, except that poles or standards on the top level of parking structures shall not exceed 25 feet.

Sec. 36-402. Parking lot lighting.

(a) Parking lots:

(1) Parking lots shall provide an average horizontal illumination not to exceed three (3.0) footcandles.

(2) The average illumination shall not exceed one (1.0) footcandle between 10:00 p.m. to 6:00 a.m., or 30 minutes past business hours, whichever is later.

(b) Parking structures:

(1) The average horizontal illumination in fully enclosed parking ramps shall be at least five (5.0) footcandles.

(2) The average horizontal illumination in partially enclosed parking structures shall not exceed three (3.0) footcandles.

(3) The top level of parking structures shall comply with the same lighting requirements as parking lots when uncovered and open to the sky.

(4) When the parking structure uses motion-activated lighting, the maximum average horizontal illumination level shall not exceed one (1.0) footcandle when no motion is detected.

Sec. 36-403. Recreational lighting provisions.

(a) Because of its unique requirements for nighttime visibility of recreational activities and limited days/hours of operation, outdoor recreational facility lighting is exempt from the outdoor lighting standards of section 36-401(b) through (h).

(b) An outdoor recreational facility that has illuminated playing fields, courts or performance spaces shall be subject to the following standards:

(1) Luminaire design. All outdoor recreational lighting fixtures shall be directionally shielded. Lighting fixtures shall also be aimed to ensure that their beams fall within the primary playing area of the fields/courts/tracks or primary performance space and immediate surroundings so that spill light and glare on adjacent properties are minimized.

(2) Glare control. All outdoor recreational lighting fixtures shall be from a manufacturer that offers a glare control package, and it shall be fitted with the manufacturer's strongest glare reducing package.

(3) Maximum illuminance levels. All outdoor recreational lighting installations shall be designed to achieve no greater than the maximum illuminance levels for the proposed recreational activity as recommended by the Illuminating Engineering Society of North America (IESNA).

(4) Maximum spill light levels. Spill light shall be minimized to the greatest extent possible given the unique illumination constraints of the outdoor recreational facility. Since outdoor recreational facilities require much higher lighting levels than other outdoor lighting uses and are in operation for limited periods of time, the maximum spill light level allowed is also higher. When an outdoor recreational facility abuts a residential dwelling unit, it shall be designed so that the illumination at the residential property boundary line that is attributable to the recreational lighting does not exceed 1.5 maximum vertical footcandles.

(5) Maximum mounting height. The mounting height of outdoor recreational lighting fixtures shall not exceed a maximum height of 80 feet. The city council may approve additional height if it is shown as necessary to reduce spill and glare and has no additional adverse impacts.

(6) Hours of operation. The use of outdoor recreational lighting shall not be permitted between the hours of 11:00 p.m. and 7:00 a.m. The main lighting shall be turned

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off no later than one hour after an event ends. Where technically feasible, a low-level lighting system shall be installed to be used for patrons leaving the facility, cleanup, nighttime maintenance and other closing activities.

(7) Visual impact plan. To assist the city in determining whether the potential impacts of proposed outdoor recreational lighting have been suitably managed, applications for illuminating outdoor recreational facilities shall be accompanied not only with the information required under section 36-401(a) but also by a visual impact plan that contains the following:

a. Plan views containing a layout of the outdoor recreational facility, showing light pole locations the location of abutting residential properties and structures, and proposed landscape measures that will screen lighting from adjacent properties.

b. Elevations containing pole and luminaire mounting heights, and luminaire arrays for each pole location.

c. Light scans in the maximum vertical plane containing illuminance plots at the boundary of the adjacent property, taken at a height of three feet.

d. Proposed frequency of use of the outdoor recreational facility during hours of darkness on a month-by-month basis and proposed time when the recreational lighting will be switched off.

e. A narrative describing the measures proposed to achieve minimum off-site disturbance, including landscape screening.

(8) Subsections (b)(5) and (6) of this section shall apply to all outdoor recreational facilities existing as of the effective date of this ordinance. Subsection (e) of this section shall apply in its entirety to any new outdoor recreational facility, the expansion of an existing facility, upon replacement of the luminaires or fixtures or upon any reconfiguration of existing lighting installations. Outdoor recreational lighting installations existing as of the effective date of this ordinance may continue to be operated in their existing configuration, including repair and maintenance, so long as there is no increase in maximum illuminance levels, light spill, or glare.

DIVISION 9. SIGN REGULATIONS.

Sec. 36-404. Purpose.

(a) The purpose of this section is to establish minimum requirements for the size, placement, and maintenance of signs by adopting regulations governing all signs in the city.

(b) The sign regulations are intended to permit a safe, efficient, effective and aesthetic means of communication using signage which recognizes the need to maintain an attractive and appealing appearance of property in the community, including that property used for residential, commercial, industrial, institutional, public development use, and the air space above and between those uses. These regulations are intended to permit signage which is adequate for effective communication but minimizes

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distractions to traffic and prevents visual clutter and visual pollution which can be caused by the unregulated use of signage.

Sec. 36-405. Findings.

(a) The city finds that:

(1) The manner of installation, location and maintenance of signs affects the public health, safety, and general welfare of the community.

(2) The safety of motorists, cyclists, pedestrians, and other users of the public streets and property are affected by the number, size, location, and appearance of signs that divert the attention of drivers.

(3) Installation of signs on the tops of buildings constitutes a hazard during periods of high winds and is an obstacle to effective firefighting and other emergency services.

(4) Uncontrolled and unlimited construction and placement of permanent and temporary signs adversely affect the image and aesthetic attractiveness of the community and undermines economic value and growth.

(5) Uncontrolled, abandoned and unlimited signs, particularly temporary signs, which are commonly located in or near public rights-of-way or at driveway and street intersections, result in roadside clutter, obstruction of views of oncoming traffic, and a visual distraction to drivers and pedestrians.

(6) Electronic signs, including video display signs, are highly visible from long distances and at very wide viewing angles both day and night and are designed to catch the eye of persons in their vicinity and hold it for extended periods of time. If left uncontrolled, electronic signs, including video display signs, are highly distracting to drivers and driver distraction continues to be a significant underlying cause of traffic accidents.

Sec. 36-406. Permit required.

(a) An approved permit shall be required prior to the installation of any sign.

(1) Submission requirements. The following information shall be submitted prior to a permit being issued:

a. Application form and fee. A fee shall be charged per sign, except that decorative banners and internal site directional information less than four square feet in area shall be charged one fee per proposal submitted for review and approval.

b. Site plan and building elevations, if applicable.

c. A pictorial depiction of each proposed sign (see sign permit application).

(b) A separate permit is required for each proposed sign.

(1) Exceptions:

a. A sign plan for all directional signs located on the property or PUD can be submitted as one permit request. The sign plan must indicating the location, size, and text of each directional sign.

(c) Sign permits shall be null and void if the sign is not installed 180 days after the issuance of a permit.

Sec. 36-407. Prohibited signs.

(a) The following signs shall not be permitted, erected or maintained on any property within the city:
  (1) Signs which by reason of position, movement, shape, illumination or color could constitute a hazard to oncoming traffic.
  (2) Private signs that resemble any official marker, governmental agency or display such words as “stop,” “look” or “danger” which may interfere with, mislead or confuse persons using public streets unless so specified by this section.
  (3) Signs containing “obscene” content as defined by state statutes, section 617.241.
  (4) Signs on or over the public rights-of-way unless the city council grants permission for a temporary sign on or over the public rights-of-way for a period of time not to exceed 10 days.
  (5) Searchlights, beacons, strobe lights or other illuminated signs emitting a beam consisting of a collection or concentration of rays of light.
  (6) Rooftop signs except as specified in section 36-411.
  (7) Billboards.
  (8) Off-premises signs
  (9) Inflatable signs and tethered balloons.
  (10) Signs mounted on chimneys, rooftop equipment, observation towers, flagpoles, cooling towers, elevator penthouses, commercial antennas, communication towers, belfries, church spires and cupolas.
  (11) Signs, including the sign structure or any other component of the sign, that rotate, revolve, scroll, move, flash, blink, fade, or are animated.
  (12) Illuminated signs at residential properties with four or fewer dwelling units.
  (13) Signs located on private property without the consent of the owner thereof.
  (14) Signs which are structurally unsafe, dilapidated or abandoned.

Sec. 36-408. Exempt signs.

(a) The following signs shall not require a permit and are allowed in addition to those signs allowed by sections 409 - 412 of this division. The exemptions shall apply only to the requirement of a permit and shall not be construed as excusing the installer of the sign, or the owner of the property upon which the sign is located, from complying with the other provisions of this article.
  (1) Public signs.
  (2) The United States flag, other national flags, the flags of all the states of the United States and the city flag.

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(3) Property address information which does not exceed 12 inches in height and which is visible from the street or road fronting the property for public safety reasons.

(4) Signs on courtesy benches if they comply with the requirements of chapter 8 of this code.

(5) Signs on vehicles when the vehicle is being used in the normal day-to-day operation of a business.

(6) Internal wayfinding.

a. Internal wayfinding that does not exceed four square feet in sign face area and 42 inches in height, shall be exempt from the required yard restrictions, and shall not be included in the maximum total area for permanent signs identified in table 36-409(a).

b. Internal wayfinding that exceeds four square feet in sign face area, and/or 42 inches in height shall be subject to all permanent sign regulations.

c. Internal wayfinding shall be located on the property, or within an approved planned unit development, on which the business receiving the benefit of the private directional sign is located.

Sec. 36-409. Permanent signs.

(a) Permanent signage shall include:

(1) Freestanding signs.

a. No more than one freestanding sign shall be permitted on an individual street frontage of a lot.

b. All faces of a freestanding sign are included when calculating total sign area allowed for the property.

(2) Wall signs.

(3) Blade signs.

a. All faces of a blade sign are included when calculating total sign area allowed for the property.

(4) Signs on canopies and awnings.

a. Signs on canopies and awnings shall be regulated in the same manner as wall signs except as otherwise exempted.

(5) Signs applied to the interior or exterior surface of a window.

(c) Permanent signage shall follow the size requirements found in table 36-409(a).

Table 36-409(a). Sign Area and Height.

Zoning district	Lot size (square feet)	Maximum sign height (feet)	Maximum total area (square feet)	Maximum size of sign face (square feet)
N-1	Any lot size – residential use	6	3	3

Zoning district	Lot size (square feet)	Maximum sign height (feet)	Maximum total area (square feet)	Maximum size of sign face (square feet)
	Any lot size – non-residential use	15	100	75
N-2	Any lot size – residential use except low-rise apartment dwelling.	6	2	2
	Any lot size – low-rise apartment dwelling, or non-residential use	15	100	75
N-3	0-30,000	10	40	40
	Over 30,000	10	60	60
N-4	0-30,000	15	60	60
	Over 30,000	15	100	60
MU-1, MU-2, MU-3	0-10,000	25	100	75
	10,000-20,000	25	200	100
	20,000-50,000	25	250	150
	50,000-200,000	25	300	150
	Over 200,000	25	400	300
B-1	0-10,000	25	100	75
	10,000-20,000	25	150	100
	Over 20,000	25	200	150
I-1, I-2	0-20,000	25	100	75
	20,000-50,000	25	200	100
	50,000-100,000	25	250	150
	100,000-200,000	25	300	300
	Over 200,000	25	400	300
P-1	0-30 acres	15	80	60
	Over 30 acres	25	450	150

(d) Adjustments to table 36-409(a). Signs which qualify for any adjustment permitted under this section shall conform to all other sections of this chapter.

(1) For any building not located in a N district which is eight or more stories or 85 or more feet in height, the maximum size for any one sign face may be increased up

to 400 square feet, if the sign is located on the wall of the building more than 75 feet above the ground. This provision does not increase the maximum total area allowed for the property.

(2) The total area of all wall signs on a building which meets the following outlined conditions shall not be included in calculating the aggregate sign area on a lot:
   a. The building shall be a shopping center, a building containing multiple tenants, or a single-tenant building located on a single lot with other principal buildings and is part of an approved CUP or planned unit development.
   b. The tenants are located on the ground floor of the building and have a direct and primary access to the outside of the building.
   c. The sign area of all walls, blade, canopy, or awning signs permitted by this section shall not exceed seven percent of the exterior wall area of the space occupied by the tenant.
   d. The sign is located on the exterior wall of the space occupied by the tenant from which the seven percent sign area was derived.
   e. No individual wall sign shall exceed 150 square feet in area, except in the MU districts where the maximum area of any individual sign shall not exceed 100 square feet.

(3) The maximum size of the sign face may be increased by 20% for a property which is not located in a N district if the sign is located at least 100 feet from any public right of way.

(4) Additional signs permitted in the P-1 district. The following signs are permitted in the P-1 district and shall not be included in the maximum total area for permanent and temporary signs.
   a. Scoreboards. One scoreboard per athletic field with a maximum height of 15 feet and a maximum sign face of 80 square feet.
   b. Athletic field signs are considered to be temporary signs and are permitted with the following conditions:
      1. The sign must be inside of, and face the interior of, an athletic field that is fully enclosed by a fence.
      2. The sign shall not be displayed before May 1 and/or after October 31.
      3. The maximum sign height is 4 feet.
      4. The maximum sign face is 4 feet by 8 feet.
      5. The maximum height of text (letters and numerals) is 7 inches.
      6. The maximum height of logos is 15 inches.
      7. Pictures and illustrations are permitted at any size within the 4 x 8 sign face.
      8. The back side of the sign must be blank and painted a dark shade of green.
      9. The sign cannot be illuminated or made of reflective materials.
      10. There shall be no more than 15 signs per field.

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Sec. 36-410. Electronic signs.

(a) Electronic signs are allowed subject to the following conditions:
  (1) Electronic signage is not permitted on residential properties in the neighborhood districts.
  (2) The sign face shall not exceed:
    a. 20 square feet for properties less than 20 acres in area in a neighborhood district or the park and open space district.
    b. 40 square feet for properties 20 acres or greater in area in a neighborhood district or the park and open space district.
    c. 40 square feet in all other districts.
  (3) The maximum sign face established above shall not be in excess of the maximum sign area allowed in table 36-409(a).
  (4) No more than one sign face may be visible from any same location off-site unless the signs are more than 500 feet apart.
  (5) Messages and/or images must be displayed for at least three seconds.
  (6) Electronic signs existing on May 28, 2010, must comply with this section, except that electronic signs that exceed the maximum size limit above may continue as a non-conforming sign as to size.
  (7) Messages or displays must change instantaneously. Using any type of special effect to change from one message or display to another is prohibited.
  (8) Electronic signs installed after May 28, 2010, shall meet the following standards:
    a. A mechanism that immediately turns off the sign if it malfunctions.
    b. A mechanism that automatically adjusts the illuminative brightness of the display according to existing ambient light conditions.
    c. The sign shall not exceed a brightness level of 0.3-foot candles above ambient light as measured from 100 feet from the sign. All measurements shall be taken with the meter pointing at the sign and perpendicular to the sign face. The ambient light level shall be taken with the sign off. The sign's brightness level shall be taken with the sign displaying a full white screen.
    d. The electronic sign must be certified as complying with the brightness standards and the malfunction provision. The certification must come from the sign manufacturer or other qualified individual and must be submitted with the sign permit application and at any time thereafter as requested by the city.

Sec. 36-411. Rooftop screen signs.

(a) Notwithstanding section 36-407(a)(6) wall signs are permitted on rooftop screening structures subject to the following conditions:
  (1) The rooftop screen structure is located on a building that is at least eight stories tall.

(2) The rooftop screen structure upon which the sign is mounted must enclose an area equal to at least 40% of the total rooftop area of the building.

(3) For rooftop screen structures with multiple or varying heights, the signs cannot extend above the height of the shortest section of the rooftop screening structure.

(4) The rooftop screen structure shall be included in the building height.

(5) The rooftop screen structure must be included in the building elevation when calculating compliance to the architectural design and materials of each building elevation.

(6) Prior to installing any wall sign on the rooftop screen structure, the rooftop screen structure must be inspected and certified by an engineer to verify that the structure can support the proposed sign.

Sec. 36-412. Temporary signs.

(a) Temporary signs shall conform to the requirements of this section, including the following:

(1) With the exception of portable signs as defined below, temporary signs may be permitted on a lot for a total of 30 days in any calendar year.

(2) The total sign area of all temporary signs on a lot shall not exceed the following:

a. In the N-1 and N-2 districts: six square feet.

b. In the N-3 and N-4 districts: 25 square feet.

c. In all other districts: 80 square feet.

(3) Off-premises temporary signs are prohibited except as specified below.

(4) Temporary signs, other than pedestrian signs, may be constructed of paper, cloth, canvas, wood or any other light and non-durable material.

(b) Temporary signs are permitted as follows:

(1) Beginning 46 days before the state primary in a state general election year until 10 days following the state general election, noncommercial signs are allowed as specified in state statute chapter 211B.045 Noncommercial Signs Exemption.

a. Signs shall not be placed on the public right of way or any publicly owned property, including boulevard trees and utility poles.

b. Signs shall not obstruct the vision at an intersection or otherwise constitute a hazard to public safety.

(2) One temporary sign is permitted per street frontage of any property for sale, rent or lease.

a. Each sign shall be less than 80 square feet in area and less than 10 feet in height unless attached to a wall. The following exceptions apply:

1. Signs shall not exceed six square feet for dwellings in the N-1 and N-2 districts.

2. The maximum size for any one sign may be increased to 200 square feet for any building not located in a N district which is six or more stories or

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65 or more feet in height, if the sign is located on the wall of the building more than 55 feet above the ground.

b. This sign shall be removed when the property is sold, rented or leased.

(3) Signs may be placed on any property with an open building permit as follows:

a. A sign displayed on public property must conform to the Highway Traffic Regulation Act, state statute section 169.97 et seq., for informational signs and if displayed on private property, may not exceed the area and height requirements of this section for signs on that parcel.

b. Duration. Signs shall be removed once the building permit is closed.

(4) Pedestrian signs are temporary signs further regulated as follows:

a. No portion of the sign shall project beyond a cuboid measuring three feet wide by three feet deep by four feet in height.

b. Pedestrian signs may be placed up to the property line, subject to section 36-50. No portion of the sign shall be placed in or project into the public right of way, and any such sign shall be located so that it does not obstruct pedestrian or vehicular movement or impede pedestrian or vehicular visibility.

c. The sign may be displayed during business hours only. The sign shall be stored inside a building during non-business hours and during severe weather conditions.

d. The sign shall not be placed in such a manner that it obstructs the visibility of another property's permanent signage.

e. No place of business shall display more than one pedestrian sign at any time and the total of all pedestrian and other temporary signs on the property shall not exceed the total allowed in table 36-409(a).

f. Pedestrian signs that are maintained in good repair and in accordance with all ordinance provisions may be permitted for up to one calendar year. The zoning administrator may revoke a permit and remove any sign that does not meet the ordinance requirements or is creating a public hazard. After one year, a new permit may be applied for.

g. Pedestrian signs may be constructed of wood, metal, non-flexible plastic or any other durable material.

Sec. 36-413. General provisions.

(a) Required yards. Sign shall maintain a 10-foot minimum yard to property line unless exempted below:

(1) In the B-1, MU-1, MU-2 and MU-3 districts any sign less than 200 square feet in sign area shall be located no closer than five feet to the property line.

(2) In the B-1, MU-1, MU-2 and MU-3 districts, a blade sign may project into the required front yard and side yard abutting a street if the sign meets the following requirements:

a. The sign is attached to a wall in such a manner that meets the building code; and

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b. The lowest portion of the sign is no closer than eight feet to the ground; and
c. The sign shall not extend higher than the lowest portion of a window of a residential unit located on the second story of a mixed-use building.
d. No portion of the sign shall extend more than five feet into the required yard, and in no instance shall the sign project into the public right of way.
e. The portion of any sign face extending into the required yard does not exceed 40 square feet.

(3) Except as allowed under (a)(2)b of this section, a wall sign may extend into the required yard a distance not to exceed 18 inches, and a canopy or awning sign may extend into the required yard as allowed by section 36-49(b)(7) and (11) except that structures that do not meet the current front or side yard requirements shall place signs flush against the front or side walls.
(4) Temporary and exempt signs specified in sections 36-408 and 36-412.
(5) In the I-1 district the required front yard for a freestanding sign shall be 20 feet. The required side yard abutting a street for a freestanding sign shall be 15 feet.

(b) Freestanding signs. Except for private directional, project information, real estate, political, decorative banners, and temporary signs, no more than one freestanding sign shall be permitted on an individual street frontage of a lot or PUD site.
(c) Parking areas. Signs shall not be placed in or restrict access to required parking spaces or loading berths.
(d) Multi-tenant building. The property owner or the property owner's designee shall be responsible for allocating the allowable sign area among the tenants of a multi-tenant building. If the property owner does not allocate the sign area, the city may do so based on the proportion of floor area or tenant frontage occupied by each tenant.
(e) Lighting. All signs must meet the following standards:
(1) Direct rays or glare of light from an illuminated sign shall not be visible from public right of way or property other than that on which the illuminated sign is located. Any external source of illumination must be provided with shields or lenses which concentrate the light on the sign.
(2) Brightness Standards:
a. The sign shall not be brighter than is necessary for clear and adequate visibility.
b. The sign shall not be of such intensity or brilliance as to impair the vision of a motor vehicle driver or to otherwise interfere with the driver's operation of a motor vehicle.
c. The sign shall not be of such intensity or brilliance that it interferes with the effectiveness of an official traffic sign, device, or signal.
d. The sign shall not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign’s face.

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e. The person owning or controlling the sign must adjust the sign to meet the brightness standards in accordance with the city's instructions. The adjustment must be made immediately upon notice of non-compliance from the city.

(f) Electrical wiring. The electrical energy used to illuminate freestanding signs may not be from an overhead source but must be buried underground. The conduit and wiring to all signs must be concealed.

(g) Wind load. All signs shall be designed and constructed to withstand wind loads of at least 30 pounds per square foot of area and the dead loads required by the building code and other ordinances of the city.

(h) Anchoring. All signs shall be safely and securely anchored to their supporting structure. All attachments and movable parts shall be securely fastened. No sign shall be anchored to another sign.

(i) Bracing. All signs shall be constructed with internal or hidden bracing. External bracing shall be eliminated whenever practicable. Exposed wire, cable and chain braces are prohibited.

(j) Glass. All glass must be safety or tempered glass and designed and installed to withstand a wind load of 30 pounds per square foot.

(k) Durable Materials.

(1) All permanent sign faces and supports shall be made of durable materials.

(2) Canvas, cloth, and similar materials such as flexible vinyl, are not allowed except for canopies and temporary signs other than pedestrian signs.

(3) All permanent wood signs must be constructed of durable hardwood products. The wood must be treated against rot and decay, and cannot be constructed of plywood, chipped wood, hardboard, fiber board or similar materials.

(l) Maintenance.

(1) All signs shall be kept in good repair and free from peeling paint, rust, damaged or rotted supports or framework, broken or missing faces, facing, or missing letters.

(m) Maintenance grounds. The premises surrounding all ground signs shall be maintained by the property owner or tenant of the property on which they are located in a safe, clean, and sanitary condition free and clear of all rubbish and weeds.

(n) Removal and repair. Any structure from which a sign has been moved or removed shall be repaired with a material which matches the existing background.

(o) Removal of painted signs. Any structure from which a painted sign is removed shall be repainted, sandblasted, or treated in a manner which makes the former sign not visible. The surface from which the sign was removed, shall be refinished in a manner to match the surrounding surface.

(p) Signs not to be traffic hazard. No sign shall be installed in a way that obstructs clear vision of persons using the streets or at any location that, because of its position, shape, or color, interferes with, obstructs the view of, or may be confused with any authorized traffic sign, signal, or device. No sign, other than public or project informational signs, shall be visible from a public street which makes use of the words

"Stop," "Look," "Danger," or any other word, phrase, symbol, or character which may interfere with, mislead or confuse persons using the public streets.

(q) Pedestrian clearance. Any sign which projects over a sidewalk or other pedestrian way must be not less than eight feet above ground level.

(r) Sign area and height. The allowable sign area and height are established by table 36-409(a) in subsection 36-409(c) and adjustments to table 36-409(a) in section 36-409(d) of this section.

(s) Noncommercial speech. Any non-commercial message may be substituted for any commercial message on any sign allowed under the code, subject to the same regulations applicable to such signs.

Sec. 36-414. Special provisions.

(a) In addition to the general provisions contained in section 36-413, these special provisions apply to on-premises signs which face freeways and highways.

(b) Application may be made to the city for an increase in maximum sign height on a lot having all of the following characteristics:

(1) The lot abuts the right of way of an interstate freeway or state highway or abuts a frontage road immediately adjacent to an interstate freeway or state highway.

(2) The lot does not have and is not permitted to have directional signage on the interstate freeway or state highway directing the public to the subject lot.

(3) The lot has no other option permitted by this chapter to provide the requested square footage of signage visible from 50% of, at a plane 3.5 feet above, the portion of the interstate freeway or highway adjacent to the lot.

(c) To be eligible for an increase in sign height, the second point of all cross-sectional drawings, as described in subsection (c)(2)b. of this section, must be located such that more than 50% of the plane above the traveled surface of the interstate freeway or state highway is obstructed from the first point, as described in subsection (c)(2)a. of this section. An application for increased sign height shall be accompanied by the following drawings drawn to scale:

(1) A site plan showing the location of the proposed sign, property lines of the subject property, road alignments of adjacent streets and highways and the locations of any cross-sectional drawings necessary to analyze the request.

(2) Cross sectional drawings necessary to analyze the request showing the entire traveled surface of the freeway or state highway, any retaining walls or fences, any frontage roads, proposed sign location and height and a straight line (referred to as the "sight line") drawn between two points described as follows:

a. The first point situated on a line perpendicular to the earth's surface at the location of the proposed sign passing through the center of the sign face and 25 feet above the centerline of the nearest adjacent street or the ground level of the base of the proposed sign, whichever results in a higher elevation.

b. The second point situated on a plane surface 3.5 feet above and parallel to the traveled surface of the interstate freeway or state highway, located by

projecting a line from the first point to its intersection with the plane surface so that the resulting point of intersection of the line with the plane surface (the second point) is as close as possible to the first point while not passing through an intervening obstruction that would prevent visibility.

(3) The zoning administrator may approve an application to increase sign height which meets the criteria set forth in this subsection (c)(3) where the proposed sign plan meets each of the following requirements:

a. The sign is no higher than necessary to permit the bottom edge of the sign face to be visible from at least 50% of the traveled surface of the interstate or state highway.

b. The top of the sign face is no more than 12 feet above the bottom of the sign face.

c. The location of the sign is such that the increase in sign height is minimized.

d. The sign face shall not exceed 150 square feet.

e. The sign lighting is either internal or indirect and no light source is visible beyond the property lines of the lot.

f. Illuminated signs located within 400 feet of the structures used for residential purposes shall have its illuminated portion shielded from view of such residential structures.

Sec. 36-415. Nonconforming signs.

(a) General. A nonconforming sign shall not be relocated, altered or modified in size or height unless it is made fully conforming with this section.

(b) Removal. Except for changing signs or billboards, if a face or message on a nonconforming sign is removed, the entire sign and sign structure must be removed or made to conform with this section.

(c) Temporary sign. Temporary and portable signs in existence at the time of passage of the ordinance from which this section is derived which do not conform to this section shall be removed or made to conform within 30 days of the effective date of the ordinance from which this section is derived.

(d) Real estate signs. Real estate signs in existence as of the date of the ordinance from which this section is derived were adopted which do not conform with the requirements of this section shall be removed or made to conform within 120 days of the effective date of the ordinance from which this section is derived.

(e) Billboards.

(1) Any billboard in existence as of the date of the ordinance from which this section is derived was adopted may remain in place if it is not increased in sign area or height and is maintained in conformance with the general provisions of this chapter. The following are not permitted on billboards:

a. Flashing signs.

b. Changing signs.

c. Rotating signs.

d. Electronic signs.

(2) The maximum height of a billboard shall be 35 feet, including extensions, measured as required by section 36-488.

(3) Billboards which have been destroyed or damaged must be removed when the cost of repair equals more than 50% of the appraised physical value of the structure.

Sec. 36-416. Forfeiture.

(a) Any sign installed or placed on public property shall be forfeited to the public and subject to confiscation, unless it conforms to the requirements of this section. In addition to other remedies granted to it by this section, the city shall have the right to recover from the owner or person placing the sign the full costs of removal and disposal of the sign in a civil action.

Sec. 36-417. Severability.

(a) If any section, subsection, sentence, clause or phrase of this division is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this division. The city council hereby declares that it would have adopted the division in each section, subsection, sentence, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

DIVISION 10. GRADING; FILLING AND LAND RECLAMATION; EXCAVATION AND MINING.

Sec. 36-418. Filling and land reclamation.

(a) Land excavation is the removal of sand, dirt, gravel, rock, clay or similar earth material or unsuitable foundation material from the land.

(b) Land filling is the deposit of the earth material so as to raise existing surface grades.

(c) Grading is the movement of the earth material within a given site.

(d) For purposes of this section, it is assumed that a typical dump truck has a carrying capacity of approximately ten “loose” cubic yards of earth material.

(e) Commercial mining prohibited. Extraction of earth materials for commercial purposes such as on-going sand and gravel mining operations shall be prohibited within the city.

(f) Permits required.

(1) Land excavation, grading or filling in excess of 200 cubic yards of material shall require a permit from the public works director, after review and approval of the exhibits required hereunder.

(2) Land excavation, grading or filling in excess of 3,000 cubic yards of material shall require a conditional use permit.

(g) Permit exceptions. A permit under this section shall not be required for the following:

(1) Excavations, grading or fills of less than 200 cubic yards of material;

(2) Excavations or fills associated with a development project on platted property which have commenced within two years after an approved plat has been filed with the county;

(3) Excavations, grading or fills by state, county or city authorities in connection with the construction or maintenance of roads, highways, parks or utilities or on slope or utility easements, provided the activity is conducted within public rights-of-way or easements;

(4) Curb cuts, utility hook-ups or street openings for which another permit is required from the city; or

(5) Any development for which a building permit, conditional use permit, or planned unit development has been approved and granted and a final grading plan approved as a part thereof.

(h) Permit application/exhibits. Application for excavation and filling permits shall be made in writing on forms supplied by the city and shall be submitted to the zoning administrator for processing. The following information and exhibits shall be submitted with the completed application form:

(1) A map or plan of the proposed excavation or fill area and 50 feet around showing existing and proposed elevations at two-foot contours, and showing any existing buildings within the area; and

(2) Identification of proposed truck hauling routes, including the following:

a. Hours of operation;

b. Dates of operation;

c. Method of controlling dust on site and along haul routes;

d. Method of controlling erosion;

e. Assurance that spillage of material on and damage to public streets used as haul routes shall be cleaned up and repaired to the satisfaction of the Engineering Director; and

f. Other information as required by the zoning administrator to protect the interests of the city and affected property owners including, but not limited to, surface water drainage.

(i) Requirements.

(1) The excavation, grading or filling permit shall run for one year unless a lesser or greater period is specified by the City Council.

(2) At the end of excavation, grading or filling operations, the disturbed area shall be restored with topsoil or other approved cover material and shall be reseeded to establish approved vegetation.

(3) The city may require a cash escrow, letter of credit, or surety bond in such form and sum as the city may determine to cover the cost of corrective measures such as cleaning and/or repairing streets and highways used as haul roads. In any case, the applicant shall bear the cost of the corrective measures as may be required.

Secs. 36-419 to 36-438 reserved.

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ARTICLE IX. DEVELOPMENT PROCEDURES

DIVISION 1. COMMON PROCEDURES AND REQUIREMENTS.

Sec. 36-439. Authority to file applications.

(a) Land use applications for an individual property may be initiated by:
  (1) The owner of the property that is the subject of the application; or
  (2) An agent authorized by the owner of the property that is the subject of the application, which may include a lessee of the property. Evidence of such authorization shall be the signature of the property owner.
  (3) If the property subject to an application is under more than one ownership, all owners or their authorized agents shall join in filing the application.

(b) The planning commission and city council may initiate text and map amendments to this chapter. If the subject of the amendment is a specific site or project, the planning commission or city council may initiate amendments with or without application from the owner.

Sec. 36-440. Application submittal.

(a) Each complete land use application shall be filed with the zoning administrator and shall include the following:
  (1) An application on the official application form provided by the city, including an application fee as established by ordinance.
  (2) All those application materials required that are specific to the application and necessary to complete the review.

(b) An application will not be accepted until it is complete and all required materials have been submitted.

(c) The city council must approve or deny a land use request within the time allotted under state statutes, section 15.99.

(d) Any action by the city to extend the time limit to process a zoning application in accordance with state statutes, section 15.99, as amended, may be taken administratively without city council approval.

Sec. 36-441. Technical assistance.

(a) Upon receipt of a complete application, the zoning administrator shall, when deemed necessary, refer the request to appropriate staff to ensure that informational requirements are complied with.

(b) When deemed necessary, the zoning administrator shall instruct the appropriate staff persons to prepare technical reports and/or provide general assistance in preparing a recommendation on the request to the planning commission and city council.

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Sec. 36-442. Public hearing.

(a) Any public hearing required by this chapter may be continued once. If a hearing is continued more than once, another notice shall be given in accordance with section 36-451(c)(2).

Sec. 36-443. Development agreement.

(a) The city may, at its sole discretion, require the owner and developer of a proposed development to execute a development and/or planning agreement which may include, but not be limited to, all requirements of the final plan as a condition of final approval.

(b) The development agreement may require the developers to provide an irrevocable letter of credit in favor of the city, performance guarantee or cash escrow. The letter of credit shall be provided by a financial institution licensed in the state and acceptable to the city. The city may require that certain provisions and conditions of the development agreement be stated in the letter of credit. The letter of credit shall be in an amount sufficient to ensure the provision or development of improvement called for by the development agreement.

Sec. 36-444. Recording.

(a) Ordinances, resolutions, and agreements shall be filed with Hennepin County.

Sec. 36-445. Amendments.

Amendments to site plans, CUPs or PUDs are described as follows and shall adhere to the following procedures:

(a) Administrative amendments.

(1) Administrative amendments include proposed changes to building dimensions involving 10% or less of such dimension, proposed site modifications involving 10% or less of the total existing site area, and proposed changes to other previously approved standards involving 10% or less of such standard, which meet all ordinance requirements.

(2) These amendments may be approved by the zoning administrator and shall not require planning commission review or council approval, unless otherwise stated in the approved development agreement.

(3) Administrative approval may be obtained for modifications specified in the development agreement as requiring only administrative approval.

(4) The zoning administrator may determine that a proposed amendment is a major amendment, even if it meets the criteria of an administrative amendment and shall follow the procedure for major amendments in this subsection.

(5) The zoning administrator may approve amendments to the approved landscaping plan to accommodate solar energy systems provided the solar energy system meets the requirements of this chapter, the amendment does not result in a reduction to the number of approved trees and shrubs, landscaping elements integral to the overall design of the site are not impacted, landscaping utilized for

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the intent of screening is not impacted, and properties subject to tree replacement requirements meet the replacement requirements. Alternatively, the zoning administrator may refer amendments to the city council for approval as either a minor or major amendment of the site plan, CUP or PUD.

(6) Administrative approval of a PUD amendment shall only be granted if the applicant has provided written notification to all owners of property within the PUD that such approval is being sought. The notification shall inform the property owners that approval of the proposed modification may be granted after 10 days have elapsed from the mailing date of the notice unless a property owner files an appeal with the zoning administrator within that time. If any such appeal is filed, the proposed modification shall be considered in the same manner as a major amendment to the approved final plan.

(b) Major amendments. A major amendment to the approved final plan of the site plan, CUP or PUD shall be processed and approved in the same manner as an initial application, except that submission requirements shall be modified as appropriate by city staff to reflect the nature of the proposed amendment. Major amendments shall include:

(1) Any amendment that is not an administrative amendment.

(2) Any amendment determined to be a major amendment by the zoning administrator.

(3) Any amendment specified as such in the development agreement.

Sec. 36-446. Withdrawal of application.

(a) Any request for withdrawal of an application shall be submitted in writing to the zoning administrator.

Sec. 36-447. Successive applications.

(a) No permit request that has been denied wholly or in part shall be reconsidered for a period of 180 days from the date of the order of denial, except on grounds of new evidence or proof of changed conditions.

Sec. 36-448. Appeal of decision.

(a) Right of appeal. At any time within 20 days after a written order, requirement, permit, decision, refusal, or determination by the zoning administrator has been made interpreting or applying this chapter, except for actions taken in connection with prosecutions for violation hereof, the applicant or any other person, officer, or department representative of the city affected by it may appeal the decision to the board of zoning appeals by filing a notice of appeal with the community development department addressed to the board of zoning appeals stating the action appealed from and stating the specific grounds upon which the appeal is made.

(b) Setting a public hearing. The city shall set a public hearing for the appeal by the board of zoning appeals to be held not less than 10 days nor more than 45 days after it receives a notice of appeal. Notice of the hearing of the appeal before the board of

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zoning appeals shall be given by mail to all applicants. A notice of hearing shall be published in the official newspaper of the city at least 10 days before the hearing date if the appeal involves the determination of boundary lines of a use district. Any interested party may appear at the public hearing in person or by agent or attorney. The decision of the board of zoning appeals shall be by resolution. A copy of the resolution of the board of zoning appeals shall be mailed to the applicant by the city clerk.

(c) Board of zoning appeals to decide. The board of zoning appeals shall determine by resolution all appeals from any written order, requirement, permit, decision, refusal, or determination of the zoning administrator; and from any interpretation of the text of this chapter, the location of the boundary of a use district as shown on the zoning map. The resolution shall be adopted by a majority vote of all members present and voting on the issues presented by the appeal. In making the decision, members of the board shall consider the questions raised in light of the general purpose of this chapter and the comprehensive plan.

(d) Appeal to city council. Any person aggrieved by a decision of the board of zoning appeals may appeal the decision in a manner provided in section 36-451(c)(4).

(e) Fee for appeal. A required fee established by resolution adopted by the city council shall be charged for all requests for appeal or interpretation of this chapter.

Sec. 36-449. Reimbursement.

(a) Purpose. The purpose of this section is to:

(1) Provide a procedure to reimburse the city for its cost of review, analysis, and evaluation of development proposals, conditional use permits, zoning amendments and enforcement of the ordinance from which this chapter is derived in cases where, due to the level of complexity of the application under consideration, excessive costs beyond those normally incurred by the city as a result of the administration of the ordinance from which this chapter is derived are incurred. The excess costs result from problems presented in review, analysis, and evaluation which necessitate intensive investigation and research. The intent of this section is to ensure an adequate level of review of these cases and to ensure that the adverse effects of development on the city are minimized and compliance with goals and objectives of the comprehensive plan and this chapter are obtained.

(2) Provide a procedure and criteria to reimburse to applicants a portion of the fees and costs already paid to the city, but not needed to cover the costs and expenses incurred by the city in reviewing their application or request.

(b) Reimbursement of city expenses.

(1) Conditions where reimbursement authorized. The city may, in its sole discretion, require reimbursement of city costs under the following conditions:

a. When the city manager finds multiple planning commission and city council meetings are required to review a particular item and additional staff time is expended on that item subsequent to the initial meeting.

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b. When the city manager finds it necessary to retain consultants and experts to review requests and advise its staff of specific impacts of a proposal, including but not limited to impacts on traffic, utilities, drainage, and aesthetic or environmental characteristics of the community.
c. When it is necessary for the city attorney to review a proposal.
d. When the city manager finds that other extraordinary costs are incurred by the city as a result of the administration of this chapter.

(2) Procedure.
a. The city shall notify the applicant that the city will incur additional costs at the earliest possible time and, if possible, provide the applicant with an estimate of the expected additional cost.
b. The applicant shall pay the estimated additional cost to the city by certified check, bank money order, wire transfer, or ACH payment. If the amount paid to the city initially is insufficient to cover all city costs, the additional amount shall be billed to the applicant. Any money which has not been used to pay additional costs after the applicant's request has been processed shall be refunded to the applicant.
c. No certificate of occupancy for any project subject to this section shall be issued until all money owing to the city has been received.
d. All costs billed under this section shall be based on the actual cost to the city of staff time, overhead, material costs, and actual billings from consultants, experts and attorneys.

(c) Refund of fees. If any application for a conditional use permit, variance, zoning amendment, PUD, continued special permit or vacation is withdrawn in writing by the applicant or is not processed by the city for any other reason so that a final decision is not made by the city, the applicant is entitled to a refund of the application fees paid to the city according to the following provisions:
(1) 75% of the application fee and 100% of the recording fee shall be refunded if the request is withdrawn before the deadline for rescinding the public hearing publication.
(2) 50% of the application fee and 100% of the recording fee shall be refunded if the request is withdrawn before the request has been considered by the planning commission or board of zoning appeals.
(3) 25% of the application fee and 100% of the recording fee shall be refunded if the request is withdrawn before the request is considered by the city council.
(4) Any portion of additional fees paid to reimburse costs incurred by the city that exceeds the costs already or expected to be incurred by the city.

DIVISION 2. LAND USE APPLICATIONS

Sec. 36-450. Registration of land use.

(a) Approval required; exceptions.

(1) No person or business shall use or occupy any land or building within the city without first obtaining approval of a registration of land use for the proposed use.

(2) Exceptions:

a. When a certificate of occupancy is issued.

b. When a permitted office use replaces an existing office use, provided the total office area of the building does not change in size.

c. Occupancy of a dwelling for residential purposes.

(b) Responsibility. Both the property owner and the lessee shall be responsible for securing the registration of land use required by this section.

(c) Application and information. The applicant shall provide the following information to determine compliance with this section:

(1) Site address.

(2) Present use.

(3) Proposed use.

(4) Floor plan showing proposed and existing size and use of each room.

(5) Site plan - if necessary.

(d) Approval of the registration of land use. The city shall approve the registration of land use provided that the use is legal per this chapter and complies with the city codes, comprehensive plan, state codes and licensing requirements. Once the registration of land use has been approved, the use shall be permitted to occupy the land or building.

(e) Revocation of a registration of land use. Any false statement or factual material submitted to the city for approval of a registration of land use shall automatically revoke the registration of land use. After the city has determined that false information was received, the city shall notify the owner and lessee that the registration has been revoked. The notification shall also include that they have 10 days to either obtain a new registration of land use or terminate use of the land or building. If the use continues without a valid registration of land use, both the landowner and tenant shall be guilty of violating this section.

Sec. 36-451. Variances.

(a) Purpose. A variance is a modification or variation of the provisions of this zoning code as applied to a specific piece of property. A variance may be granted when strict enforcement of the provisions of the zoning code would cause practical difficulties to the property owner, and when it can be demonstrated that such action will be in keeping with the spirit and intent of the code.

(b) Standards and provisions. While reviewing a variance application, the city shall consider the strict application of the provisions of this chapter and the requirements of all applicable state law.

(1) Variances are not permitted for:

a. Any land use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located.

b. Floor elevations lower than the flood protection elevation in the floodplain district.

(2) The city may grant variances upon consideration of the following:

a. The effect of the proposed variance upon the health, safety, and welfare of the community.

b. The request is in harmony with the general purposes and intent of the ordinance.

c. The request is consistent with the comprehensive plan.

d. The applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that:

1. The property owner proposes to use the property for a land use permitted in the zoning district in which the land is located. A variance can be requested for dimensional items required in the zoning ordinance, including but not limited to setbacks and height limitations.

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

3. The variance, if granted, will not alter the essential character of the locality.

4. Economic considerations alone do not constitute practical difficulties.

5. Practical difficulties include inadequate access to direct sunlight for solar energy systems.

e. There are circumstances unique to the property including the shape, topography, water conditions, or other physical conditions.

f. The granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

g. The granting of the variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion in the public streets, increase the danger of fire, or endanger public safety.

h. The granting of the variance will not merely serve as a convenience to the applicant but is necessary to alleviate a practical difficulty.

(3) The city may impose conditions in the granting of variances. A condition must be directly related and must bear a rough proportionality to the impact created by the variance.

(4) Variances shall be granted for earth sheltered construction as defined in state statutes section 216C.06, subdivision 14, when in harmony with the ordinance.

(5) Variances involving a floodway, flood fringe and floodplain. If the application for a variance involves property within a floodway, flood fringe and floodplain district, a copy of all decisions granting variances shall be forwarded by mail to the Commissioner of Natural Resources within 10 days of such action. In determining whether the property owner is proposing to use the property in a reasonable

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manner, the following additional variance criteria of the Federal Emergency Management Agency must also be satisfied:

a. Variances shall not be issued by a community within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.

b. Variances shall only be issued by a community upon

1. a showing of good and sufficient cause,
2. a determination that failure to grant the variance would result in exceptional hardship to the applicant, and
3. a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

c. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

d. No variance shall allow a lower degree of flood protection than the Regulatory Flood Protection Elevation.

e. Flood insurance notice and record keeping. The zoning administrator shall notify the applicant for a variance that:

1. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as $25 for $100 of insurance coverage, and
2. Such construction below the 100-year or regional flood level increases risks to life and property. Such notification shall be maintained with a record of all variance actions. A community shall maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its annual or biennial report submitted to the Administrator of the National Flood Insurance Program.

(c) Process. A request for a variance shall be considered by the board of zoning appeals. The city council, however, will act as the board of zoning appeals for variance requests made in conjunction with a conditional use permit or subdivision. In such cases, the planning commission shall hold the public hearing on the variance request, review the variance request along with the conditional use permit or subdivision process, and report its findings and recommendations to the city council.

(1) Applications. All applications for variances shall be initiated by, or with the written consent of, the owners of the property. A complete application shall consist of:

a. An application and fee payment.

b. A written explanation of the request addressing the variance criteria in subsection (b)(2) above.

c. A survey of the property showing all property lines, existing and proposed structures, and easements.

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d. A dimensioned plan showing the floor plan and elevations for all existing and proposed structures.

e. A map or plat showing the lands proposed for variance and all lands adjacent to the subject property and the names and addresses of the owners of the lands in the area as they appear on the records of the county auditor or other appropriate records.

f. Any other materials required by the city.

(2) Notice. After receipt of a complete application, the city shall set a date for a public meeting before the board of zoning appeals for the variance request within 45 days after the application is received by the city. Notices for the public meeting shall be mailed to the following:

a. Properties directly and diagonally adjacent to the subject site. Adjacent includes properties that are directly and diagonally across a street and alley from the subject property. The zoning administrator shall submit by mail to the Commissioner of Natural Resources a copy of the application for proposed variances(s) occurring within a floodway, flood fringe or floodplain district sufficiently in advance so that the commissioner will receive at least 10 days' notice of the meeting.

(3) Public meeting. The public meeting shall be held after notice has been given. The board of zoning appeals shall hear arguments for and against the proposed variance and it may continue the meeting if it is reasonably required.

(4) Appeal to the city council. Residents and property owners within the city may appeal the decision of the board of zoning appeals to the city council. The appeal must be in writing and must be filed with the city clerk within 10 days after the date of the board of zoning appeals' decision. The required fee shall be paid to the city treasurer when the appeal request is filed. When an appeal is received by the city, the applicant will be notified of the date and time the city council will hear the appeal. No appeal will be heard until the city has notified all properties adjacent to the subject property of the date scheduled for the appeal hearing. If no appeal is made within the 10-day period, the decision of the board of zoning appeals shall be final. If an appeal is taken from the decision of the board of zoning appeals, the city council shall hear the appeal within 30 days of the filing of the appeal unless that period is extended with consent of the appellant. The city council may reverse a decision of the board of zoning appeals by an affirmative vote of the majority of its full membership. The city council shall render a decision within 30 days concluding the appeal hearing. A decision of the board of zoning appeals shall not become effective until the end of the appeal period has expired. If an appeal is filed before the end of the appeal period, the decision of the board of zoning appeals shall not become effective until the city council has rendered a decision on the appeal.

(5) Any person who is denied a variance by the board of zoning appeals or whose appeal is denied by the city council may not reapply for the same variance within 24 months from the denial date unless the physical conditions of the property or

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land in question have changed. A change in the physical conditions would include, but is not limited to, a division or combination of the land or a taking of part of the land for public purpose.

Sec. 36-452. Conditional Use Permits (CUP).

(a) Findings and purpose: The city council may grant conditional use permits by resolution for uses and purposes authorized by this chapter and may impose such additional conditions and safeguards in permits as may be necessary to protect the comprehensive plan and the general purpose and intent of this chapter. Prior to December 31, 1992, such permits were known as special use permits.

(b) Standards and conditions. A conditional use permit shall be issued when the following findings are made:

(1) Consistency with plans. It is consistent with and supportive of principles, goals, objectives, land use designations, redevelopment plans, neighborhood objectives, and implementation strategies of the comprehensive plan.

(2) Nuisance. It is not detrimental to the health, safety, morals, and general welfare of the community as a whole. It will not have undue adverse impacts on the use and enjoyment of properties, existing and anticipated traffic conditions, parking facilities on adjacent streets, and values of properties in close proximity to the conditional use.

(3) Compliance with code. It is consistent with the regulations, intent and purpose of city code and the zoning district in which the conditional use is located.

(4) Consistency with service capacity. It will not have undue adverse impacts on governmental facilities, services or improvements which are either existing or proposed.

(5) Site design. It is consistent with the design and other requirements of site and landscape plans prepared by or under the direction of a professional landscape architect or civil engineer registered in the state and adopted as part of the conditions imposed on the use by the city council.

(6) Consistency with utilities. It is consistent with the city's stormwater, sanitary sewer, and water plans.

(7) Conditions specific to site. It complies with all conditions imposed by the city council and listed within the conditional use permit.

(c) General provisions:

(1) Conditional use permit required. No building or land shall be used or occupied for a use which requires a conditional use permit until the permit has been issued.

(2) Compliance to conditions required. No building or land shall be used or occupied for which a conditional use permit has been issued unless that use complies with all of the conditions of that conditional use permit.

(3) Referral to planning commission. The request for a conditional use permit shall be referred to the planning commission for a public hearing and to study the effect of the proposed use on the comprehensive plan and on the character and

development of the neighborhood. The planning commission shall recommend to the city council whether to grant or deny the conditional use permit request and the conditions which should be attached to the conditional use permit if the recommendation is to approve the request.

(4) Action without planning commission recommendation. If the planning commission does not transmit a recommendation to the city council in a timely manner, then the city council may take action on the request without a recommendation of the planning commission.

(5) Reimbursement. The conditional use permit shall become valid after the applicant has paid to the city all fees due according to section 36-449.

(6) Building permits. Building permits shall not be issued for any property for which the city council has approved a conditional use permit until the applicant has met the conditions of the permit, paid to the city all required fees, has signed an assent form, and has filed with the city clerk any required letter of credit or other security.

(d) Process:

(1) Application. All applications for conditional use permits shall be initiated by, or with the written consent of, the owners of the property. A complete application shall consist of:

a. An application and payment of required application fee.

b. A complete and accurate legal description of the property.

c. A written explanation of the request addressing the development proposal and the criteria listed in subsection (b) above.

d. A survey of the property showing all property lines, topography, structures, and easements. Additional drawings showing site conditions and improvements as needed to show compliance with city regulations.

e. Dimensioned plans showing the following:

1. Site plan showing landscaping, lighting, parking, and other site design elements required to show compliance with city code.

2. Drainage, stormwater and utility plans prescribing locations for city water, sewer, fire hydrants, manholes, power, telephone, and cable lines, natural gas mains, and other service facilities prepared by a professional civil engineer registered in the state and adopted.

3. Floor plan and elevations for all existing and proposed structures.

f. A map or plat showing the lands proposed for the conditional use permit and all lands within 350 feet of the boundaries of the property and two copies of the names and addresses of the owners of the lands in the area as they appear on the records of the county auditor or other appropriate records.

g. Any other materials required by the city.

(2) Hearings.

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a. The planning commission shall conduct a public hearing for all conditional use permit applications and major amendments to existing conditional use permits.

b. A notice of the time, place and purpose of the hearing shall be published in the official newspaper of the city at least 10 days prior to the date of the hearing.

c. A notice of the hearing shall also be mailed at least 10 days before the date of the hearing to each owner of the affected property and owners of record of property located wholly or partly within 350 feet of the property for which the conditional use permit has been requested.

d. The person responsible for mailing the notice shall use the records of the county auditor's office or other appropriate records to determine the names and addresses of owners entitled to written notice. A copy of the notice and a list of the owners and addresses to which the notice was sent shall be attested to by the person giving the notice and shall be made a part of the record of the proceedings. The failure to give mailed notice to individual property owners or defects in the notice shall not invalidate the proceedings provided a bona fide attempt has been made to comply with this section.

(3) Conditions. The city council may impose reasonable conditions on any conditional use permit and may, at any time at its election or upon application by the property owner, modify the conditions of an existing conditional use permit as changing circumstances warrant.

(4) Modifications. The city council may initiate a modification of an existing conditional use permit. The modification shall follow the same process as required for a conditional use permit.

(5) Assent form. A conditional use permit with imposed conditions is not valid until the applicant has signed an assent form and the approved exhibits which acknowledge the terms and conditions under which the conditional use permit is granted, agreeing to observe them.

(6) Filing. The resolution approving a conditional use permit or modification of a conditional use permit shall include the legal description of the property for which the permit was issued. A certified copy of the resolution shall be filed with the appropriate filing officer at the county recorder or county registrar of titles.

(7) Extension of time. The city council may grant an extension of time beyond the termination date for any conditional use permit. The fee to process an extension request shall be set by resolution adopted by the city council establishing such fees. At the time the extension is granted, the city council or the board of zoning appeals may waive the fee and direct the return of a part or all of it to the applicant. In considering whether to refund any of the fee charged, the city shall determine whether it has incurred additional expense in considering the request for extension. Requests for extension of time must be filed with the city manager before the termination date of the conditional use permit.

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(8) Denial. Conditional use permits may be denied by resolution of the city council. A resolution of denial shall constitute a finding by the city council that the conditions required for approval do not exist.

Sec. 36-453. Planned Unit Developments (PUDs).

(a) Purpose and Intent. The purpose of a PUD District is to benefit the city and its residents by providing a comprehensive procedure intended to allow greater flexibility in the development of land than would be possible under a conventional zoning district. The decision to zone property to PUD is a public policy decision for the city council to make in its legislative capacity. The intent of this section is to:

(1) Allow for the greater utilization of new technologies in building design, construction, and land development.

(2) Promote higher standards of site and building design.

(3) Promote a more efficient and effective use of streets, utilities, and public facilities to support high-quality development at a lesser cost.

(4) Provide for the establishment of recreational, public, and open spaces which may be made more usable and be more suitably located than would otherwise be provided under conventional development procedures.

(5) Allow modifications to the strict application of regulations of conventional zoning districts that are in harmony with the goals, policies and intent of the city's comprehensive plan and this chapter.

(6) Encourage a more creative and efficient use of land.

(7) Preserve and enhance desirable site characteristics, including flora and fauna, scenic views, screening, and access.

(8) Promote environmental sustainability in the development of land, building construction and building operations.

(9) Ensure integrated pedestrian facilities to and within a PUD district.

(10) Provide for improved connections to mass transit facilities.

(11) Encourage an increase in the supply of low-income and moderate-income housing.

(12) Allow for the mixing of land uses within a development when such mixing of land uses could not otherwise be accomplished under this chapter.

(b) Building and site design. The city council shall find that the quality of building and site design proposed by the PUD plan will substantially enhance aesthetics of the site and implement relevant goals and policies of the comprehensive plan before a PUD ordinance may be approved. In addition, the following criteria shall be satisfied:

(1) The design shall consider the project as a whole and shall create a unified environment within project boundaries by ensuring architectural compatibility of all structures, efficient vehicular and pedestrian circulation, aesthetically pleasing landscape and site features, and design and efficient use of utilities.

(2) The design of a PUD shall achieve compatibility of the project with surrounding land uses, both existing and proposed, and shall minimize the potential adverse

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impacts of the PUD on surrounding land uses and the potential adverse effects of the surrounding land uses on the PUD.

(3) A PUD shall comply with the city's green building policy.

(4) A PUD that includes residential uses shall comply with the city's inclusionary housing policy.

(5) The use of green roofs or white roofs and on-site renewable energy is encouraged.

(6) More than one building may be placed on one lot in a PUD.

(c) Application of section provisions. The provisions of this section shall be administered as follows:

(1) Land use guidance. No PUD shall be approved on property guided by the Comprehensive Plan for low density residential development.

(2) PUD regulations. A PUD district may incorporate the regulations of one or more other zoning districts as determined by the zoning administrator and designated in the ordinance creating the district.

(3) Modifications. A PUD district may modify any provision of this chapter except for the following:

a. PUDs shall comply with the requirements of the floodplain ordinance.

b. PUDs shall comply with the sign requirements of the most closely related zoning district as designated in the approving ordinance.

c. PUDs shall comply with the Travel Demand Management District.

(4) Permitted land uses. Any land use that is consistent with the comprehensive plan may be allowed in a PUD district. Residential and non-residential uses may be included in a single PUD district. The PUD ordinance shall identify all land uses allowed in the PUD district. Any change from the uses listed in the PUD ordinance shall be considered an amendment to the PUD and shall follow the procedures specified in this section. The following uses are prohibited in a PUD: currency exchange; firearms sales; pawnshop; payday loan agency; sexually oriented business.

(5) Minimum area. A PUD district must consist of a parcel or contiguous parcels of land at least two acres or more in size. Tracts of less than two acres may be approved only if the applicant can demonstrate that a project of superior design can be achieved or that greater compliance with comprehensive plan goals and policies can be attained through use of a PUD.

(6) Additional requirements. PUDs shall be subject to the imposition of additional requirements when, in the opinion of the city council, such additional requirements are necessary to protect the general welfare, public safety, neighborhood character and/or to achieve the objectives contained in section 36-3.

(d) Submission requirements and procedure. Planned unit developments shall be proposed and considered according to the requirements of this section.

(1) Pre-application conference. Before filing an application for approval of a PUD, an applicant may submit a concept plan for review and comment by city staff. Staff

may schedule a review of the concept plan by the planning commission and/or city council to obtain nonbinding comments on its merits.

(2) Preliminary PUD plan. A complete application for a preliminary PUD plan shall include all of the following information:

a. An application and payment of required application fee.

b. A statement describing how the PUD will meet the stated purposes and objectives of this section.

c. If land encompassed within a proposed PUD is to be platted, replatted or subdivided, all information required for consideration and approval of a preliminary plat is also required in accordance with the subdivision ordinance, and the review may be carried out simultaneously with the review of a PUD.

d. A current certified survey showing existing conditions of properties located within the proposed PUD, and buildings and topography of properties located within 150 feet of the proposed PUD.

e. Preliminary general development plans. Plans shall be dimensioned and based on the survey. Plans shall show compliance to the city code and proposed modifications.

1. Detailed site plan.
2. Landscape plan, including spaces used for designed outdoor recreation area (DORA).
3. Tree preservation and replacement plan.
4. Erosion control plan.
5. Utility, drainage, and storm water management plans prepared by a civil engineer registered in Minnesota.
6. Lighting plan.
7. Building elevations and floor plans.
8. Fire protection plan.

f. Traffic study, which the city may deem necessary. The study shall contain, at a minimum, the total and peak hour trip generation from the site at full development, the effect of such traffic on the level of service of nearby and adjacent streets, intersections, and total parking requirements.

g. If a PUD has been requested that involves two or more phases, the PUD applicant shall submit a phasing plan. This plan shall demonstrate that each phase is capable of independently addressing and complying with the city code, traffic study and storm water requirements and include the geographical sequence of construction and the number of dwelling units or square footage of nonresidential property to be constructed in each phase.

h. Environmental data which the city may deem necessary. This data must include a preliminary analysis of the probability of site contamination.

i. Any other information required by the city.

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(3) Final PUD plan. A complete application for a final PUD plan shall contain all of the following information:

a. An application and payment of required application fee.

b. A final plat that meets the requirements of the subdivision ordinance.

c. A current certified survey showing existing conditions of properties located within the proposed PUD, and buildings and topography of properties located within 150 feet of the proposed PUD.

d. Final general development plans. Plans shall be dimensioned and based on the survey. Plans shall show compliance to the city code and proposed modifications.

1. Detailed site plan.
2. Landscape plan, including spaces used for designed outdoor recreation area (DORA).
3. Tree preservation and replacement plan.
4. Erosion control plan.
5. Utility, drainage, and storm water management plans prepared by a civil engineer registered in Minnesota.
6. Lighting plan.
7. Building elevations and floor plans.
8. Fire protection plan.

e. Any deed restrictions, covenants, agreements, and articles of incorporation and bylaws of any proposed homeowners' association or other documents or contracts which control the use or maintenance of property covered by the PUD.

f. A final phasing plan, if phasing is proposed, indicating the geographical sequence and timing of development of the plan or portions thereof, including the estimated date of beginning and completion of each phase.

g. Any other information required by the city.

(4) Procedure. Planned unit developments shall be proposed and processed according to the requirements of this section. No application for a final PUD shall be processed until the application for a preliminary PUD has been approved by the city council unless the zoning administrator determines the preliminary PUD and final PUD may be processed simultaneously.

a. Preliminary PUD.

1. Application. An application for preliminary approval of a PUD district shall be on a form provided by the city and shall include all required information comprising a preliminary PUD plan.
2. Referral to planning commission. The completed application shall be reviewed by city staff and a report concerning the application shall be submitted to the planning commission.

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3. Public hearing. The planning commission shall hold a public hearing in accordance with section 36-442.
4. Approval. The city council may approve the preliminary PUD plan in whole or in part, may approve subject to conditions, may deny, or may continue consideration of the preliminary PUD plan for further investigation and hearing at a later date.
5. Denial. When a preliminary PUD plan has been denied by the city council, the owner or applicant may not reapply for the same or similar development on the same property for the six-month period following the date of the denial.

b. Final PUD.
1. Application. An application for final approval of a PUD district shall be on a form provided by the city and shall include all data and plans comprising a final PUD plan.
2. Timeframe for submission. Application for a final PUD shall be submitted for approval within 180 days after city council approval of the preliminary PUD unless a written request for a time extension is submitted by the applicant and approved by the city council.
3. The city council shall consider the final PUD plan. If the city council deems it necessary, it may set a public hearing for consideration of the final PUD plan. The city council may deny the final PUD plan or may approve the final PUD plan in whole or in part. A final PUD district shall be approved by ordinance.
4. No development activity may occur on a site for which a PUD has been applied, until a final PUD district has been approved in whole or in part for that site.

c. Preliminary and final PUD combined.
1. The application form for a final PUD shall be used.
2. The application shall include all data and plans comprising both a preliminary PUD plan and final PUD plan.
3. The approval procedure shall be the same as for a preliminary PUD, except that final approval shall be by ordinance.

(5) Operating and maintenance requirements for common areas. If certain land areas or structures within the PUD are designated for recreational use, public plazas, open areas or service facilities, the owner of such land and buildings shall enter into an agreement with the city that ensures the continued operation and maintenance of such areas or facilities in a manner suitable to the city.

(6) Zoning map. All approved PUD districts shall be designated on the city's zoning map as it is revised from time to time.

(7) Building permit. No building permit shall be issued, or development shall occur on land for which a PUD district has been approved which does not conform to the approved final plan.

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(8) Amendments. Proposed development of land for which a PUD has been approved or modifications to existing projects which does not conform to the approved final plan shall be processed as either an administrative amendment or major amendment as determined by the zoning administrator.

a. The official exhibits affected by the approved amendment shall be amended and replaced in their entirety.

(9) Final development plan governs use of land. The subject area shall be permanently governed by the conditions, provisions and restrictions of the approving ordinance and final development plan. The ordinance and plan, as amended from time to time, shall govern the use of the land.

(e) Status of planned unit developments established prior to February 27, 2015. Planned unit developments approved prior to February 27, 2015 are either permitted, permitted with standards, conditional uses, or nonconforming uses under the provisions of this chapter. This section establishes the status of planned unit developments approved under the previous ordinance based upon the five categories described in this subsection and sets forth procedures for the termination, and in some cases conversion, of planned unit developments.

(1) Planned unit developments now permitted or permitted with standards. Planned unit developments issued for land uses which, under this chapter, are now permitted or permitted with standards in the zoning district in which the property is located are hereby continued in full force and effect. The owner of property subject to a continued planned unit development may request termination of the planned unit development by providing the city with a letter requesting termination. Upon receipt of a letter requesting termination, the city shall issue a written termination to the applicant which shall be recorded on the title to the property by the city. The owner of the property shall sign an assent form provided by the city wherein the owner agrees to indemnify and hold harmless the city for any actions or consequences arising from termination of the planned unit development. Upon termination of the planned unit development, the land use shall be governed by the regulations of this ordinance, and other applicable ordinances. Once a planned unit development is declared terminated, it may not be reinstated.

(2) Planned unit developments now conditional uses. Planned unit developments issued for land uses which, under this chapter, are now conditional uses in the zoning district in which the property is located are hereby continued in full force and effect. The holder of a continued planned unit developments may request the city to verify compliance of the property with the terms and conditions of the continued planned unit development. A holder of a planned unit development requesting such verification shall submit such plans and other documentation necessary to demonstrate to the zoning administrator that the property complies with the terms and conditions of the continued planned unit development. Upon a satisfactory demonstration of compliance with the conditions of the continued planned unit development, the zoning administrator shall issue a certificate of

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zoning compliance stating that the property complies with the terms and conditions of the continued planned unit development. The certificate of zoning compliance shall be recorded on the title of the subject property by the city. The holder of a continued planned unit development may request the city to convert the planned unit development to a conditional use permit under the terms of this chapter, provided the property meets all conditions and requirements of this ordinance and other applicable city ordinances. The procedure for converting a continued planned unit development to a conditional use permit shall be the same as that procedure required for adoption of a conditional use permit as specified in section 36-452.

(3) Planned unit developments now nonconforming uses. A land use which was permitted by planned unit development and which is now a nonconforming land use in the district in which it is located, may continue to operate as defined in the planned unit development. It cannot, however, be expanded or intensified unless rezoned into a new planned unit development zoning district or the use is otherwise altered to confirm to current code.

(f) General conditions for continued planned unit development. All land uses subject to a continued planned unit development are subject to the following general conditions:

(1) Any property covered by a continued planned unit development shall comply with all provisions of the planned unit development. If it is subsequently determined that a property is not in compliance with the provisions of the continued planned unit development, the holder of the continued planned unit development shall take whatever actions are necessary to bring the property into compliance with the conditions and provisions set forth in the planned unit development. Failure to bring the planned unit development into compliance within 12 months of written notification of noncompliance by the city shall be grounds for termination of the continued planned unit development. The procedure to be followed in terminating the planned unit development shall be that specified in subsection 36-455(m). Upon termination of the continued planned unit development, the use shall be subject to the provisions of article I, division 6 of this chapter pertaining to nonconformities and all other applicable provisions of this chapter, including the regulations for the district in which the use is located.

(2) If the property is damaged or destroyed and the cost to repair such damage or destruction exceeds 60% of the assessor's market value of the structure at the time of the damage, the property shall be brought into compliance with this chapter.

(3) Property covered by a continued planned unit development may be expanded, altered, or modified, subject to all of the following:

a. Any nonconformities existing on the site shall be brought into greater or complete compliance with other provisions of this chapter to the extent reasonable and possible, except that greater or complete compliance will not be required with the following provisions:

1. Lot area.

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2. Lot width.
3. Required yards.
4. Building height.
5. Density.

Sec. 36-454. Amendments to zoning ordinance and map.

(a) Generally. The city council may, by an affirmative vote of a majority of all its members, adopt amendments to this chapter. Amendments which change all or part of the existing classification of a zoning district from residential to either commercial or industrial require a two thirds majority vote of all members of the city council.

(1) Initiation of proceedings. Proceedings for amendment of the ordinance from which this chapter is derived shall be initiated by:

a. A petition of the owners of the actual property, the zoning of which is proposed to be changed.
b. A recommendation of the planning commission.
c. Action of the city council.
d. A recommendation of the community development director.

(2) Reference to the planning commission. Except in the case of an initial recommendation by the planning commission, any proposed change shall be submitted to the planning commission and its recommendation shall be submitted to the city council before further proceedings are taken on any zoning request. The planning commission shall meet, consider the proposed change, and submit its recommendation to the city council within 60 days after submission of the matter to it. If no recommendation is given to the city council by the planning commission within 60 days after the request for a recommendation has been made to the planning commission, the city council may take action without a planning commission recommendation.

(b) Additional requirements.

(1) Applications. All applications for changes in the boundaries of any zoning district initiated by the petition of the owners of the property shall be accompanied by a map or plat showing the land proposed to be changed and all lands within 350 feet of the boundaries of that land and the names and addresses of the owners of the lands shown on the records of the county auditor.

(2) Hearings. After an application is received for a change to the ordinance from which this chapter is derived, the city shall set a date for a public hearing. At the time set for the hearing, the planning commission shall hear arguments for and against the proposed change, and may continue the hearing from time to time not exceeding 45 days from the original date specified in the notice of hearing. If a hearing is continued more than once, another notice shall be given in accordance with subsection (b)(3) of this section.

(3) Notice. A notice of the time, place and purpose of the hearing shall be published in the official newspaper of the city at least 10 days prior to the day of the hearing.

When an amendment involves changes in district boundaries affecting an area of five acres or less, a similar notice shall be mailed at least 10 days before the day of the hearing to each owner of affected property and property situated wholly or partly within 350 feet of the property to which the amendment relates. For the purpose of giving mailed notice, the person responsible for mailing the notice may use the records of the county auditor or any appropriate records to determine the names and addresses of owners. A copy of the notice and a list of the owners and addresses to which the notice was sent shall be attested to by the responsible person and shall be made a part of the record of the proceedings. The failure to give mailed notice to individual property owners, or defects in the notice shall not invalidate the proceedings, provided a bona fide attempt to comply with this subsection has been made. Proof of service shall be made by the affidavit of the persons serving same and shall be filed with the city clerk.

a. The commissioner of the department of natural resources shall be notified at least 10 days in advance of the public hearing of any request to amend the boundaries of the FW, FF and FD districts.

b. FW, FF or FD boundaries shall not be amended unless the city provides adequate information to the commissioner of the department of natural resources that the map is in error or the lands are adequately protected from flood.

(4) Fees for rezoning and amendments to the text. No application for change in the boundaries of any zoning district or for change in the text of the ordinance from which this chapter is derived shall be filed until the person making the request has paid to the city treasurer a fee, the amount which has been set by resolution of the city council. If the city planning commission initiates proceedings for rezoning and text amendments, the council may require that such payment be made by owners of property involved before making any change.

(5) Planning commission recommendation. Any proposed change to the ordinance from which this chapter is derived shall be submitted to the planning commission. After holding a public hearing and deliberating on the request, the planning commission shall render a finding that all amendments to the zoning ordinance map and text are consistent with the comprehensive plan and shall submit its findings and recommendation to the city council within 45 days after submission of the matter to the city council. If no recommendation is given to the city council by the planning commission within 45 days after the request for a recommendation has been made to the planning commission, the city council may take action without a planning commission recommendation.

(6) Time limit for action. The city council shall act on the proposed change within 45 days after reviewing a recommendation from the planning commission, or a period of 45 days has elapsed from the time the planning commission received the request, if no recommendation was made. This period may be extended if the applicant agrees to a time extension.

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(c) Special procedure for comprehensive rezoning. Whenever the planning commission, in its capacity or acting on referral from the city council, recommends a comprehensive rezoning of a substantial part of the city which consists of not less than 50 lots of platted area or five acres of unplatted area in order to conform to changing conditions, the city council may make all or a part of that recommendation effective by amendment to the ordinance from which this chapter is derived. In such a case, the provisions of section 36-454(b) shall not be applicable; but the procedure for such amendment shall be as follows:

(1) Maps. A map shall be prepared and filed in the office of the city clerk, which shows all streets and lands in the area proposed to be rezoned in sufficient detail to permit each platted lot and each parcel of ground to be identified by the zoning ordinance classification assigned and all zoning regulations which will be applicable to them if the proposed amendment for rezoning is adopted.

(2) Notice. The city clerk shall publish notice in official newspaper of the city at least 10 days prior to the date of the hearing.

(3) Planning commission hearing. The planning commission shall meet and conduct a public hearing upon the proposed rezoning amendment at the time and place specified in the notice prior to making a recommendation for a comprehensive rezoning to the city council. The hearing may be adjourned from time to time by the planning commission, but it shall not be continued more than 60 days from the date of the original hearing.

(4) Adoption. The city council shall act upon the proposed rezoning not less than seven days or more than 60 days after it receives a recommendation from the planning commission. A two-thirds vote of all members of the council shall be required to adopt any amendment to the zoning ordinance. The city council may alter the amendment proposed, but if the alteration results in a modification of the zoning map filed at the time of the first publication of notice of the hearing, it shall not be made until 10 days after notice has been given by registered mail to the owner of the property to be zoned that an amendment is being considered and may be adopted which is different from that shown on the zoning map filed in support of the requested zoning change.

(5) Publication. If an ordinance is adopted which provided for comprehensive rezoning even though less than the entire city is affected, the city council shall require that new zoning maps be prepared showing the zoning district boundaries after adoption of the comprehensive amendment. Those maps shall be published as part of the publication of the ordinance amendment. The zoning ordinance need not describe the tracts of land included in each zoning district in any way other than by reference to the zoning maps required by this section.

DIVISION 3. ENFORCEMENT.

Sec. 36-455. Enforcement.

(a) Compliance required. All persons, firms, corporations, and voluntary associations shall comply with the regulations and conditions contained in this chapter. Any person, firm,

corporation, or voluntary association who fails to comply with any of the provisions of this chapter, or violates any detailed statement, condition, or plan imposed in the manner permitted by this chapter, shall be guilty of a misdemeanor.

(1) The city may enforce any provision of this chapter by issuing a citation, or by mandamus, injunction, or any other appropriate remedy in any court of competent jurisdiction and may require reimbursement of all legal fees required for the enforcement of any provision of this chapter from persons found guilty of a violation.

(2) The city, at its sole discretion, may enter into mediation regarding issues in the enforcement of this chapter, provided that mediation shall not be pursued where the issue involves a specific dimensional or performance requirement. Mediation may be pursued when the issue involves an interpretation of the application of chapter requirements. Mediation shall not be substituted for a variance proceeding and the city shall not agree to be bound by the mediation process when the result would be an action inconsistent with the intent of this chapter.

(3) Each day that a violation occurs shall be considered a separate violation.

(b) Approved land uses. Land shall be used only for the purpose permitted in the district in which the land is located.

(c) Height limits. No building shall be erected, converted, enlarged, reconstructed, nor structurally altered to be higher than the height limit established for the district in which the building is located.

(d) Area regulations. No building shall be erected, converted, enlarged, reconstructed, nor structurally altered unless it conforms to the area regulations of the use district in which the building is located.

(e) A lot shall not be divided nor shall any structure be erected or altered that results in more impervious surface coverage than what is allowed by this chapter for the district in which the lot is located.

(f) Parking and loading facilities. No building shall be erected or structurally altered unless the site on which it is located provides the off-street parking and loading facilities required by this chapter.

(g) Encroachments. The yards, parking spaces and designed outdoor recreation area required by this chapter shall not be encroached upon or considered as part of the yard, parking space or designed outdoor recreation area required for any other building unless joint use of parking or a combination of yards or designed outdoor recreation area is specifically authorized by this chapter.

(h) Building and lot limitations.

(1) Every building erected or structurally altered after the effective date of the ordinance from which this chapter is derived shall be located on a lot as defined in section 36-485.

(2) In the N-1 and N-2 districts, there shall be no more than one principal building on one lot, except for courtyard cottage developments.

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(i) Short-term rental. No person shall offer for occupancy or enter into an agreement to allow a dwelling unit, or any other portion of their property, to be used as a short-term rental in a manner not otherwise permitted in the zoning district.

(j) Abandonment, revocation and cancellation of permit or variance. If the zoning administrator determines that any holder of an existing planned unit development approved before February 27, 2015, a special permit, variance or conditional use permit has violated any of the conditions or requirements imposed as a condition to approval, or has violated any other applicable laws, ordinances, or enforceable regulation, the planned unit development, special permit, variance or conditional use permit granted by the city may be revoked and canceled by the following process:

(1) The zoning administrator shall notify the holder in writing of the violation. The notice shall be given in person or by United States Postal Service addressed to the address of the applicant stated on the original application. Notice shall also be served upon the occupant of the premises for which the planned unit development, special permit, conditional use permit or variance was issued or, if no occupant can be found, notice shall be posted in a conspicuous place upon such premises. Notice shall be effective on the date of mailing, personal service or posting.

(2) The notice shall state that after the expiration of 10 days from the date of the notice, the planned unit development, special permit, conditional use permit or variance is terminated without further action or proceeding.

(k) New construction required within two years. All variances and conditional use permits shall be revoked and canceled after two years has elapsed from the date of the adoption of the resolution granting the variance or conditional use permit if a new structure or alteration or substantial repair of an existing building is required by the conditional use permit or variance and the holder has failed to complete the work within that year, unless a valid building permit authorizing such work has been issued and work is progressing in an orderly way.

(l) Occurrence of certain events. If the holder of a conditional use permit or variance fails to make actual use of vacant lands or lands and structures which were existing when the permit or variance was issued and no new structure, alteration, or substantial repair to existing buildings was required; or if a new structure was required by the conditional use permit or variance and no building permit has been obtained, the conditional use permit or variance shall be revoked and canceled upon the occurrence of any of the following events:

(1) A change in the zoning use district for such lands is made by amendment to the ordinance from which this chapter is derived by the city council.

(2) Eminent domain proceedings have been initiated to take all or any part of the premises described in the conditional use permit or variance.

(3) The use described in the conditional use permit or variance becomes an illegal activity under the laws of the United States of America or this state.

(4) Title to all or part of land described in such conditional use permit or variance is forfeited to the state for nonpayment of taxes.

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(5) The person to whom the conditional use permit or variance was issued files a written statement in which that person states that the conditional use permit or variance has been abandoned. The statement shall describe the land involved or state the resolution number under which the conditional use permit or variance was granted.

(6) The premises for which the conditional use permit or variance was issued are used by the person to whom the permit or variance was issued in a manner inconsistent with the provisions of such conditional use permit or variance.

(7) The building or structure for which a variance or conditional use permit was granted is removed.

(m) Abandonment if conditions not met or use discontinued.

(1) Any conditional use permit granted by the city is revoked and canceled if all conditions imposed in the conditional use permit are not satisfied within a time specified by the city council or if the approved use is discontinued for a period of more than two years.

(2) Any variance granted by the board of zoning appeals is revoked and canceled if all conditions imposed in the variance are not satisfied within the time specified by the board of zoning appeals or if the approved use is discontinued for a period of more than two years.

(3) If an extension is requested by the owner of the property on which a conditional use permit has been discontinued prior to the end of two years, the city council may consider or approve, by resolution, such requested extension if the city council finds the use to be acceptable and a satisfactory reason exists to grant an extension; however, such extension shall not be granted if it would allow the discontinued use to extend more than an additional three years beyond the original two years.

(n) Plan change not required. In the event the city adopts an amendment to this chapter that results in a building, land use or conditional use permit becoming non-conforming prior to the commencement of construction of the building, then changes to the plan will not be required if construction begins within 90 days after the effective date of the ordinance amending this chapter. If, however, building construction is voluntarily discontinued by the permit holder for a period of 90 days, then any further construction shall conform to the provisions of the amendment.

(o) Uses superseding ordinance. A use which violates the provisions of the ordinance which this chapter supersedes shall not be validated by the adoption of the ordinance from which this chapter is derived unless it is permitted by this chapter's provisions, nor shall this chapter extend any temporary use beyond the expiration date of a temporary permit granted prior to the effective date of the ordinance from which this chapter is derived.

Secs. 36-456 to 36-476 reserved.

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ARTICLE X. DEFINITIONS AND LAND USE DESCRIPTIONS

DIVISION 1. LAND USE DESCRIPTIONS.

Sec. 36-477. Residential uses.

The following are typical of the residential uses referred to in this chapter.

Bed and breakfast establishment means a private, owner-occupied residence with guestrooms where temporary lodging facilities and some meals are provided to paying lodgers within single-family or two-family dwellings. The lodging is subordinate and incidental to the main residential use of the building. Indoor recreational facilities for the use of the residents and paying lodgers may be included.

Dwelling, existing single-unit detached means a fully detached unit located on an individual lot and intended for occupancy by a single-household that was in existence prior to August 3, 2026. This includes a manufactured home.

Dwelling, single-unit means a fully detached residence located on an individual lot and intended for occupancy by a single household. This includes a manufactured home.

Dwelling, two-unit (duplex) means attached residences designed for or occupied by two households living independently of one another, with both attached units located on one parcel.

Dwelling, attached two-unit (twinhome) means attached residences designed for or occupied by two households, where the attached units share at least one common wall, and each unit is on its own individual parcel.

Dwelling, detached courtyard cottages/bungalows means a cluster of multiple, individual detached dwelling units arranged around a shared courtyard or open space that is typically perpendicular to the street and where the shared courtyard takes the place of individual rear yards.

Dwelling, three unit means a single residential structure on a single lot which is designed with attached residences for the occupancy of three households living independently of one another; the attached units may share a common entrance or have individual entrances.

Dwelling, four unit means a single residential structure on a single lot which is designed with attached residences for the occupancy of four households living

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independently of one another; the attached units may share a common entrance or have individual entrances.

Dwelling, townhouse means a single residential unit which is located within a larger residential structure containing multiple attached units and which is separated from the adjoining dwelling unit(s) by at least one common wall. Each dwelling unit may be located on its own individual lot or on a common lot containing all of the attached units. Each dwelling unit shall have separate and individual entrances. A small townhouse dwelling is in a structure with three or four units, while a large townhouse dwelling is in a building with between five and eight units.

Dwelling, apartment means a multiunit residential building that consists of side-by-side or stacked dwelling units on one lot and typically with a shared common entrance. A low-rise apartment has no more than three stories, a mid-rise apartment has between four and six stories, and a high-rise apartment has seven or more stories.

Dwelling, apartment mixed use means a mixed use building, primarily with non-residential uses on the ground floor and residential uses on upper floors. The residential uses consist of side-by-side or stacked dwelling units on one lot and typically with a shared common entrance. A low-rise building has no more than three stories, a mid-rise building has between four and six stories, and a high-rise building has seven or more stories. This description includes the term “mixed use apartment dwelling.”

Group home/non-statutory means occupancy of a residential structure by persons in need of specialized treatment or protection and resident staff who usually live together as a housekeeping unit for a limited period of time. This use may include outpatient group counseling, some supervision, forced detention, treatment for mental illness and drug addiction, protective shelter, half-way house, and release programs. The facility may be licensed by the state but is not mandated.

Hostel means a lodging facility operated under the auspices of a national or international hostel organization which has dormitory rooms available for rent by members. The facility has common cooking and eating facilities and may have common restroom facilities. The duration of stay is typically short and the facility has a resident manager.

Hotel/motel means facilities which provide overnight lodging in individual rooms or suites of rooms, each having a private bathroom, which are rented by day or week. These facilities may include in-room or in-suite kitchens and recreational facilities for use by lodgers. Restaurants, banquet rooms, arcades, fitness centers and other facilities available to non-lodgers are not considered accessory uses.

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Live-work unit means a dwelling unit that includes a shop, office, studio, or other work space for the gainful employment of a resident of the dwelling unit.

Manufactured home park means a parcel of land under single control or ownership which has been developed for the placement of manufactured homes for residential use.

Nursing home means a licensed health care facility providing lodging and 24-hour care for medically or physically impaired persons usually on a long-term basis. Residents of the facility do not have private apartments or kitchens. This use includes a food service and may include supporting medical and retail services for the residents.

Roominghouse means a building where lodging is provided for between three and eight persons and is the primary residence of the owner. Lodging is available on an extended basis rather than daily or weekly. No provision for cooking is provided in any of the rooms occupied by lodgers.

Short-term rental means leasing a residential dwelling unit or accessory dwelling unit for a term of less than one month.

State-licensed residential facility means a state-licensed and state-mandated residential facility occupied by persons in need of specialized treatment or protection and resident staff who live together as a single housekeeping unit, usually for a limited period of time. The use includes outpatient group counseling, some supervision and treatment programs. The maximum number of clients served is specified by state law which may be amended from time to time. Persons served may include persons with an intellectual disability and/or those that are severely physically handicapped.

Sec. 36-478. Public, social, and institutional uses.

The following are typical of the institutional uses referred to in this chapter.

Business/trade school/college means a training establishment or institution serving adults and sometimes high school age persons which provides training and/or education toward a skill, license or degree.

Community center means a place, structure, area or other facility which is open to the public and designed to accommodate and serve significant segments of the community and which is used for educational, religious, fraternal, social and recreational programs. This use may include accessory food service and accessory retail shops.

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Educational facility means neighborhood, community, district or regional based education services normally provided to children through young adult age. The use may include evening or off-hour services to adults in the community. This use may be public or private, and generally includes an accessory food service and some retail facilities to serve students and faculty.

Hospital means a facility which provides health services primarily for human inpatient medical or surgical care, including related facilities, such as laboratories, outpatient departments, training facilities, central service facilities and staff offices. Characteristics include large institutionally designed buildings, large volumes of traffic, large parking lots or ramps, 24-hour activity, service vehicles, large quantities of waste, and emergency vehicles.

Indoor entertainment means entertainment services provided entirely within an enclosed building. It includes libraries, museums, art galleries, theaters, health or fitness centers, bowling alleys, arcades, roller rinks, and pool halls. Characteristics may include late operating hours, outdoor lighting, noise, and traffic.

Library means a facility where collections of books and other materials are housed in a building which is open to the public during regularly scheduled hours which may include weekend days and evenings. Books and other materials may be available for loan. Characteristics may include high parking demand and high traffic generation.

Medical/dental office means a facility which provides direct delivery of health-related examination and services or treatment to customers on an appointment or walk-in basis; and includes counseling, consultation, chiropractic, and podiatry. The use may include a supporting retail component for medicine, health-related food, or other product.

Municipal, county, state, or federal administrative or service facility means a room, group of rooms, or portion of a building that is used for conducting government affairs including post office, police, and fire stations. It may include various services and programs conducted by the city.

Place of assembly means facilities designed to accommodate large groups of people having shared goals, desires or interests that are not customarily business related. Characteristics may include large group meetings or activities with peak parking demands and noise. This use may include the sale of food and beverages, but if the floor area devoted to food or beverage sales exceeds 50% of the total gross floor area of the facility, then the facility will be classified as a restaurant.

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Police/fire station means facilities designed to serve the public health and safety. They may include an office component, the storage of fire trucks, police cars and equipment, and the boarding of personnel within an enclosed building. It may also include various services and programs conducted by the city. Characteristics may include sporadic periods of loud noise, sirens, and activity.

Religious institution means a facility where people gather to relate or manifest faithful devotion to an acknowledged ultimate reality or deity. This use is characterized by meeting rooms, education and training about the religion, worship practice, indoor activities, intermittent parking needs, group singing or chanting, and music. The assembly typically meets on weekends or evenings. Accessory uses which may accompany the principal use include day care, park and ride, and dwelling units for clergy, employees, or persons similarly associated with the religious institution.

Sec. 36-479. Commercial uses.

The following are typical of the institutional uses referred to in this chapter.

Adult day care means a nonresidential facility that provides care to functionally impaired adults on a regular basis for periods of less than 24 hours in a structure which is not the residence of the person being served or the facility operator. Some characteristics of this use are similar to family day care and nursing homes. This use is appropriate in commercial areas provided there is accessibility to outdoor areas for sitting and exercise. Persons being served are most like nursing home residents.

Animal handling means the sale, boarding, treatment and care of privately-owned small animal pets which may include dogs, cats, other mammals, fish and reptiles but excludes large animals such as horses, farm animals or animals raised for slaughter. Characteristics may include special refuse, storage, noise, odor and other nuisance characteristics.

Animal handling, limited means any animal handling use such as veterinary clinics, pet stores, and pet grooming that do not include boarding, daycare, or outdoor off leash recreation space for animals. The use may require an animal to be kept overnight on-site for treatment but does not include boarding or animal daycares.

Appliance, small engine and bicycle repair means maintenance and repair of appliances, small engines, bicycles and similar items. Characteristics include some outdoor activity and noise.

Autobody/painting means a facility for painting, straightening, replacing and repairing

the frame and body parts of motor vehicles usually damaged as result of an accident. It includes the outdoor storage of damaged and dismantled vehicles and may generate odor and noise. This use excludes junkyards and automobile wrecking yards.

Bank means a facility for the deposit, management and lending of money, frequently with accessory drive-up facility. This use includes banks and savings and loans but not insurance companies and stock brokerage firms. Characteristics may include high peak hour traffic on certain days.

Cannabis retailer means a retailer that can purchase immature cannabis plants and seedlings, cannabis flower, cannabis products, lower-potency hemp edibles, hemp-derived consumer products and other products allowed by the State of Minnesota from other cannabis businesses and sell or otherwise convey them to customers.

Car wash means a facility designed to wash automobiles and light trucks with little or no human intervention. The facility utilizes automated equipment and wash cycles are relatively short. These facilities are typically accessory to other automotive related land uses and may sporadically cause congestion on its site.

Catering means an operation where food is either fully or partially prepared on site and delivered to the customer off site for final preparation and consumption. Characteristics include truck traffic, refuse storage issues, limited on-site public contact, and possible odors from materials and processing.

Coffee shop means an establishment that primarily sells coffee and coffee-related accessories. They may also sell other refreshment items such as donuts, bagels, muffins, cakes, sandwiches, wraps, salads, and other hot and cold beverages. Limited indoor seating is generally provided for patrons, but table service is not provided.

Dry cleaning or laundering facility means a facility where clothing, diapers, or other fabrics are cleaned by dry cleaning or laundering processes. Materials to be cleaned may be brought to the site either by pickup and delivery trucks operated as part of the business or by customers who drop off and pick up their own materials to be cleaned. The use may include the storage of delivery vehicles on the site.

Food service means the on-site sale of food and beverages which are prepared and served in individual portions in a ready-to-consume state for consumption either on-site or off-site, including seating for not more than 10 persons. Characteristics may include truck and vehicle traffic, cooking odors and refuse. As an accessory use, this use is often found in conjunction with motor fuel stations and grocery stores.

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Funeral home means a facility where funeral services are held and where embalming and other processes occur in preparation of the dead for burial. It may include the storage of caskets, funeral urns and other related funeral supplies, and it usually provides vehicles to transport the dead to the place of burial. This use does not include a crematorium.

Grocery store means a retail sales and services establishment where a majority of the sales area is dedicated to the sale of food products such as staple foods and accessory food items.

Group day care/nursery school means a nonresidential facility where childcare, protection and supervision services are provided for a fee on a regular basis for periods of less than 24 hours.

Liquor store means a facility principally for the retail sale of pre-packaged alcoholic beverages for off-premises consumption.

Lower-potency hemp edible retailer means a retailer that sells lower-potency hemp edibles to consumers.

Medical and dental laboratories mean facilities in which individually produced and made-to-order medical and dental prosthetics are crafted for the specific needs of specific individuals. Characteristics may include hours of operation of 7:00 a.m. to 6:00 p.m., daily deliveries to and from the facilities by car, van or light truck, minimal heavy truck traffic, no use of outside storage and occasional visitation of facilities by customers needing specialized attention as to the make-up and fit of their specific prosthesis.

Motor fuel station means a facility which supplies and dispenses at retail motor fuels, including electrical charging, directly into a motor vehicle; it also includes the sale of lubricants, batteries, tires and motor vehicle accessories. Motor fuels may be self-serve or dispensed by an attendant. Light maintenance activities to vehicles including engine tune-ups, lubrication, repairs, and carburetor cleaning may also be conducted. Motor fuel stations may also include facilities for the retail electric charging of vehicles. Characteristics include outdoor activity, high traffic generation and extended hours of operation. This use excludes heavy automobile repair including, but not limited to, engine overhauls, automobile painting, and bodywork.

Motor vehicle sales means display, sale, and rental of automobiles, trucks and recreational vehicles from an indoor showroom facility and may include an outdoor sales lot; motor vehicle and repair and autobody/painting often occur in conjunction with this use. Characteristics may include outdoor activity, banners and lights for promotion and

advertising, outdoor sound systems, truck deliveries, night and weekend operating hours, and test driving on nearby streets.

Motor vehicles service and repair means repair, lubrication, washing, detailing, equipment installation, engine overhauls, and other similar uses involving automobiles, trucks and recreational vehicles. Characteristics may include the storage of vehicles, truck traffic, night and weekend operating hours; motor fuel stations and autobody/painting are excluded.

Office means a facility in which the handling of information or the performance of administrative services is conducted. It includes services provided to persons both on-site and off-site on a walk in or appointment basis such as counseling or indirect or nonpersonal service such as real estate, travel agencies, financial agencies, insurance offices and professional offices. This description excludes hospitals or other medical facilities; except it may include up to a maximum of 10% of the gross floor area in medical or dental offices. Characteristics include high peak period traffic generation and 8:00 a.m. to 5:00 p.m. hours of operation.

Parcel delivery service/post office means a facility for the transshipment of letters and packages generally less than 100 pounds in weight. Customers may purchase stamps, money orders, insurance, and other mail services. Hours of operation are similar to those of offices but may include Saturdays. Characteristics include high volumes of truck and automobile traffic, and vehicles stored on premises overnight.

Pawnshop means a facility where money is loaned based on the value of goods deposited at the facility by the borrower of the money, which goods are held by the lender of the money occupying the facility as collateral for the loan. Items held by the lender which are not redeemed by a borrower may be put up for sale at the facility to the general public. The term pawnshop includes a facility where all or any part of the pawnshop activities are conducted.

Payday loan agency means any business that has as its primary activity the providing of short-term loans for the borrower's own personal, family, or household purpose which are usually for a period of 45 days or less. Payday loan agencies do not include banks.

Research and development mean a facility for basic and applied research or product development. It may include the testing of agricultural, biological, chemical, magnetic, mechanical, optical or other components in advance of product manufacturing. The work completed may result in the creation of new goods or new intellectual property. Research and development do not result in noxious or offensive odors, sounds, vibrations, emissions, or any external nuisances upon adjacent properties. This use does

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not involve the fabrication, mass manufacture, or processing of products. This use may include medical, optical, or dental laboratories.

Restaurant means an establishment whose principal business is the sale of food and beverages which are prepared and served in individual portions in a ready-to-consume state for consumption on site. This use is often found in conjunction with bars, hotels, and food service. It is preferably located on major thoroughfares with no access to residential streets. Characteristics include late hours of operation, refuse, high car and truck traffic generation, and cooking odors. Outdoor seating is considered an accessory use. A food service or deli is not considered to be a restaurant if seating is provided for 10 or fewer persons. Restaurant uses are divided into the following subcategories:

(1) **Restaurant, sit-down:** Sit-down eating establishments that may allow or require reservations. Patrons commonly wait to be seated, are served by wait staff, order from a menu, and pay after the meal. Lounge or bar facilities may be accessory uses. Sale of lower potency hemp edibles and cannabis edibles for consumption on-site, with the appropriate licenses or registrations, may be an accessory use.

(2) **Restaurant, fast-food with or without drive-through window:** This restaurant type features large carry-out clientele, long hours of service, and high turnover rate for dine-in customers (around 30 minutes). There is no or limited table service, and customers typically order from a menu board and pay before receiving the meal. Sale of lower potency hemp edibles and cannabis edibles for consumption on-site, with the appropriate licenses or registrations, may be an accessory use.

Retail means a facility where merchandise or equipment is displayed and rented or sold and where delivery of merchandise or equipment to the ultimate consumer is made. This use includes limited production, repair or processing as an accessory use. Hours of operation generally begin after the a.m. peak traffic period and extend to time ranges from 5:00 p.m. to 10:00 p.m.; although some convenience stores and grocery stores are open 24 hours per day. Characteristics generally include high parking demand and high off-peak traffic generation; generally prefers high visibility and access to major thoroughfares. This use includes but is not limited to camera shops, clothing stores, department stores, grocery stores, discount stores, jewelry stores, delicatessens, retail bakeries, parcel drop-off locations, toy stores and large item retail; but excludes restaurants, bars, pawn shops, motor vehicle sales, motor fuel stations, cannabis retailers and lower-potency hemp edible retailers.

(1) **Retail, large item** means a facility where large item merchandise or equipment is displayed and rented or sold and where delivery of merchandise or equipment to the ultimate customer is made. Characteristics generally include hours of operation between 9:00 a.m. and 9:00 p.m. weekdays and weekends. The parking demand per square foot of building area is normally less than the demand for general retail. This use includes but is not limited to, furniture stores, carpet stores, large appliance stores; but excludes motor vehicle sales and pawnshops.

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Service means on-site service provided directly to an individual. This use includes barbershops, beauty shops, therapeutic massage, nail salon, laundromats, shoe repair shops, and dry cleaners where articles to be cleaned are picked up and delivered by the patron. This use excludes pawnshops.

Self-storage facility means any real property designed and used for the purpose of renting or leasing individual storage space to individuals, organizations, or businesses who are to have access to such facility for the purpose of storing and removing personal property; a self-storage facility is not a warehouse/storage facility.

Sexually oriented business means any limited impact sexually oriented business or any high impact sexually oriented business.

(1) **Limited impact sexually-oriented business** means a business where sexually-oriented materials are sold, bartered, distributed, leased, furnished, or otherwise provided, and which meets the following restrictions:
   a. All sexually oriented materials must be provided for use or entertainment off the business premises only.
   b. All sexually oriented materials must be provided from a separate area to which persons under the age of 18 years are prohibited access.
   c. The separate area may not exceed a maximum of 20% of the retail floor area of the establishment, or 300 square feet, whichever is less.
   d. No person outside the separate area shall be able to perceive or observe any sexually oriented materials at any time, including when someone is entering or exiting the separate area, shopping, or purchasing sexually oriented materials.
   e. A sign must be displayed on the entrance to the separate area, which shall read: "No person under the age of 18 years is allowed in this area." The sign letter shall be a minimum of two inches high; and
   f. The entry into the separate area shall be visible to an employee of the business at all times.

(2) **High impact sexually oriented busines***s* means any business with materials or entertainment which are principally related to sexual stimulation or gratification other than a limited impact sexually oriented business. Examples of a high impact sexually oriented business include the following:
   a. A business where sexually oriented materials are sold, bartered, distributed, leased, furnished, exhibited, or otherwise provided for use or entertainment on the business premises.
   b. A business where specified sexual activities (as defined herein) are explicitly verbally described or shown.
   c. A business where specified anatomical areas (as defined herein) are explicitly verbally described or shown.

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d. A business providing sexually oriented materials for off-site use or entertainment, which has a separate area but does not meet the size or other restrictions to qualify as a limited impact sexually oriented business; and

e. A business providing sexually oriented materials for off-site use or entertainment, where the sexually oriented materials are dispersed within the business rather than isolated in a separate area.

(3) **Definitions.** For the purpose of this subsection, the following definitions shall apply:

a. **Sexually oriented materials** means visual, printed, or aural materials, and other objects or devices, which:

1. Contain, depict, or describe specified sexual activities or specified anatomical areas; and

2. Are marketed for use in conjunction with, or are primarily used only with or during, the specified sexual activities described in provision (3)c.1.-5. of this section, or as part of the binding, fettering, or other physical restraint described in provision (3)c.6. below.

b. **Specified anatomical areas** means:

1. Less than completely and opaquely covered human genitals, pubic area, buttock, anus, or female breast below a point immediately above the top of the areola; and

2. Human male genitals in a state of sexual arousal, whether or not completely and opaquely covered.

c. **Specified sexual activities** means:

1. Actual or simulated sexual intercourse of any kind involving two humans, or one human and an animal or object.

2. Actual or simulated masturbation.

3. Actual or simulated sadism or masochism.

4. Actual or simulated sexual stimulation of any kind.

5. Situations involving a person who is nude, clad in undergarments, or in a revealing costume, and who is engaged in activities involving binding, fettering, or other physical restraint of that or another person; and

6. Sexually oriented touching of an animal by a human.

(4) **Sexually oriented businesses.** Sexually oriented businesses exclude the following:

a. Any material with significant literary content or social commentary.

b. A business where sexually oriented materials are sold, bartered, distributed, leased, furnished, or otherwise provided for off-site use or entertainment, if: the material harmful to minors on each item is blocked from view by an opaque cover as required under state statutes section 617.293, and each item is behind the counter and accessible only by an employee of the business.

c. Displays of sexually oriented materials may occur up to six times per year without rendering a business a high impact sexually oriented business, if the

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displays are limited to an area which has been leased to a person or business for their exclusive occupancy for a private party, and the only people in attendance have received advance invitation from that person or company.

d. Any person or organization exempted under state statutes section 617.295.
e. Any activity regulated under state statutes section 617.251.
f. Any business may display works of art showing specified anatomical areas, so long as no sexually oriented materials are for sale, and the business does not have a liquor license.
g. Movies rated G, PG, PG-13, or R.

Shopping center, community means a cluster of commercial uses planned, owned, and managed as a unit that has common vehicular site access and parking facilities. A community shopping center generally contains one or more anchor stores along with other stores, personal services, and restaurants that draw customers from a city- or regional-market area. Community shopping centers may include more than one building and more than one contiguous property and owner if approved under a single conditional use permit or planned unit development. A community shopping center may include vendor markets.

Shopping center, neighborhood means a smaller cluster of commercial uses planned, owned, and managed as a unit that has common vehicular site access and parking facilities as well as a pedestrian-friendly physical design. A neighborhood shopping center generally contains stores, personal services, and restaurants that serve the day-to-day needs of customers in the adjacent neighborhoods and may include a grocery store. Neighborhood shopping centers may include more than one building and more than one contiguous property and owner if approved under a single conditional use permit or planned unit development.

Showroom means the display only of samples of merchandise and equipment where a sales agreement with a consumer is conducted and delivery of purchased merchandise is made from a warehouse that is not accessible to the consumer. Merchandise or equipment which is displayed is typically large bulky items and includes, but is not limited to, furniture, appliances, plumbing fixtures, lighting, and carpeting.

Studio means a facility where the practice or study of the visual and audio arts or health and physical fitness occurs. This use may include painting, sculpturing, photography, recording, radio and television studios. This use also includes dance studios and studios for martial arts and group fitness classes. This use does not include large industrial photography or printing processes.

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Vendor market means an area, open, partially enclosed, or indoor, at which vendors gather or where an operator leases spaces/stalls for the sales of items including personal property, foods products, or plants and flowers.

Sec. 36-480. Recreation uses.

The following are typical of the recreation uses referred to in this chapter.

Commercial entertainment (outdoor) means outdoor facilities operated as a business and which are open to the public for a fee that shall include, but are not limited to, golf courses, outdoor swimming pools, amusement parks, and other similar businesses. Such facility may also provide a snack bar, restaurant, retail sales of related items, and other support facilities.

Country club means a golf course and associated clubhouse which may contain locker and shower rooms, dining and bar facilities, meeting rooms and other spaces for large social functions. Country clubs are typically open only to members.

Golf course means a facility for playing golf outdoors which consists of golf holes, clubhouse facilities which may contain lockers, shower rooms and incidental sale of golf related items, and off-street parking facilities.

Parks/open space means passive recreation including hiking trails, natural areas, wildlife areas, arboretums, open grass areas and tot lots. This includes accessory buildings that are related to the park and open space use. It also includes various services and programs conducted by the city.

Parks/recreation means areas for active outdoor recreation activities such as baseball diamonds, tennis courts, basketball courts, playfields, playgrounds, outdoor swimming pools, fitness courses and driving ranges. This includes accessory buildings that are related to the park and recreation use. It also includes various services and programs conducted by the city.

Sec. 36-481. Industrial uses.

The following are typical of the industrial uses referred to in this chapter.

Anaerobic digester means an enclosed system in which controlled anaerobic digestion occurs, converting organic material into end-products such as biogas, fertilizer, water, or other solids. Characteristics may include truck traffic, odor or noises.

Cannabis operation means a facility where cannabis is grown, processed or manufactured into various products such as edibles, concentrates, wax, oils, and tinctures.

Composting operation means the collection, storage, processing, disposal, and distribution of vegetation. Recycling of nonorganic materials is excluded.

Hemp processor means a facility that converts raw hemp into a product for commercial purposes. Hemp plants or hemp plant parts are refined from their natural or original state after harvest by refinement such as, but not limited to, decortication, devitalization, extraction, crushing, or packaging.

Manufacturing/processing means a facility for the production of a physical commodity or changing the form of a raw ingredient. It may include administrative offices, warehousing, and limited distribution and sale of a commodity. Concrete plants, junkyards, slaughterhouses, rendering plants, salvage yards, and auto reduction plants are excluded.

(1) **Manufacturing/processing, light** means any operation which assembles, improves, treats, processes, compounds and/or packages goods or materials in a manner which does not create a noticeable amount of noise, dust, odor, smoke, glare or vibration outside of the building in which the activity takes place. This use may include small offices, warehousing or distribution. This use does not include outdoor storage or overnight outdoor storage of commercial vehicles. This use includes lower-potency hemp edible manufacturers.

Microbrewery means a facility that produces not more than 3,500 barrels of malt liquor in a calendar year as regulated by state statutes, as may be amended, and may or may not include a brewer taproom.

Microdistillery means a distillery producing premium, distilled spirits in total quantity not to exceed 40,000 proof gallons in a calendar year.

Outdoor storage means the receiving, keeping and/or shipping of goods and materials outside of an enclosed building where outdoor activity includes only the unloading, loading, and keeping of materials. This use may include storage yards for fleet vehicles, contractors, equipment, lumber, landscaping materials, construction materials and shipping materials. Storage of unlicensed or inoperable vehicles or other materials typically associated with a junkyard, salvage yard or auto reduction plant are excluded.

Printing facility means a facility in which retail-oriented graphic and photographic reproductive services are conducted. This does not include industrial operations where printing is of a commercial nature.

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Printing facility, industrial means a commercial printing operation involving a process that is considered printing, imprinting, reproducing, or duplicating images and using printing methods including but not limited to offset printing, lithography, web offset, flexographic, and screen process printing.

Recycling operation means a facility located within an enclosed building for the collection, sorting, temporary storage, and shipment of recoverable resources including, but not limited to, newspapers, cardboard, glassware, metal cans and plastic.

Warehouse/storage means a facility for receiving, holding, shipping and occasional packaging of commodities. With the exception of loading and unloading of commodities, and parking and storage of trailers, all functions shall be within an enclosed building. Characteristics may include high truck traffic generation and low parking demand. This use may include, but is not limited to, conventional warehouse facilities, mini warehouse, and joint warehouse and storage facilities.

Sec. 36-482. Transportation and utility uses.

Communication tower means a free-standing structure the primary purpose of which is to support one or more antennae and includes accessory uses directly related to the tower, such as utility buildings. Communication tower includes wireless support structure.

Freight terminal means short term storage and transshipment of materials and the outdoor storage of trucks and related equipment. Characteristics include high volumes of large truck traffic.

Parking ramp means a structure built for the storage of licensed, operable motor vehicles for periods of less than 24 hours. Characteristics may include noise, exhaust fume odor, heavy traffic and large structure mass and footprint.

Public service structure means facilities which include water towers, utility and public service-related distribution facilities, and wastewater and storm drainage structures, but exclude utility substations.

Transit station means on-site loading, unloading and transferring of passengers on, off or between public transportation ground vehicles. Parking lots and parking ramps frequently are located in conjunction with the station.

Utility substation means a structure of electrical components to transform high voltage electricity into lesser voltages to make it suitable for distribution to end users. The use

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consists of a large structure and numerous power lines which are difficult to screen and are classified as land use intensity 10. This use has minimal outdoor activity and traffic generation.

Wireless telecommunication facility. Equipment used to provide wireless telecommunication or data services, including all antennas, radios, support devices, equipment including ground equipment, associated cables, and attachments.

(1) **Micro wireless facility** means a small wireless facility that is no larger than 24 inches long, 15 inches wide, and 12 inches high, and whose exterior antenna, if any, is no longer than 11 inches.

(2) **Small wireless facility.** A wireless facility that meets both of the following qualifications:
   a. Each antenna is located inside an enclosure of no more than six cubic feet in volume, or in the case of an antenna that has exposed elements, the antenna and all its exposed elements could fit within an enclosure of no more than six cubic feet; and
   b. All other wireless equipment associated with the small wireless facility, excluding electric meters, concealment elements, telecommunications demarcation boxes, battery backup power systems, grounding equipment, power transfers switches, cutoff switches, cable, conduit, vertical cable runs for connection of power and other services, and any equipment concealed from public view within or behind an existing structure or concealment, is in aggregate no more than 28 cubic feet in volume; or
      1. A micro wireless facility

(3) **Wireless facility.** Equipment at a fixed location that enables the provision of wireless services between user and equipment and a wireless service network, including: (1) equipment associated with wireless service; (2) a radio transceiver, antenna, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration; and (3) a small wireless facility. Wireless facility does not include: (1) wireless support structures, (2) wireline backhaul facilities, or (3) coaxial or fiber-optic cables between utility poles or wireless support structures, or that are not otherwise immediately adjacent to or directly associated with a specific antenna.

(4) **Wireless service.** Any service using licensed or unlicensed wireless spectrum, including the use of Wi-Fi whether at a fixed location or by means of a mobile device that is provided using wireless facilities. Wireless service does not include services regulated under Title VI of the Communications Act of 1934, as amended, including a cable service under United States Code, title 47, section 522 clause (6).

(5) **Wireless support structure.** A new or existing structure designed to support or capable of supporting small wireless facilities, as reasonably determined by the city.

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Sec. 36-483. Accessory uses.

The following are typical of the accessory uses referred to in this chapter.

Accessory dwelling unit means a dwelling unit complying with the state building code, which is located within a principal single-unit dwelling or in an accessory building to a single-unit dwelling. The types of accessory dwelling units include the following:

(1) An attached accessory dwelling unit is located within a principal dwelling.

(2) A detached accessory dwelling unit is located as a freestanding building on the same lot as the principal dwelling.

Bar means a facility where the primary use is the sale of alcoholic beverages for consumption on the premises.

Communication antenna means any free-standing structure or device attached to a building, pole, tower, utility structure, or similar structure used for the purpose of collecting or transmitting electromagnetic waves through the air, including but not limited to small wireless facilities, wireless facilities, wireless telecommunication facilities, directional antennas, such as panels, microwaves dishes, and satellite dishes, and omni-directional antennas, such as whip antennas, except for building-mounted antennas for private use on the premises where it is located, such as amateur radio antennas, and antennas receiving television or radio signals.

Community garden means a piece of land gardened or cultivated by a group of people individually or collectively.

Family day care means a facility that provides care, protection, and supervision of children in a private residence for periods of less than 24 hours for a fee. The size of the outdoor play area, the maximum number of children who may be served, and the number and qualifications of required outside teachers or helpers are set forth in state law which may be amended from time to time. This use may be licensed by other agencies.

Gardening and other horticultural uses means the use of land for the growing or production of fruits, vegetables or flowers for personal use.

Helistop means a facility for the landing and taking off of helicopters used for transportation purposes but with no facilities for the service of helicopters.

Home occupation means an occupation, profession, or activity conducted in a dwelling unit, which is clearly an incidental and subordinate use to the residential use and which

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does not alter the exterior of the property or affect the residential character of the neighborhood.

In-vehicle sale or service means sales or service to persons in vehicles. It may include drive-in, drive-up, drive-through facilities, and car washes. It does not include motor fuel stations, curbside pick-up or automated tell machines (ATMs).

Mikvah pool means a ceremonial pool that is constructed to meet certain traditional requirements to serve primarily Jewish women.

Off-street parking area means private off-street parking spaces that are not accessible to the public.

Outdoor seating and service of food and beverages means a specific area for dining which is accessory to a principal restaurant or food service establishment use.

Parks service facility means public service facilities in open space or small structures operated by the parks department, that host recreation activities including grilling areas. It also includes various service and programs conducted by the city.

Public transit stop/shelter means a small, roofed structure located near a street and designed primarily for the protection and convenience of public transit passengers.

Solar energy system. A device or structural design feature intended to provide for collection, storage, and distribution of solar energy for heating or cooling, electricity generating, or water heating.

(1) **Solar energy system - building-integrated** means a solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include but are not limited to active photovoltaic or hot water systems that are contained within roofing materials, windows, walls, skylights, and awnings, or passive systems that are designed to capture direct solar heat.

(2) **Solar energy system - building-mounted** means a solar energy system affixed to a principal or accessory building.

(3) **Solar energy system – freestanding** means a solar energy system with a supporting framework that is placed on or anchored in the ground and that is independent of any building or other structure. Garages, carports, or similar structures that incorporate building-integrated or building-mounted solar energy systems shall not be classified as freestanding solar energy systems and shall instead be subject to regulations governing accessory structures.

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(4) **Solar collector surface** means any part of a solar energy system that absorbs solar energy for use in the system's transformation process. The collector surface does not include frames, supports, and mounting hardware.

(5) **Solar energy** is radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

Student housing means specialized residential accommodations designed for students, typically in close proximity to the school.

Wind energy conversion system (WECS) means all necessary devices that together convert wind energy into electricity, including the rotor, nacelle, generator, tower, electrical components, foundation, transformer, and electrical cabling from the tower to building or substation(s) and their support facilities.

(1) **Wind energy conversion system, building mounted** means a wind energy conversion system that is attached to a building for structural support.

(2) **Wind energy conversion system height** means the distance measured from the lowest exterior grade at the base of the WECS to the highest point of any component of a WECS.

(3) **Wind energy conversion system tower** means a support structure to which the nacelle and rotor are attached.

Sec. 36-484. Temporary uses.

The following are typical of the temporary uses referred to in this chapter.

Agricultural commodities sales means the temporary display and sale of Christmas trees and other greens which are associated with Christmas, flowers and produce.

Building construction structure means a structure used by a contractor or leasing agent as an office or for storage purposes for a construction project for which a building permit has been secured and is in effect. This use includes construction trailers, sales and leasing.

Carnival and festivals mean carnivals, festivals, community art fairs, and other activities that include uses such as entertainment, amusement rides, and/or the sale of food and merchandise. This use shall not include sales or promotional events offered by businesses with the intent of selling product or services identical or similar to those typically sold or conducted on the lot.

Garage sale means the temporary sale of home-crafted items and used household goods by the owner, resident and/or neighbors of a property. Garage sales include estate, rummage, basement, yard, porch or similar sales conducted at a residentially zoned and/or used property.

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Mobile use means a commercial activity conducted as a temporary use within a vehicle.

Mobile use, food means a vehicle or cart used to sell food and/or beverages to the consumer. It may or may not involve preparation of the food or beverage inside the vehicle.

Mobile use, medical means a vehicle used for the following: blood mobiles, immunization, medical evaluation, imaging, diagnostic or testing procedure. Mobile use, medical also includes pet care when limited to immunizations and exams. Mobile use, medical does not include massage or any type of treatment or surgery.

On-site equipment storage means any structure or outdoor storage area designed for the on-site storage of construction equipment and materials for an active construction project.

Outdoor sales, temporary, means the display and sale of merchandise other than agricultural commodities outside of an enclosed building where it is offered in conjunction with an established use that legally sells the same or similar merchandise within a building on the same site.

Pollution abatement equipment means equipment and structures that are erected or installed on a property for the purpose of eliminating or abating ground or water pollution.

Temporary structure means a building other than a construction structure used for a period not exceeding six months.

DIVISION 2. GENERAL DEFINITIONS.

Sec. 36-485. General definitions.

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

Abandonment means to cease or discontinue a use or activity for any reason but excluding temporary interruptions to the use during periods of building or remodeling where a valid building permit has been issued or during periods of routine seasonal closure.

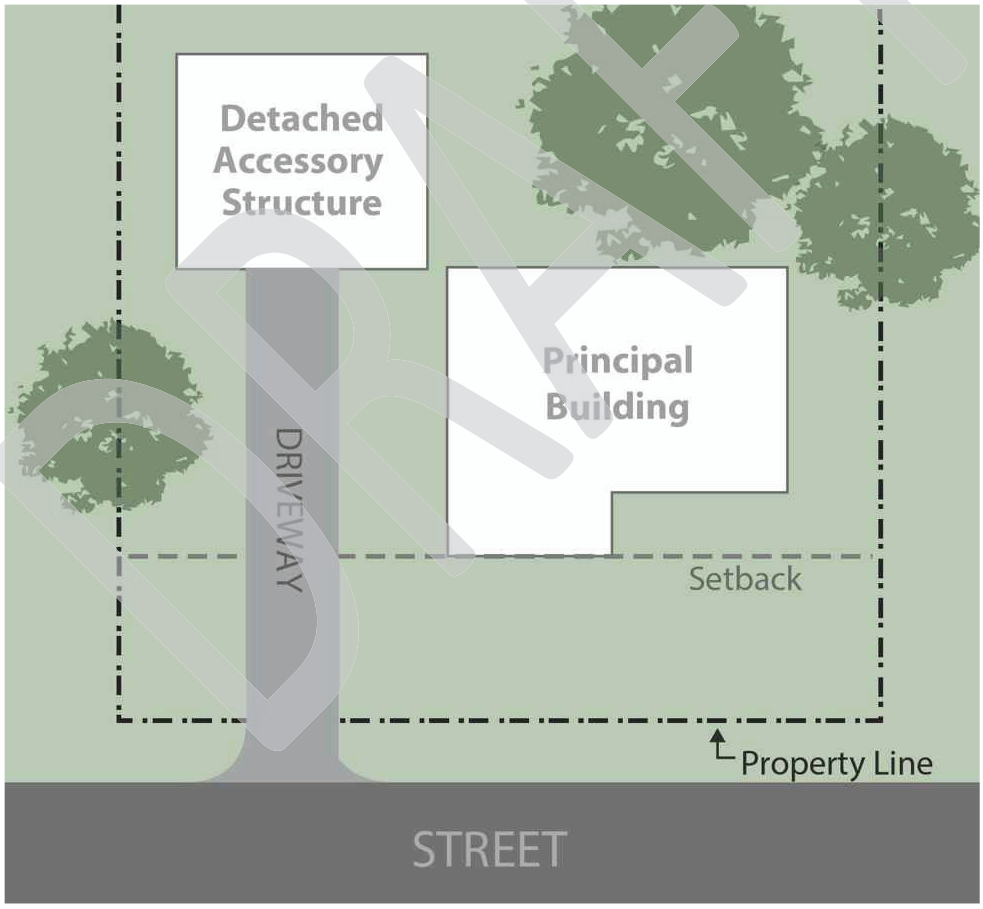
Abutting means having a common border or boundary with or being separated from such a common border by an alley. This term is used interchangeably with adjacent and adjoining.

Access aisle and aisle mean the traveled way by which vehicles enter and depart parking spaces.

Accessory use means a use subordinate to the principal use on the same land and customarily incidental thereto.

Accessory building means a detached building subordinate to the principal building, the use of which is incidental to that of the principal building or to the use of the premises. Examples include, but are not limited to, detached garages, storage sheds and gazebos.

Figure 36-485(a). Detached accessory structure.



Accessory structure means a structure subordinate to the principal building, the use of which is incidental to that of the principal building or to the principal use of the premises. Examples include, but are not limited to, decks, fencing, cisterns or rainwater

collection systems, grills or ovens, play equipment, and landscape features such as a pergola.

Adjacent means having a common border or boundary with or being separated from such a common border by an alley. This term is used interchangeably with abutting and adjoining.

Adjoining means having a common border or boundary with or being separated from such a common border by an alley. This term is used interchangeably with abutting and adjacent.

Alley means a public right of way, with a width not exceeding 24 feet nor less than 12 feet which affords a secondary means of access to property abutting the alley.

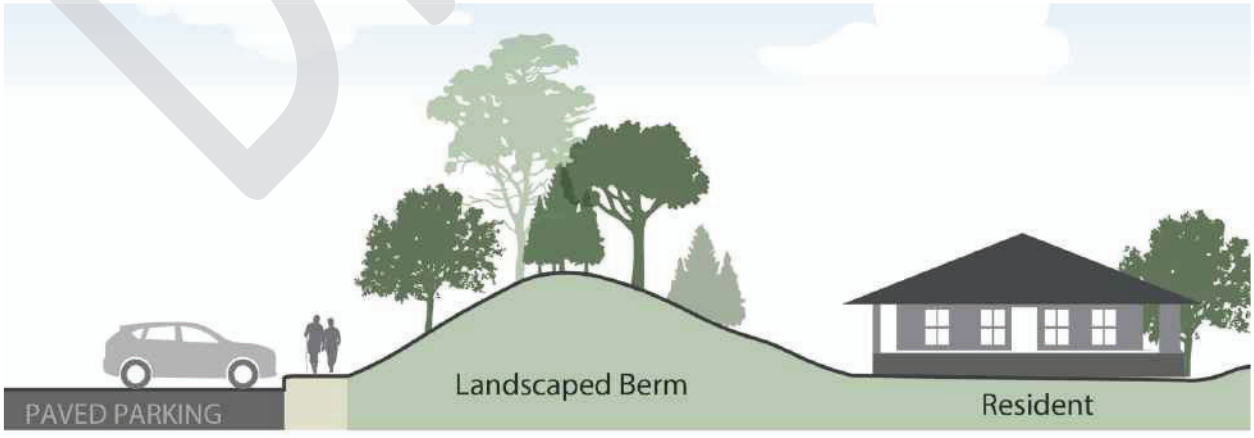
Alteration means any change, addition, or modification in construction or occupancy of an existing structure or modification to the surface of the ground.

Awning means a structure made of cloth, metal, or other material affixed to a building in such a manner that the structure may be raised or retracted against the building.

Basement means that portion of the building having more than half the ground floor-to-ceiling height below the average grade of the adjoining ground.

Berm means a land alteration where fill is added to the surface of the ground in order to create an earthen mound or hill generally used in conjunction with walls, fences or plant materials to screen one parcel of land from another or from a street.

Figure 36-485(b). Berm.



Block front means the distance between intersections along one side of a street.

Boarder or roomer means a person who occupies a bedroom or room as a lodging unit within a dwelling unit or roominghouse for a fixed time, usually through a lease arrangement with the property owner.

Boulevard means that portion of a street right of way between the curbline and property line.

Building means any structure having a roof which may provide shelter or enclosure of persons, animals or personal property.

Building face means that portion of the exterior wall of a structure which shall lie in a vertical plane. One face shall be terminated by an exterior angle of at least 210 degrees formed by two exterior walls each being at least 18 feet in length or a curved portion of such exterior wall which shall have a central angle of 30 degrees or more.

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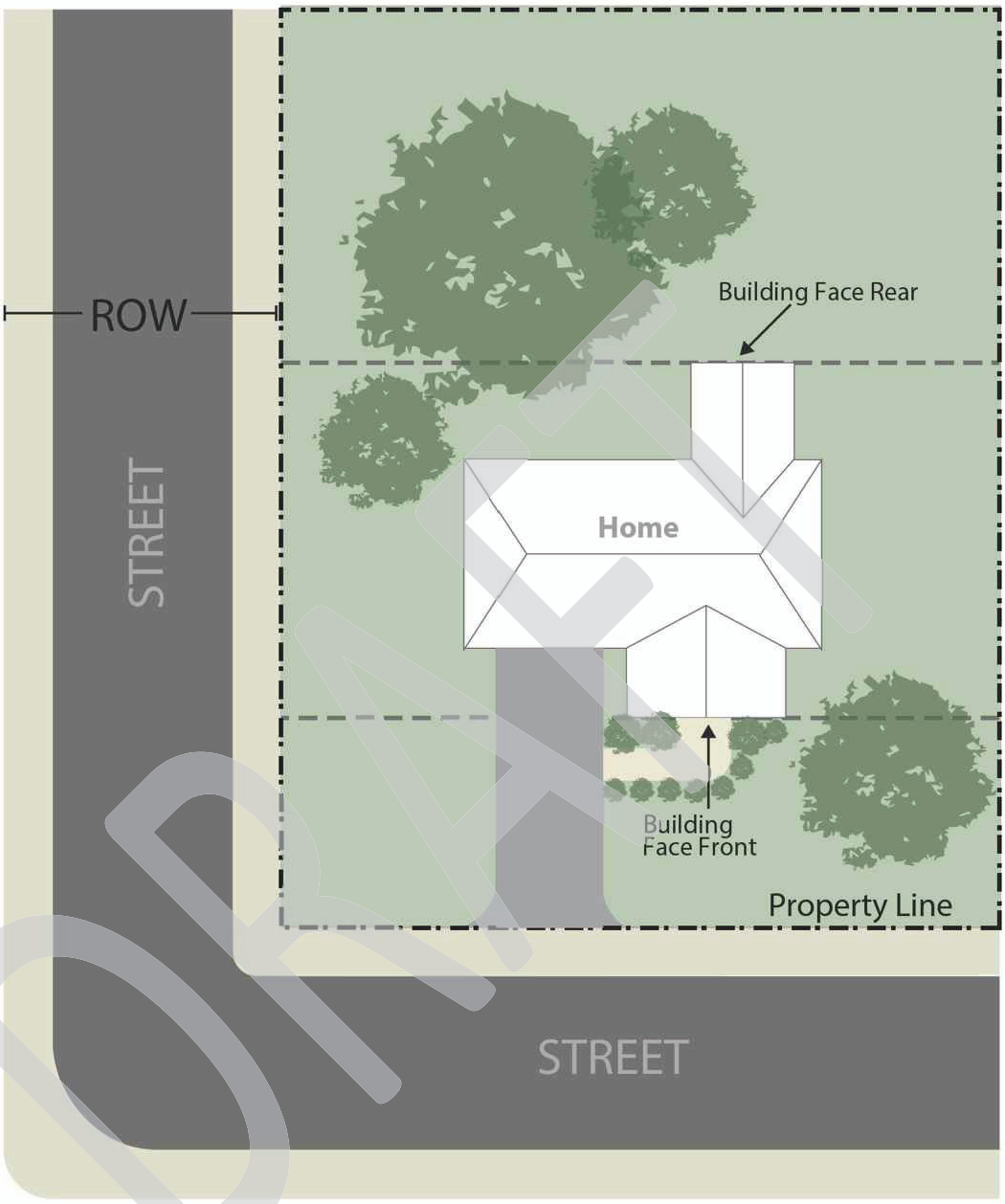
Figure 36-485(c). Building faces.



Building face, front, means the elevation of a principal building that is oriented toward the front lot line of an interior lot. On a corner lot, the front building face may be oriented toward the front lot line or a side lot line adjacent to a street. The front face of the principal building contains an entry to the building and that entrance is more architecturally prominent when viewed from public streets. Said entrance does not include an overhead garage door. When it is ambiguous, the zoning administrator determines which is the front face of the building.

Building face, rear, means the elevation of a principal building that is opposite the front face of the same principal building.

Caliper inch means a unit of measurement describing the diameter of a tree measured one foot above the finished grade level.

Cannabis edible means any product that is intended to be eaten or consumed as a beverage by humans; contains a cannabinoid in combination with food ingredients; is not a drug; and is a type of product approved for sale by the state of Minnesota, or is substantially similar to a product approved by the state of Minnesota including but not limited to products that resemble nonalcoholic beverages, candy, and baked goods. This does not include lower-potency hemp edibles.

Cannabis product means cannabis concentrate, a product infused with cannabinoids including but not limited to tetrahydrocannabinol extracted or derived from cannabis plants or cannabis flower, or any other product that contains cannabis concentrate. It includes all adult-use cannabis products, including but not limited to cannabis edibles and medical cannabinoid products. It does not include cannabis flower, artificially derived cannabinoid, lower-potency hemp edibles, hemp-derived consumer products, or hemp-derived topical products.

Canopy means a structure, other than an awning, made of cloth, metal, or other material affixed to a building that is often built to serve the same purpose as an awning but cannot be raised or retracted against a building. In addition, a canopy can also be defined as a structure which is free standing, or nearly free standing, and designed to provide shelter.

Canopy tree means a deciduous tree planted primarily for its high crown of foliage or overhead canopy.

Carport means a space for the housing or storage of motor vehicles and enclosed on not more than two sides.

Channel means the natural or artificial depression of perceptible extent along Minnehaha Creek with a definite bed and bank to confine and conduct flowing water, either continuously or periodically.

Cisterns and rainwater collection systems means a container or series of containers for the collection and reuse of rainwater. A cistern may be exempted from inclusion in the Site Impervious Area calculation.

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City means the City of St. Louis Park, a municipal corporation, along with its duly authorized boards, commissions and representatives.

Commercial vehicle means a motor vehicle that meets the following requirements:

(1) The vehicle is a dump truck, a step van, a tow truck, a semi-tractor or trailer, a tank truck, a tractor, a bus, a cargo truck, a construction vehicle or equipment, an earth-moving vehicle or equipment, a van or pickup with a manufacturer's nominal rated carrying capacity of more than one ton, or any other vehicle which is used in connection with commercial activities.
(2) Commercial equipment has been added to the vehicle such as winches or snowplows.
(3) Commercial racks have been added to the vehicle for the purpose of holding equipment or materials.
(4) The vehicle is a pickup with a nonstandard pickup box; or
(5) The vehicle is a trailer loaded with another commercial vehicle or commercial equipment.

Commuter bicycle facility means bike lockers or bike storage room(s), on-site showers, and a bicycle repair station.

Conditional use means a specific type of structure or land use which is permitted by this chapter only after an in-depth review procedure set forth in section 36-452 and with appropriate conditions or restrictions as provided in this chapter and upon finding that:

(1) Certain conditions as detailed in this chapter exist; and
(2) The structure and land use conform to the comprehensive plan and are compatible with the existing neighborhood.

Condominium means an estate of real property consisting of an undivided interest in common with other purchasers in a portion of a parcel of real property, together with a separate interest in space in a building. A condominium may include, in addition, a separate interest in other portions of such real property, such as garage space or in the case of cluster development, a townhouse or cluster development lot.

Courtyard means an outdoor area enclosed by a building facade on at least three sides and open to the sky.

Curb level means the grade elevation, as established by the city, at the curb in front of the center of the building. Where no curb level has been established, the director of public works shall determine a curb level or its equivalent for the purpose of this chapter.

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Customer floor area means that part of the gross floor area of a commercial establishment used by and accessible to the public, except public restrooms.

Deciduous means a plant with foliage that is shed annually.

Density means the number of dwelling units per acre of net lot area.

Designed Outdoor Recreational Area (DORA) means designed outdoor space intended for passive or active recreation accessible and suited to the needs of residents and/or employees. The area shall be functional and aesthetic, designed with clear edges, relate to the principal building or buildings, include sidewalk connections, seating, landscaping, and other amenities. The area should be compatible with or enlarge upon existing pedestrian links and public parks or open space and may include swimming pools, tot lots, courtyards, plazas, picnic areas, and trails within natural areas. Outdoor recreational areas shall not include driveways, parking areas, steep slopes, or ponds designed solely for stormwater retention.

Development means all structures, land uses, and other modifications of the existing landscape above and below ground or water, on a single parcel, or on more than one parcel if covered by a single planned unit development or conditional use permit.

Diameter at standard height (dsh) means the diameter of a tree measured at a height of 4 1/2 feet from the ground level.

District. See the definition, "Use district."

Dog kennel means any premises where four or more dogs, over four months of age, are owned, boarded, bred, or offered for sale.

Door hood means a rigid, roof-like structure affording shelter attached to the exterior walls of a building or structure in an approved manner and erected only over an entrance to a building or structure.

Drip line means a vertical line extending from the outermost branches of a tree to the ground.

Driveway means an improved access which connects an off-street parking space to the public right of way.

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Dwelling means a building, or one or more parts of a building occupied or intended to be occupied exclusively for residence purposes, but not including rooms in motels, hotels, nursing homes, boardinghouses, trailers, tents, cabins or trailer coaches.

Dwelling unit means one or more rooms physically arranged to create an independent housekeeping establishment for occupancy by one family with separate toilets and facilities for cooking and sleeping.

Easement means the grant of one or more of the property rights by the owner to, or for the use by, the public, public utility, corporation, or another person or entity.

Effective date of the ordinance from which this chapter is derived means XXXX, the effective date of Ordinance No. 26-XXXX.

Electric vehicle.

(1) **Accessible electric vehicle charging station** means an electric vehicle charging station where the battery charging station is located within accessible reach of a barrier-free access aisle and the electric vehicle.

(2) **Battery charging station** means an electrical component, assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles.

(3) **Battery electric vehicle** means any vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries and produces zero tailpipe emissions or pollution when stationary or operating.

(4) **Charging levels** means the standardized indicators of electrical force, or voltage, at which an electric vehicle's battery is recharged. The terms 1, 2, and DC are the most common charging levels, and include the following specifications:

  (a) Level 1 is considered slow charging with 120v outlets.

  (b) Level 2 is considered medium charging with 240v outlets, charging head and cord hard-wired to the circuit.

  (c) DC is considered fast or rapid charging. Voltage is greater than 240.

(5) **Electric vehicle** means a vehicle that operates, either partially or exclusively, on electrical energy from the electrical grid, or an off-grid source, that is stored on board for motive purposes. "Electric vehicle" includes:

  (a) Battery electric vehicle.

  (b) Plug-in hybrid electric vehicle.

(6) **Electric vehicle charging stations (EVCS)** means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

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(7) **Electric vehicle charging station – private restricted use** means an electric vehicle charging station that is:
  (a) Privately owned and restricted access (e.g., single-unit dwelling, executive parking, designated employee parking, assigned parking at multiunit residential buildings); or
  (b) Publicly owned and restricted (e.g., fleet parking with no access to the general public).

(8) **Electric vehicle charging station – public use** means an electric vehicle charging station that is:
  (a) Publicly owned and publicly available (e.g., Park & Ride parking, public library parking lot, on-street parking); or
  (b) Privately owned and available to visitors of the use (e.g., shopping center parking).

(9) **Electric vehicle supply equipment (EVSE)** means any equipment or electrical component used in charging electric vehicles at a specific location. EVSE does not include equipment located on the electric vehicles themselves.

(10) **Electric vehicle infrastructure** means conduit/wiring, structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations and rapid charging stations.

(11) **Electric vehicle parking space** means any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

(12) **'Electrical capacity'** shall mean, at minimum:
  (a) Panel capacity to accommodate a dedicated branch circuit and service capacity to install a 208/240V outlet per charger.
  (b) Conduit from an electric panel to future EVCS location(s).

(13) **Plug-in hybrid electric vehicle** means an electric vehicle that:
  (a) Contains an internal combustion engine and also allows power to be delivered to drive wheels by an electric motor.
  (b) Charges its battery primarily by connecting to the grid or other off-board electrical source.
  (c) May additionally be able to sustain battery charge using an on-board internal-combustion-driven generator; and
  (d) Has the ability to travel powered by electricity.

Enclosed pedestrian walkway means an enclosed link between two buildings on the same or separate lots designed solely for the purpose of transporting pedestrians.

Equal degree of encroachment means a method of determining the location of encroachment lines so that the hydraulic capacity of floodplain lands on each side of a stream are reduced by an equal amount when calculating the increases in flood stages due to floodplain encroachments.

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Essential services include, but are not limited to, underground or overhead gas, electrical, steam or water transmission or distribution systems; collection, communication, supply, or disposal systems including poles, wires, mains, drains, sewers, pipes, conduits, fire alarm boxes, police call boxes, traffic signals, hydrants, or other equipment and accessories in conjunction therewith, bridges, roads, and railroads.

Evergreen means a plant with foliage that persists and remains green year-round.

Excavation means the removal of soil, rock, minerals, debris, or organic substances other than vegetation from a parcel of land.

Expansion means an increase in the floor area or volume of an existing building.

Facade means the exterior wall of a building exposed to public view.

Family means one of the following:

(1) Any group of people living together as a single housekeeping unit, all of whom are related by blood, marriage, or adoption plus children who are under foster care.
(2) Up to four people not so related, living together as a single housekeeping unit.
(3) Any group of people living together as a single housekeeping unit, if no more than two adult members function as the heads of the household group and the remaining members are dependent upon them for care and direction due to age, physical disability, a mental incompetency or for other reasons.
(4) Any individual, who is the owner, living and maintaining a common household and using a common cooking and kitchen facility.

Fence means any artificially constructed barrier of any material or combination of materials erected to enclose, divide, or screen areas of land.

Filling means the placement of sand, gravel, earth, or other materials of any composition on a parcel of land. Also see the definition, "Land reclamation."

Floor area means the sum of the gross horizontal areas of the several floors of a building including interior balconies, mezzanines, basements, attics, penthouses, and attached accessory buildings. Measurements shall be made from the inside of exterior walls and to the center of interior walls. For the purposes of determining off-street parking requirements, inside off-street parking or loading space is excluded from floor area.

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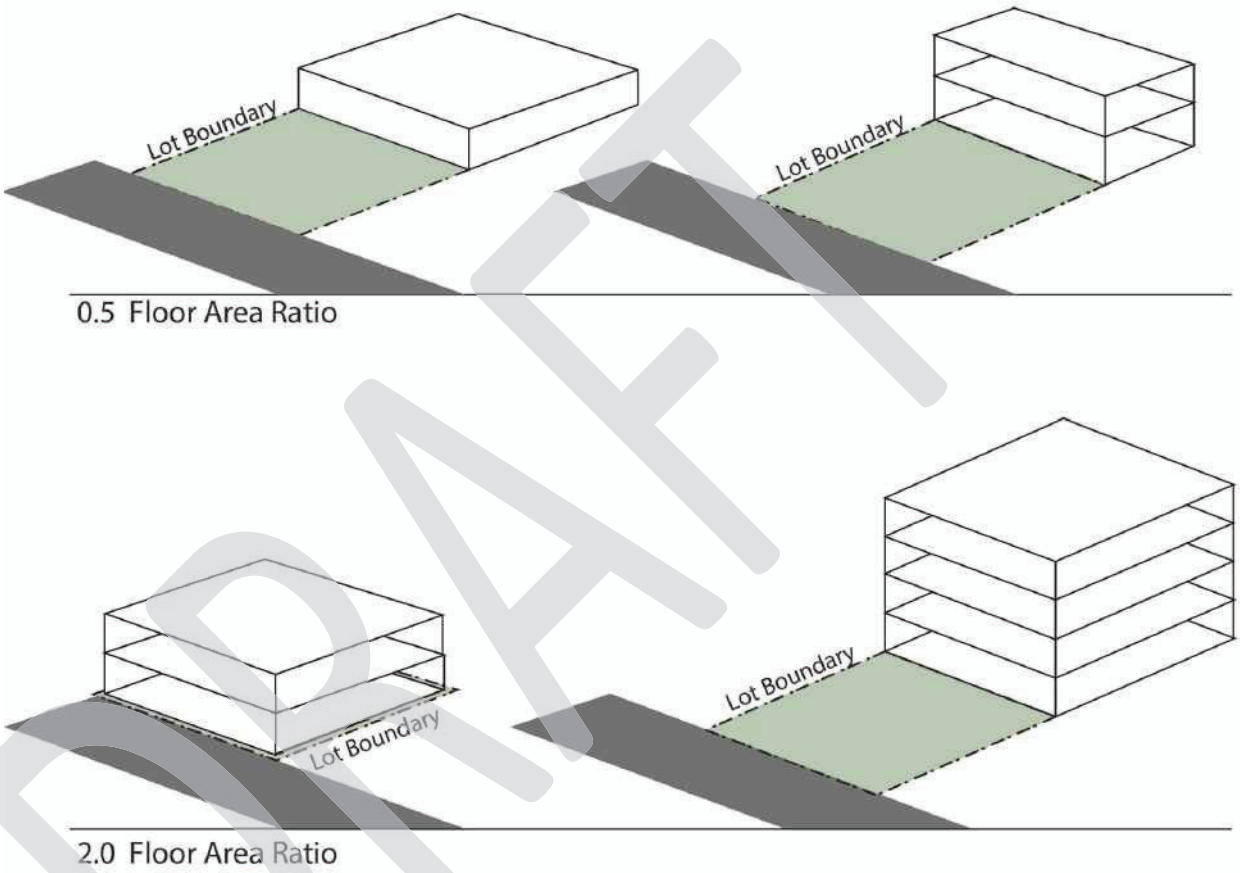
Floor area ratio (FAR) means the numerical value obtained by dividing the total floor area of buildings excluding the basement by the lot area on which such buildings are located.

Figure 36-485(d). Floor area ratio (FAR).



Food waste means all food, including meat, poultry, seafood, dairy, bread, fruits and vegetables, cheese, eggshells, rice, beans, pasta, coffee grounds and filters, tea bags, bones and other plate scrapings, and garden food waste (e.g., tomatoes, pumpkins).

Foster family home means a family home where children out of their own homes are cared for 24 hours a day for a period of 30 days or more.

Garage, private, means a detached accessory building or portion of the principal building, including a carport, which is situated on the same lot as the principal building used primarily for storing motor vehicles with no facilities for mechanical service or repair of a commercial nature.

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Grade means the average elevation of the finished ground level at the midpoint of all walls of a building, or in the case of signs, the average elevation of the finished ground level at the base of a sign. This definition includes the terms finished grade and mean ground level.

Grading means excavating, filling or other changes in the earth's natural topography, including stockpiling of earth or land.

Ground cover means plants, other than turf grass, normally reaching an average maximum height of not more than 18 inches at maturity.

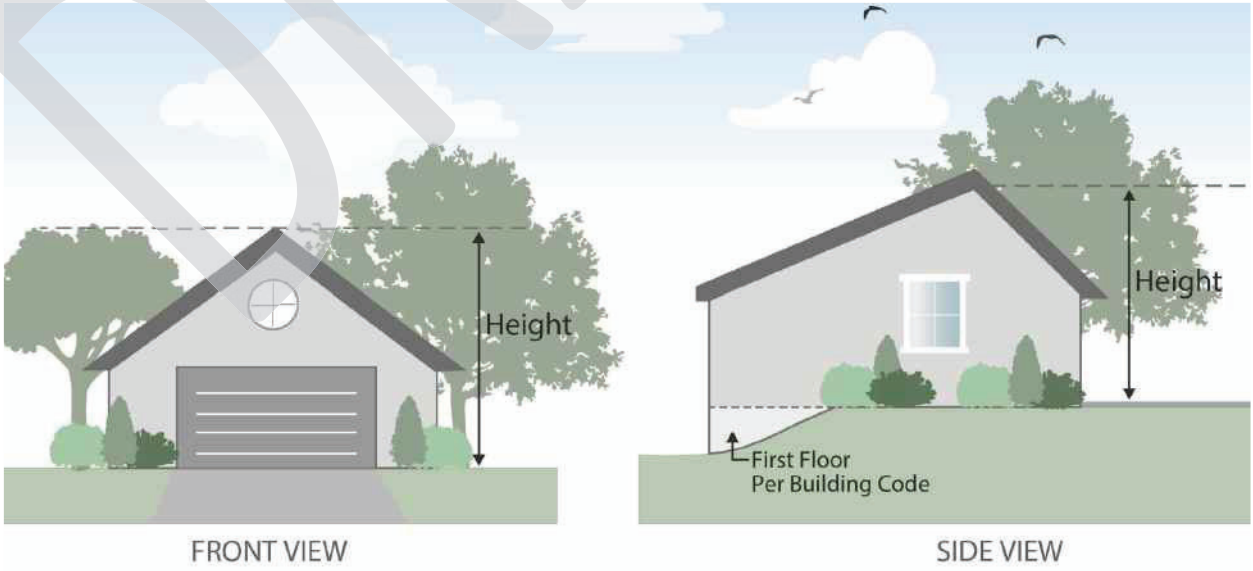
Ground floor area means the lot area covered by a principal building measured from the exterior faces of exterior walls but excluding decks and terraces.

Ground floor transparency means the measurement of the percentage of a facade that has highly transparent, low reflectance windows at the pedestrian level, measured between 2’ and 8’ above grade.

Hedge means a landscape barrier consisting of a continuous, dense planting of shrubs.

Height, accessory building means a distance to be measured from the first story elevation, as defined by building code, to the highest point of the structure.

Figure 36-485(e). Height, accessory building.



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Height, accessory structure. A distance to be measured from the lowest exterior grade at the base of the structure to the highest point of the structure.

Figure 36-485(f). Height, accessory structure.

Height, communication towers and antennas means the height of a communication tower or antenna which is not attached to a building shall be determined by measuring the vertical distance from the point of contact with the ground of the communication tower or antenna to the highest point of the communication tower, or antenna, including, in the case of a communication tower, all antennas and other attachments.

Height, principal building means the distance to be measured from either the mean curb level along the front lot line, or from the finished grade level for all that portion of the structure facing the front lot line, whichever is higher, to the top of the parapet of a flat roof; to the deck line of a mansard roof; to a point on the roof directly above the highest wall of a shed roof; to the upper most point on a round or other arch type roof; or to the mean distance of the highest gable on a pitched or hip roof.

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Figure 36-485(g). Height, principal building.

Hemp-derived consumer product means a product intended for human or animal consumption, does not contain cannabis flower or cannabis concentrate, and either contains or consists of hemp plant parts, or contains hemp concentrate or artificially derived cannabinoids in combination with other ingredients. It does not include artificially derived cannabinoids, lower-potency hemp edibles, hemp-derived topical products, hemp fiber products, or hemp grain.

Heritage tree means any healthy tree, with the exception of Salix (willow), Siberian elm, and black locust that is at least 30 diameter inches at standard height for deciduous trees and at least 25 diameter inches at standard height for coniferous trees. Aspen, box elder, cottonwood, or silver maple are considered heritage trees if they are at least 30 inches in diameter at standard height.

Household. See the definition, "Family."

Impervious surface means a surface that has been built on, compacted or covered with a layer of material so that it is resistant to infiltration by water. It includes buildings, decks and surfaces such as compacted sand, lime rock, or clay, as well as most conventionally surfaced driveways, streets, roofs, sidewalks, parking lots, and other similar structures. Swimming pools shall not be considered impervious.

Impervious surface coverage means the amount of the net lot area that can be occupied or encumbered by an impervious surface.

Intensity classification means a measure of the magnitude and impact of a land use on the environment and neighboring land uses. Variables include, but are not limited to, the levels of traffic that are generated, degree of lot coverage, building height, impervious surface, and density of development.

Intoxicating liquor license (on-sale) means an on-sale liquor license issued by the city council which permits the sale and consumption on the licensed premises of all types of legal liquor including spirits, wine, and malt liquor.

Irrigation system means a permanent, artificial watering system designed to transport and distribute water to plants.

Land reclamation means the reclaiming of land by depositing fill material to elevate the grade. See the definition, "Filling."

Level of service means the traffic capacity of an intersection or roadway based upon criteria established by the Institute of Traffic Engineers, as amended periodically.

Lot means a parcel of land created by an existing subdivision or described on a deed which has been recorded in the office of the register of deeds or registrar of titles of the county, and which is occupied or used or intended for occupancy or use and has common ownership in its entirety.

Lot, buildable, means a lot which meets the minimum lot width and area requirements of the use district in which it is located, and which has frontage on a right of way for street or alley purposes. If the lot was subdivided as part of a cluster housing development, access to a public street may be by private street.

Lot, corner, means a lot situated at the junction of, and abutting on two or more intersecting streets, or a lot at a point of deflection in alignment of a continuous street, the interior angle of which does not exceed 135 degrees.

Lot, interior, means a lot other than a corner lot.

Lot, substandard means a lot or parcel of land that does not meet the definition of a buildable lot or does not meet the provisions of section 36-45.

Lot, through means a lot which has a pair of opposite lot lines abutting two substantially parallel streets, and which is not a corner lot.

Lot area means the area of a lot in a horizontal plane bounded by the lot lines.

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Lot area, net, means the total lot area excluding area or easement encumbered by a wetland, public waters, public parks and trails, public open space, rights-of-way, and other areas identified or protected by local ordinances such as steep slopes, floodplains, and bluffs.

Lot depth means the mean horizontal distance between the front lot line and the rear lot line of a lot.

Lot line means the property line bounding a lot except that where any portion of a lot extends into the public right of way, street easement, or proposed public right of way, the line of such public right of way or street easement shall be the lot line for applying this chapter.

(1) **Lot line, front** means that boundary of a lot which abuts a street. In the case of a corner lot, it shall be the shortest dimension on a public street. If the dimensions of a corner lot are equal, the front lot line shall be designated by the owner and filed in the office of the division of inspections. If a parcel has multiple sides on more than two street frontages, the front lot line shall be determined by the zoning administrator.
(2) **Lot line, rear** means a lot line not intersecting a front lot line that is most distant from and most closely parallel to the front lot line. For a lot bounded by only three lot lines, the rear lot line shall be a line ten feet in length within the lot, parallel to and at the maximum distance from the front lot line.
(3) **Lot line, side** means a lot line which intersects with a front lot line.

Lot of record means any lot which is one parcel of a plat heretofore or hereafter duly approved and filed, or one unit of an auditor's subdivision or a registered land survey or a parcel of land not so platted, subdivided or registered, for which a deed, auditor's subdivision or registered land survey has been recorded in the office of the register of deeds or registrar of titles for the county prior to the effective date of the ordinance from which this chapter is derived.

Lot width means the horizontal distance between the side lot lines measured at the required front yard line.

Lower-potency hemp edible means any product that is intended to be eaten or consumed as a beverage by humans; contains hemp concentrate or an artificially derived cannabinoid, in combination with food ingredients; is not a drug; is a type of product approved for sale by the office or is substantially similar to a product approved by the office, including but not limited to products that resemble nonalcoholic beverages, candy, and baked goods; and meets other criteria outlined in state statutes.

Manufactured home means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that the term includes any structure which meets all the requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary and complies with the standards established under state law.

Micro storefront means a commercial or industrial space a maximum of 1,500 square feet in size only for a small local business.

Mining means the extraction and removal of sand, gravel, or other earthen material from a parcel of land for purposes other than excavating for the construction of a structure or grading a site

Mobile food vehicle means a vehicle or cart used to prepare and serve food and/or beverages.

Motor vehicle means every vehicle which is self-propelled. This does not include lawn mowers or snow blowers.

Mulch means nonliving organic, synthetic, and rock materials customarily used in landscape design to retard erosion and retain moisture.

Mural means any work of art that is professionally applied to the exterior of a building or structure with the permission of the property owner and approved by city issued permit.

Non-passenger vehicle means a commercial or recreational vehicle or trailer.

Nonconformity means any use, lot, or structure which was legally constructed or established prior to the effective date of the ordinance from which this chapter is derived, or subsequent amendment to it, which would not be permitted by or is not in full compliance with the provisions of this chapter.

Nonconforming lot means a lot of record which does not conform to the width, lot area, or other dimensional requirements of the district in which it is located.

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Nonconforming structure is any structure which was legally constructed prior to the effective date of the ordinance from which this chapter is derived, or subsequent amendment to it, which would not be permitted by or is not in full compliance with the provisions of this chapter.

Nonconforming use means any use which was legally established prior to the effective date of the ordinance from which this chapter is derived, or subsequent amendment to it, which would not be permitted by or is not in full compliance with the provisions of this chapter.

Occupied space means an interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

Ordinance from which this chapter is derived means Ordinance No. XX-XXXX adopted XXX, 2026, and effective XXX, 2026.

Organic material means food waste, yard waste and items such as, but not limited to: non-recyclable paper products, and other compostable items such as full vacuum cleaner bags, dryer lint, tissues and cotton balls, floral trimmings and house plants, and compostable plastics (certified compostable plastic utensils, cups and containers).

Ornamental tree means any tree planted primarily for its ornamental value or for screening purposes and tends to be smaller at maturity than canopy trees.

Parcel. See the definition, "Lot."

Parking lot means surfaced and improved ground surface areas used for the parking of licensed and operable motor vehicles for periods of less than 24 hours.

Outdoor lighting:

(1) **Cutoff or shielded** means an outdoor light fixture constructed or shielded in such a manner that no more than 2.5% of its light occurs above the horizontal plane of the fixture, and no more than 10% of its light occurs above 80 degrees.

(2) **Direct light** means light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the refractor or other diffuser lens, of a luminaire.

(3) **Footcandle** is the basic unit of illuminance or the amount of light falling on a surface. One footcandle is approximately equal to the illuminance produced by a light source of one candle in intensity, measured on a surface at a distance of one foot above grade. Footcandles can be measured both horizontally and vertically by a footcandle or light meter.

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(4) **Full cutoff or fully shielded** means an outdoor light fixture constructed or shielded in such a manner that no light occurs above the horizontal plane and no more than 10% of its light occurs above 80 degrees.

(5) **Glare** is the sensation produced directly by a light source or indirectly from reflective surfaces within the visual field that is sufficiently brighter than the level to which the eyes are adapted, which can cause annoyance, discomfort, or loss in visual performance and visibility. The magnitude of glare depends on such factors as the size, position, brightness of the source, and on the brightness level to which the eyes are adapted.

(6) **Illuminance** is the amount of light falling on any point of a surface, typically measured in footcandles (or lux in the metric system).

(7) **Indirect light** means direct light that has been reflected or scattered off of other surfaces.

(8) **Lamp** means the component of the luminaire that actually produces the light, more commonly known as a bulb.

(9) **Light spill** means light that falls beyond the boundaries of the property on which the lighting installation is located and because of quantitative, directional, or spectral content causes annoyance, discomfort, or loss in visual performance and visibility.

(10) **Lumen** is a unit used to measure the actual amount of light that is produced by a light source. The lumen quantifies the amount of light energy produced by a lamp at the lamp, not by the energy input, which is indicated by the wattage. For example, a 75-watt incandescent lamp can produce 1,000 lumens while a 70-watt high-pressure sodium lamp can produce 6,000 lumens.

(11) **Luminaire or fixture** means the complete lighting assembly or fixture (including but not limited to the lamps, housing, ballasts, photocells, reflectors, lenses, shields, visors, louvers) but not the support assembly (poles or mounting brackets).

(12) **Mounting height** means the vertical distance as measured from the ground directly below the centerline of the luminaire to the lowest light-emitting part of the luminaire.

(13) **Ornamental lighting** means lighting that is installed mainly or entirely for its decorative effect rather than as an aid to visibility.

(14) **Semi cutoff or partially shielded** means an outdoor light fixture constructed or shielded in such a manner that no more than 5% of its light occurs above the horizontal plane of the fixture, and no more than 20% of its light occurs above 80 degrees.

(15) **Shielded** means a luminaire from which no direct glare is visible at normal viewing angles by virtue of its being properly located, aimed, oriented, and properly fitted with spill and glare control devices, such as shields, barn doors, baffles, louvers, skirts, inserts, visors and reflectors.

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Parking space means an improved paved or gravel area on a lot or area within a building intended for parking of a motor vehicle and which has a means of access to a public street. This term is used interchangeably with parking stall and parking facility.

Passenger vehicle means an automobile, station wagon, van, sports utility vehicle, minivan, pickup truck, or motorcycle designed and primarily intended for on-street operation. Passenger vehicles do not include commercial vehicles, recreational vehicles, racing cars or stock cars.

Pedestrianway means an open and available pathway designed for use by pedestrians; it can be located midblock allowing pedestrian movement from one street to another without traveling along the block's perimeter.

Performance standards mean specified criteria and limitations which are placed on development which are intended to protect the public health, safety, or welfare.

Person means an individual, firm, partnership, corporation, company, association, society, joint stock association, or political subdivision of the state including any trustee, receiver, assignee or other representative thereof.

Pickup truck means any truck with a manufacturer's nominal rated carrying capacity of one ton or less and commonly known as a pickup or pickup truck and which has a standard manufactured pickup box. A pickup whose standard box is covered with a topper if the topper does not exceed one and one-half times the wall height of the standard box is a pickup truck.

Playfield means an outdoor facility developed as a baseball diamond, softball diamond, soccer field, football field, or other surface for conducting outdoor recreational activities.

Practical difficulty means, when used in connection with the granting of a variance, that, the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

Previous zoning ordinance means Ordinance No. 730 adopted December 28, 1959, and all subsequent amendments thereto which were in effect on December 30, 1992.

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Principal building means a building or group of buildings in which the primary use of a lot is located.

Principal use means the main use and chief purpose of land or structures, as distinguished from secondary or accessory use.

Proof of parking means a method by which an area of a lot other than that area required for yards, landscaping, or any other area required for other purposes by this chapter, which is allocated for parking, but is not paved or striped.

Racing car means a motor vehicle designed or intended for operation on a speedway, racetrack, or other facility used or designed for high-speed contests between two or more vehicles or for timing of speed.

Recreational vehicle means any recreational vehicle further defined below that can be legally operated on a public road according to the Minnesota Department of Motorized Vehicles.

(1) Travel trailers include those that telescope or fold down, chassis-mounted campers, house cars, motor homes, tent trailers, and slip in campers.
(2) Motor home is a vehicle, other than a conversion van, that provides temporary living quarters. A vehicle provides temporary living quarters if it is:
    a. Not used as the residence of the owner or occupant.
    b. Used for temporary living quarters by the owner or occupant while engaged in recreational or vacation activities; and
    c. Self-propelled or capable of being towed on public roads.
(3) A nonmotorized trailer intended and generally used for transporting boats.
(4) Snowmobiles, all-terrain vehicles, boats, and any type of watercraft. Such vehicles which are placed on a utility trailer shall, together with the trailer, be considered a single recreational vehicle.

Right of way means an area or strip of land, either public or private, on which a right-of-passage has been recorded for the use of vehicles, including trains, or pedestrians or both.

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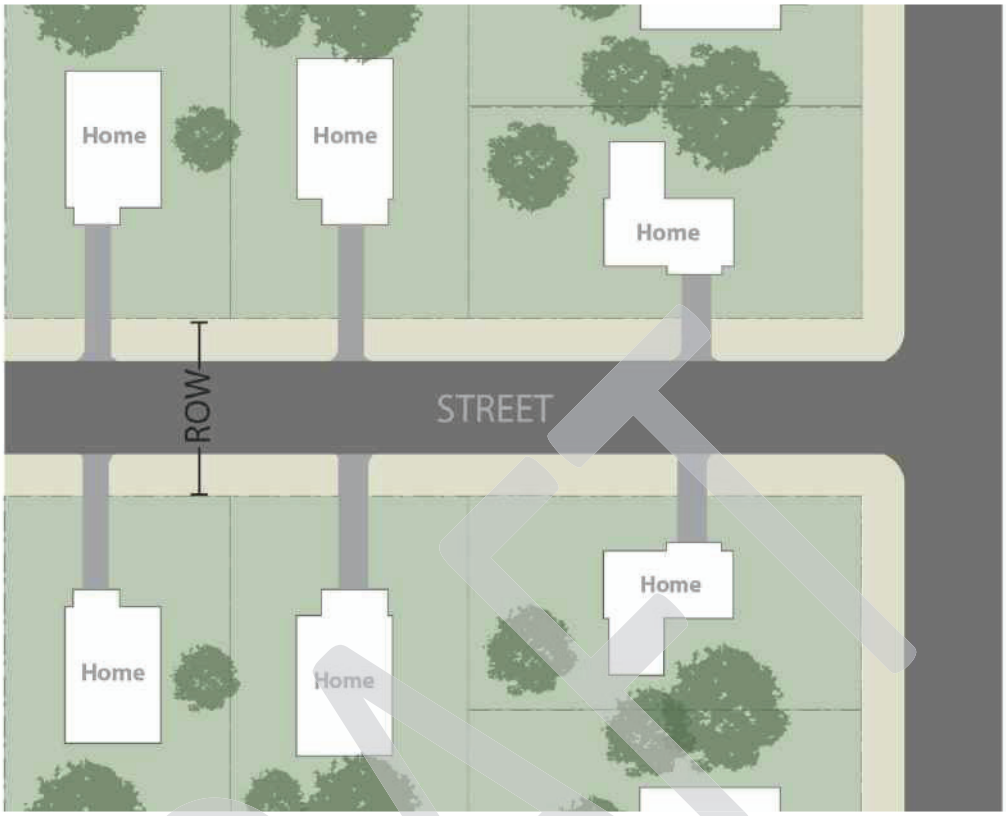
Figure 36-485(h). Right of way.



Root zone means the part of the soil that is invaded by a plant's roots.

Screen means a method of reducing the impact of noise and unsightly visual intrusions by placing vertical elements, such as plants, berms, fences, walls, or any appropriate combination thereof between the incompatible land uses.

Service stall means the area within a motor fuel station or auto repair facility of adequate size to service one motor vehicle. A service stall shall have a maximum floor area of 400 square feet. This term is synonymous with service bay.

Shrub means a self-supporting woody perennial plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground; may be deciduous or evergreen, and usually not more than ten feet in height at its maturity.

Significant tree means any healthy tree, with the exception of Salix (willow), Siberian Elm and Black Locust, is considered to be significant under the landscaping section of the zoning ordinance if it is at least five diameter inches for deciduous trees and six diameter inches for conifers. Aspen, B Boxelder, Cottonwood, or Silver Maple are considered significant if they are at least 12 inches in diameter at 4.5 feet from the ground.

Site plan means a plan, prepared to scale, showing accurately and with complete dimensioning, the boundaries of a site and the location of all buildings, structures, uses, and principal site development features proposed for a specific parcel of land.

Small local business means a local, independently owned, non-franchised business. Local means located in the Twin Cities Metro Area.

Special permit.

(1) **Certificate of zoning compliance** means a certificate issued by the zoning administrator to the owner of a property covered by a continued special permit certifying that the property is in compliance with all provisions of the continued special permit.

(2) **Continued special permit** means a special permit continued in effect pursuant to provisions of this section.

(3) **Current zoning ordinance** means Ordinance No. 92-1902 adopted December 7, 1992, which became effective on December 31, 1992.

(4) **Previous zoning ordinance** means Ordinance No. 730 adopted December 28, 1959, and all subsequent amendments thereto which were in effect on December 30, 1992.

(5) **Property** means the legally described parcel of land, governed by a special permit, including but not limited to structures, parking lots, landscaping, lighting, signs and all other physical elements on the site and the use, operation and functioning of these elements.

(6) **Special permit** means a land use approval issued by resolution of the city council under provision of the previous zoning ordinance.

Sport court means a hard or paved surface accompanied by sporting equipment such as nets or goals, which is used primarily for the playing of sports such as tennis or basketball. A patio, porch, pool, or driveway shall not be considered a sport court.

Stand and **standing** mean any halting, even momentarily, of a vehicle, whether occupied or not, otherwise than temporarily for the purpose of and while actually engaged in receiving or discharging passengers or property.

Stock car means a motor vehicle of standard design and construction which is modified, adapted, or altered in any manner to increase its speed or safety, and designed or intended for operation on a speedway, racetrack, or other facility used or designed for high-speed contests between two or more vehicles or for timing of speed.

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Story means that portion of a building included between the surface of any floor and the surface of the floor next above; or if there is not a floor above, the space between the floor and the ceiling next above. A basement shall not be counted as a story.

Story, ground (also referred to as ground floor) means the first story of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.

Story, half means a story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.

Story, upper (also referred to as upper floor) means the stories located above the ground story of a building.

Street means a public or private thoroughfare which is used, or intended to be used, for passage or travel by motor vehicles. Streets are further classified in the comprehensive plan by the functions they perform. See figure 36-485(i).

(1) **Local street** are roadways typically having lowest traffic volumes, containing one lane of traffic in each direction whose primary function is to provide access to and from property.

(2) **Minor collector** are roadways containing one lane of traffic in each direction whose primary function is to provide access to and from neighborhoods and the local street system.

(3) **Major collector** are roadways containing one or two lanes of traffic in each direction with controlled intersections whose function is to serve long trips within the city and access to and from minor and principal arterials.

(4) **Minor arterials** are interregional roads containing two lanes in each direction with limited access and controlled intersections at other arterials and collector streets. Minor arterials convey traffic between towns, boroughs, or other urban centers and are used to reduce the number of trips on the regional system. Efficient movement is the primary function of a minor arterial road.

(5) **Principal arterials** are limited access interregional arterial routes containing two or more lanes in each direction. They are designed exclusively for unrestricted movement, have no private access, and intersect only with selected arterial highways or major streets by means of interchanges engineered for free-flowing movement.

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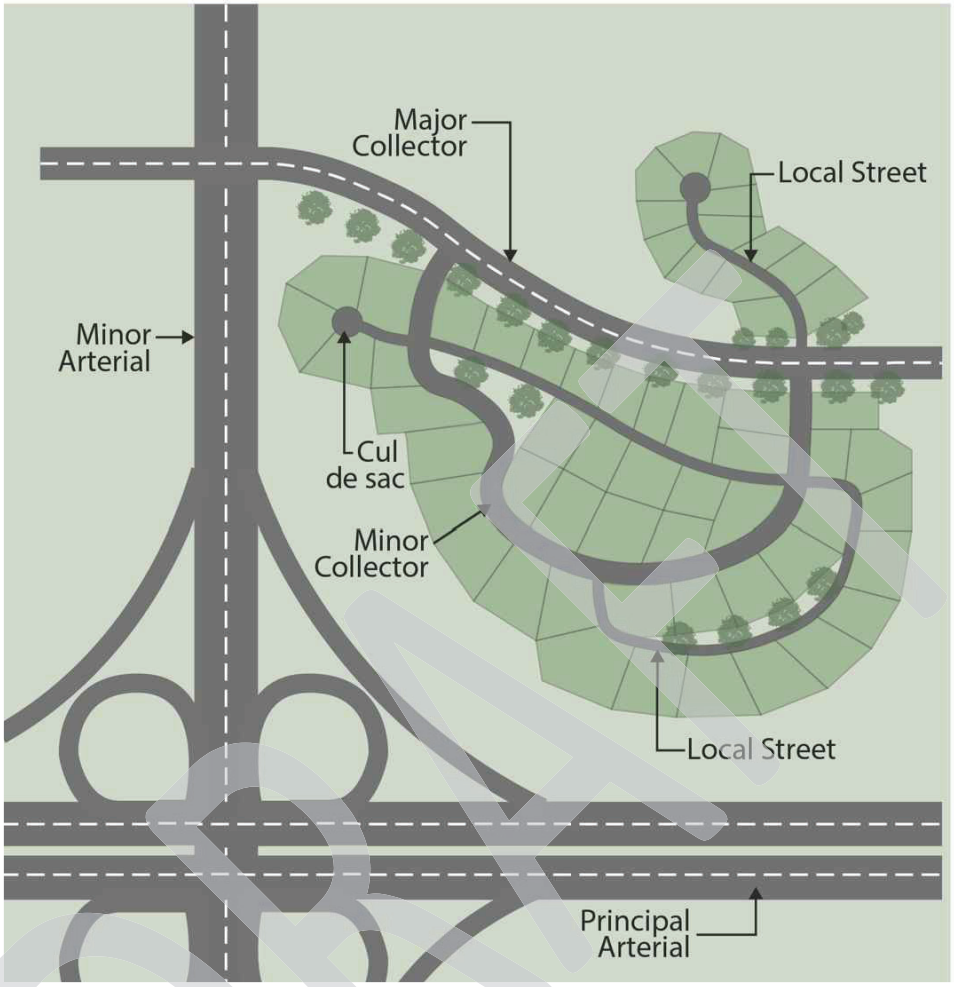
Figure 36-485(i). Street functional classifications.



Street frontage means the building and yard area facing and directly adjacent to a street right of way line.

(1) **Street frontage, primary** means the street frontage that receives priority over other street frontages, defining a higher level of pedestrian orientation. The primary street frontage is classified in the comprehensive plan as a collector or arterial. If there are two primary streets, or no primary streets, the zoning administrator shall determine the most appropriate street frontage to serve as the primary street frontage. Orientation of other parcels along the street shall be considered.

(2) **Street frontage, secondary** means a street frontage that is secondary to the primary street frontage, requiring lower lot line coverage and transparency levels,

and permitting more interruptions by driveways. Secondary street frontages are all frontages not identified as a primary street frontage.

Structure means anything constructed or erected, the use of which requires a location on the ground or attached to something having a location on the ground, including but without limiting the generality of the foregoing, signs, billboards and fences.

Trailer means any vehicle designed for carrying property on its own structure and for being drawn by a motor vehicle.

Trailer bed means that portion of a trailer that is designed to make contact with and bear the weight of the load to be carried.

Tree means a self-supporting woody perennial plant having one or several self-supporting stems or trunks and numerous branches which normally attains an overall height of at least 15 feet at maturity. Trees may be classified as deciduous or evergreen.

Truck means every motor vehicle designed, used, or maintained primarily for the transportation of property. This definition does not include a pickup truck as defined in this section or a van with a manufacturer's nominal rated carrying capacity of one ton or less.

Understory tree means a self-supporting woody plant or species normally growing to a mature height of between 15 and 30 feet and a mature spread of at least 15 feet. Many understory trees are considered to be ornamental trees.

Use means the purpose or activity for which a premises is designed, arranged or intended for which it is or may be occupied or maintained.

Use district means a mapped area within the city to which a uniform set of regulations applies for the purpose of regulating development.

Variance means a modification or variation of the provisions of this zoning code as applied to a specific piece of property.

Vegetation, native, means any plant species with a geographic distribution indigenous to all or part of the state. Plant species which have been introduced by man are not native vegetation.

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Vehicle means a device for carrying or conveying persons or property which may be self-propelled or may be propelled, drawn, or towed by a self-propelled vehicle.

Visible basement means a half story partially below grade and partially exposed above with required transparency on the street facade.

Wetland means an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that, under normal circumstances, does support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Yard means a required open space on a lot, which is unoccupied and unobstructed by a structure from its lowest ground level to the sky except as expressly permitted in this chapter. For principal buildings, structures, and uses, the yard shall extend along a lot line and at right angles to the lot line to a depth or width specified in the yard regulations for the district in which the lot is located. For accessory buildings, structures, and uses, the yard shall extend from the property line to the principal building, structure, or use.

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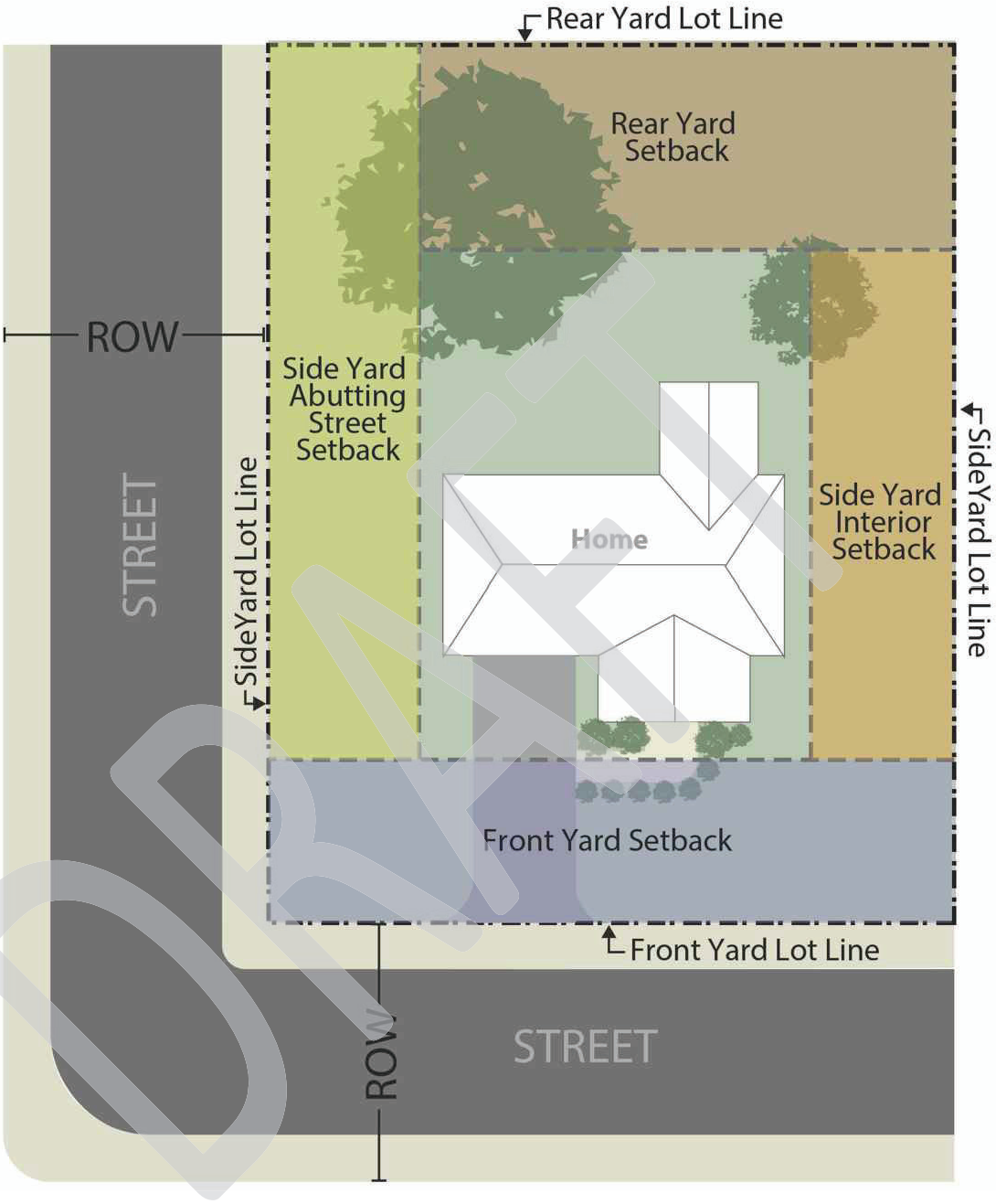
Figure 36-485(j). Yard.



(1) **Yard, front,** means an area which extends along the full width of the front lot line between side lot lines and toward the rear lot line a depth as specified in the required yard regulations for the district in which such lot is located.

(2) **Yard, perimeter** means an area which extends along the full width of an interior side or rear yard having a width as specified in the required yard regulations for the district in which the lot is located. Perimeter yards shall not be applied to lot lines adjacent to an alley or street.

(3) **Yard, rear,** means an area which extends along the full width of the rear lot line between the side lot lines and toward the front lot line a depth as specified in the required yard regulations for the district in which the lot is located. Where the lot is a corner lot, the rear yard shall be the area between the interior side lot line and the side yard abutting a street extending toward the front yard a depth as specified in the required yard regulations for the district in which the lot is located.

(4) **Yard, side, abutting a street,** means a yard adjacent to a street which extends along a side lot line between the front yard and rear property line. The required width of the side yard abutting a street is specified in the dimensional standards of the district in which the yard is located.

(5) **Yard, side interior,** means an area extending along a side lot line between the front yard and rear yard, having a width as specified in the required yard regulations for the district in which the lot is located.

Yard waste means all garden wastes, grass clippings, leaves, weeds, holiday trees, shrub and tree waste and prunings, seasonal greenery, and woodchips that are normally generated from residential properties.

Zoning ordinance means Ordinance No. 26-XXXX and all amendments adopted subsequent to that date and compiled as chapter 36 of this code.

DIVISION 3. FLOODPLAIN DEFINITIONS.

Sec. 36-486. Floodplain definitions.

Unless specifically defined below, words or phrases used in this ordinance must be interpreted according to common usage and so as to give this ordinance its most reasonable application. If any of the words defined are used elsewhere in this chapter, their meaning shall be those assigned by article X, divisions 1 and 2.

Base flood elevation means the elevation of the “regional flood.” The term “base flood elevation” is used in the flood insurance survey.

Basement means any area of a structure, including crawl spaces, having its floor or base subgrade (below ground level) on all four sides, regardless of the depth of excavation below ground level.

Equal degree of encroachment means a method of determining the location of floodway boundaries so that floodplain lands on both sides of a stream are capable of conveying a proportionate share of flood flows.

Flood means a temporary increase in the flow or stage of a stream or in the stage of a wetland or lake that results in the inundation of normally dry areas.

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Flood frequency means the frequency for which it is expected that a specific flood stage or discharge may be equaled or exceeded.

Flood fringe means the portion of the Special Flood Hazard Area (one percent annual chance flood) located outside of the floodway. Flood fringe is synonymous with the term "floodway fringe" used in the Flood Insurance Study for Hennepin County, Minnesota.

Flood Insurance Rate Map (FIRM) means an official map of a community, on which the Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community.

Flood prone area means any land susceptible to being inundated by water from any source (see "Flood").

Floodplain means the beds proper and the areas adjoining a wetland, lake or watercourse which have been or hereafter may be covered by the regional flood.

Flood proofing means a combination of structural provisions, changes or adjustments to properties and structures subject to flooding, primarily for the reduction or elimination of flood damages.

Floodway means the bed of a wetland or lake and the channel of a watercourse and those portions of the adjoining floodplain which are reasonably required to carry or store the regional flood discharge.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 Code of Federal Regulations, Part 60.3.

New construction means structures, including additions and improvements, and placement of manufactured homes, for which the start of construction commenced on or after the effective date of this ordinance.

Obstruction means any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel modification, culvert, building, wire, fence, stockpile, refuse, fill, structure or matter in, along, across or projecting into any channel, watercourse or regulatory floodplain which may impede, retard or change the direction

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of the flow of water, either in itself or by catching or collecting debris carried by such water.

One Hundred Year Floodplain means lands inundated by the “Regional Flood” (see definition).

Reach means a hydraulic engineering term to describe a longitudinal segment of a stream or river influenced by a natural or man-made obstruction. In an urban area, the segment of a stream or river between two consecutive bridge crossings would most typically constitute a reach.

Regional flood means a flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristic of what can be expected to occur on an average frequency in the magnitude of the 1% chance or 100-year recurrence interval. Regional flood is synonymous with the term "base flood" used in a flood insurance study.

Regulatory Flood Protection Elevation (RFPE) means an elevation not less than two feet above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the floodplain that result from designation of a floodway.

Repetitive loss means flood related damages sustained by a structure on two separate occasions during a ten year period for which the cost of repairs at the time of each such flood event on the average equals or exceeds 25% of the market value of the structure before the damage occurred.

Special Flood Hazard Area means a term used for flood insurance purposes synonymous with “One Hundred Year Floodplain.”

Start of construction means includes substantial improvement, and means the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement that occurred before the permit’s expiration date. The actual start is either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means

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the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means anything constructed or erected on the ground or attached to the ground or on-site utilities, including, but not limited to, buildings, factories, sheds, detached garages, cabins, manufactured homes, recreational vehicles not meeting the exemption criteria specified in section 36-180(c)(1)a. of this chapter and other similar items.

Substantial damage means damage of any origin sustained by a structure where the cost of restoring the structure to its before damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

Substantial improvement means within any consecutive 365-day period, any reconstruction, rehabilitation (including normal maintenance and repair), repair after damage, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

(1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

(2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure." For the purposes of this ordinance, "historic structure" is as defined in 44 Code of Federal Regulations, Part 59.1.

DIVISION 4. TRAVEL DEMAND MANAGEMENT (TDM) DISTRICT DEFINITIONS.

Sec. 36-487. TDM district definitions.

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

General Mills Boulevard/Boone Avenue interchange means the area in which General Mills Boulevard/Boone Avenue crosses I-394 and the eastbound and westbound exit ramps intersect with them and the Boone Avenue intersection with the frontage roads on the south side of I-394.

Gross floor area means the sum of the gross horizontal areas of the floors of a building measured from the exterior faces and exterior walls or from the centerline of party walls

separating two buildings. Basements devoted to storage and space devoted to off-street parking shall not be included.

Level of service A means traffic moves freely. All waiting vehicles clear on every green interval. Low percentage of stops on major movements (average delay per vehicle less than five seconds).

Level of service B means traffic moves fairly freely. All waiting movements can expect a less than 50% probability of stopping (average delay per vehicle less than 15 seconds).

Level of service C means traffic moves smoothly. Some minor movements may not completely clear on every green interval. Vehicles on the major movements can expect a greater than 50% probability of stopping (average delay per vehicle less than 25 seconds).

Level of service D means an acceptable intersection operation for peak period flow. Many intersection movements may not clear on every green interval. Some vehicles on the major movements may still go through the intersection without having to stop (average delay per vehicle less than 40 seconds).

Level of service E means unstable traffic flows. All intersection movements experience failure to clear on their green intervals. No vehicles are able to go through the intersection without stopping (average delay per vehicle less than 60 seconds).

Level of service F means saturation condition. All vehicles must stop and all vehicles will probably require more than one green interval to travel through the intersection (average delay per vehicle more than 60 seconds).

Louisiana Avenue interchange means the area in which Louisiana Avenue crosses I-394 and the westbound and eastbound exit and entrance ramps intersect with it and the Louisiana Avenue intersection with the frontage roads on the north and south sides of I-394. P.M.

Peak hour means the period of time between 4:00 p.m. and 6:00 p.m. on business days of the week.

Reserve capacity means the amount of additional gross floor office area that may be constructed before an intersection reaches a maximum acceptable traffic level of service. The total reserve capacity for the Xenia/Vernon interchange is 2,230,000 square feet of office development which has been allocated 60% or 1,338,000 square feet to the city and 40% or 892,000 square feet to Golden Valley. The total reserve capacity for the Louisiana Avenue interchange is 1,575,000 square feet of office development which has been allocated ten percent or 157,500 square feet to the city and 90% or 1,417,500 square feet

to Golden Valley. The total reserve capacity for the General Mills Boulevard/Boone Avenue interchange is 885,000 square feet of office development which has been allocated 100% to Golden Valley.

Xenia/Vernon interchange means the area in which Xenia and Vernon Avenue cross I-394 and the eastbound and westbound exit and entrance ramps intersect with them and the Xenia/Vernon intersections with the frontage roads on both the north and south sides of I-394.

Zone A means that part of the land lying in Golden Valley and the city within the following described area: Following the south line of Circle Downs easterly from the intersection of Turners Crossroad and Circle Downs to State Highway 100; continue south along the westerly line of State Highway 100 to the northerly line of Parkdale Drive and continuing in a westerly direction across Vernon Avenue to the intersection of Cedar Lake Road to the intersection of Zarthan Avenue; continue along the east of Zarthan Avenue north to the intersection of 16th Street West; continue west along the north line of 16th Street West to the east line of the Minneapolis, Northfield & Southern Railway right of way to the east line of the Minneapolis, Northfield & Southern Railway right of way to the east line of Laurel Avenue; continue east along the southerly line of Laurel Avenue to the intersection of Turners Crossroad and continue south on the westerly line of Turners Crossroad to the intersection of Circle Downs, the point of beginning.

Zone B means that part of the land lying in Golden Valley and the city within the following described area: Following the south line of Laurel Avenue east from the intersection of Winnetka Avenue and Laurel Avenue; continue on the southerly line of Laurel Avenue east to the westerly line of the Minneapolis, Northfield & Southern Railway right of way; continue in a southwesterly direction along the westerly line of the railway right of way (except that portion which crosses U.S. Highway 12) to the intersection of 16th Street West; continue on the northerly line of 16th Street West westerly in a straight line to the east line of Hampshire Avenue; continue on the northerly line of 14th Street West west to the intersection with Pennsylvania Avenue; continue on the easterly line of Pennsylvania Avenue north to the intersection with 13 1/2 Street West; continue on the northerly line of 13 1/2 Street West west to the intersection of Rhode Island Avenue; continue on the easterly line of Rhode Island Avenue north to the intersection with Texas Avenue; continue on the easterly line of Texas Avenue North to its intersection with U.S. Highway 12; continue on the northerly line of U.S. Highway 12 west to the intersection of Winnetka Avenue South; continue on the easterly line of Winnetka Avenue South north to the intersection of Laurel Avenue, the point of beginning.

Zone C means that part of the land lying in Golden Valley and the city within the following described area: Following the south line of Betty Crocker Drive east from the intersection of County Road 18 and Betty Crocker Drive to the intersection with General Mills Boulevard; continue on the west line of General Mills Boulevard south to the northerly line of section

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6, township 117, range 21; continue east on the northerly line of section 6, township 117, range 21 to the intersection with Winnetka Avenue South; continue on the centerline of Winnetka Avenue South (except that portion which crosses U.S. Highway 12) extended to the boundary line west to the east line of County Road 18; continue on the east line of County Road 18 north (except that portion which crosses U.S. Highway 12) to the intersection with Betty Crocker Drive, the point of beginning.

DIVISION 5. SIGNAGE DEFINITIONS

Sec. 36-488. Signage definitions.

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

Backlighting means an illuminated sign where the light source which illuminates the wall behind individual sign letters is hidden from view. The sign letters are opaque and appear as a silhouette against the lighted surface.

Commercial message means any message which identifies a business or product or promotes the sale of any product or service.

Courtesy bench means any bench licensed by the city and in compliance with chapter 8 of this code.

Noncommercial banner means a piece of fabric attached to a pole or building wall as a decorative display of color to enhance the architecture of a building or a site which does not contain a commercial message.

Direct lighting means an illuminated sign where the source of light is visible.

Height means the distance measured perpendicularly from the highest point of the sign structure to the grade level of the ground directly below that point or the grade level of the centerline of the nearest adjacent roadbed, whichever grade level is higher.

Indirect lighting means an illuminated sign where the sign reflects the light from an external source.

Internal lighting means an illuminated sign having the source of illumination located inside a translucent panel which is not directly visible.

Internal wayfinding means information directed at users of a specific site which facilitates the function, navigation and circulation of the site. This information may be posted on the perimeter or internal to the site.

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Noncommercial message means any message not classified as commercial which includes, but is not limited to, messages concerning political, religious, social, ideological, public service and informational topics.

Scoreboard means a sign associated with an athletic field that includes information and/or statistics pertinent to an on-site game or activity and includes any sponsor or identification panels.

Sign means any written message, pictorial presentation, number, illustration, decoration, flag, banner, or other device that is used to announce, direct attention to, identify, advertise or otherwise make anything known to the general public. The term "sign" shall not include landscaping, or the architectural embellishment of a building not intended to communicate information. For purposes of maintenance or removal, the term "sign" shall also include frames and support structures.

Sign area means the area in square feet of all faces of the sign panel, including the frame. Each message shall be considered to be a sign. If individual letters are mounted directly on a wall, canopy or awning without a frame, the sign area shall be the area in square feet of the smallest rectangle, which encloses the sign message or logo. The sign area of a freestanding multiple face or volumetric sign shall be determined by totaling the area of all faces. The maximum aggregate or total sign area on a lot shall include the sign area of all signs.

Sign, blade means a wall sign that projects away from the wall at an angle sufficient to provide visibility to at least two sides of the sign.

Sign, canopy/awning means a visual message on an awning or canopy which is constructed according to the requirements of the building code, is an integral part of the building, and is consistent with the architecture and design of the building.

Sign, changing means a sign whose message can be readily changed, by manual means.

Sign, electronic - any characteristic of a sign that appears to have movement or that appears to change, caused by any method other than physically removing and replacing the sign or its components, whether the apparent movement or change is in the display, the sign structure, or any other component of the sign. This includes any rotating, revolving, moving, flashing, blinking, or animated display and any display that incorporates rotating panels, LED lights manipulated through digital input, digital ink or any other method or technology that allows the sign face to present a series of images, displays or video.

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Sign, flashing means any sign, which emits a blinking or flashing light, or creates the illusion of blinking or flashing light by means of animation.

Sign, freestanding means a sign which is self-supporting, usually by uprights placed on or in the ground.

Sign, illuminated means any sign, which has characters, letters, figures, designs or outlines which are either internally or externally illuminated by an artificial light source.

Sign, off-premises (billboard) means a sign which directs the attention of the public to a business, activity conducted, or product sold or offered at a location not on the same lot where such sign is located. Off-premises signs do not include multitenant identification signs that advertise tenants on a different property provided such tenants are within the same approved PUD and parking is shared between properties.

Sign, on-premises means a sign that directs attention to the name of the building, premises, or to the name of the building management firm, or to the business, principal product, service, entertainment, or activity conducted, sold or offered upon the premises on which such sign is located or to noncommercial speech. For purposes of on-premises signage, premises shall also include all properties listed in an approved conditional use permit or planned unit development.

Sign, permanent means any sign that is not a temporary sign, real estate sign, political sign, project information sign or pedestrian sign.

Sign, pedestrian means a temporary sign, which is constructed of durable materials and is designed to be readily moved from one location to another (ex. sandwich board sign or any item containing a message). For purposes of this ordinance, any sign mounted to, or conveyed by means of, a vehicle shall not be considered a pedestrian sign.

Sign, public means any sign defined as a traffic control sign in the Highway Traffic Regulation Act state statutes section 169.97 et seq., any sign installed in a public park by a public authority, or any other sign approved by the city council for installation on public land.

Sign, rooftop means a sign attached to any roof or any sign attached to a building in any other manner that allows more than 10% of its area to extend above the wall or parapet wall of the side of the building on which the sign is located.

Sign, rooftop screen means a sign attached to any rooftop screen structure.

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Sign, rotating means a sign or a portion of a sign which moves in a rotating, oscillating or similar manner.

Sign, temporary means a sign designed to be displayed for a limited period of time that is not permanently fixed to the land or a structure.

Sign, wall means a sign attached to or erected against an exterior wall surface of a building or structure.

Secs. 36-489 to 36-509 reserved.

Section 2. This ordinance shall take effect no sooner than fifteen days after its passage and publication.

First Reading	
Second Reading	
Publication date	
Effective date	

Reviewed for administration: Adopted by the city council _____, 2026

By: _____ By: _____
Kim Keller, city manager Nadia Mohamed, mayor

Attest: Approved as to form and execution:

_____ _____
Melissa Kennedy, city clerk Soren M. Mattick, city attorney

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Ordinance No. _____ - 26

Amending St. Louis Park official zoning map

The city council of the City of St. Louis Park, Minnesota does ordain:

Section 1: The zoning map is hereby amended by changing the non-neighborhood districts and zoning district boundaries to the proposed Mixed-Use, Business, Industrial, PUD, Park, and overlay districts and boundaries as indicated on the attached map together with the rezoning of the property located at 8800 Highway 7 from General Commercial to Neighborhood-4.

Section 2. This ordinance shall take effect no sooner than fifteen days after its passage and publication.

First Reading	July 20, 2026
Second Reading	August 3, 2026
Date of Publication	August 13, 2026
Effective date	August 28, 2026

Reviewed for administration:

_____
Kim Keller, city manager

Adopted by the city council____:

_____
Nadia Mohamed, mayor

Attest:

_____
Melissa Kennedy, city clerk

Approved as to form and execution:

_____
Soren M. Mattick, city attorney

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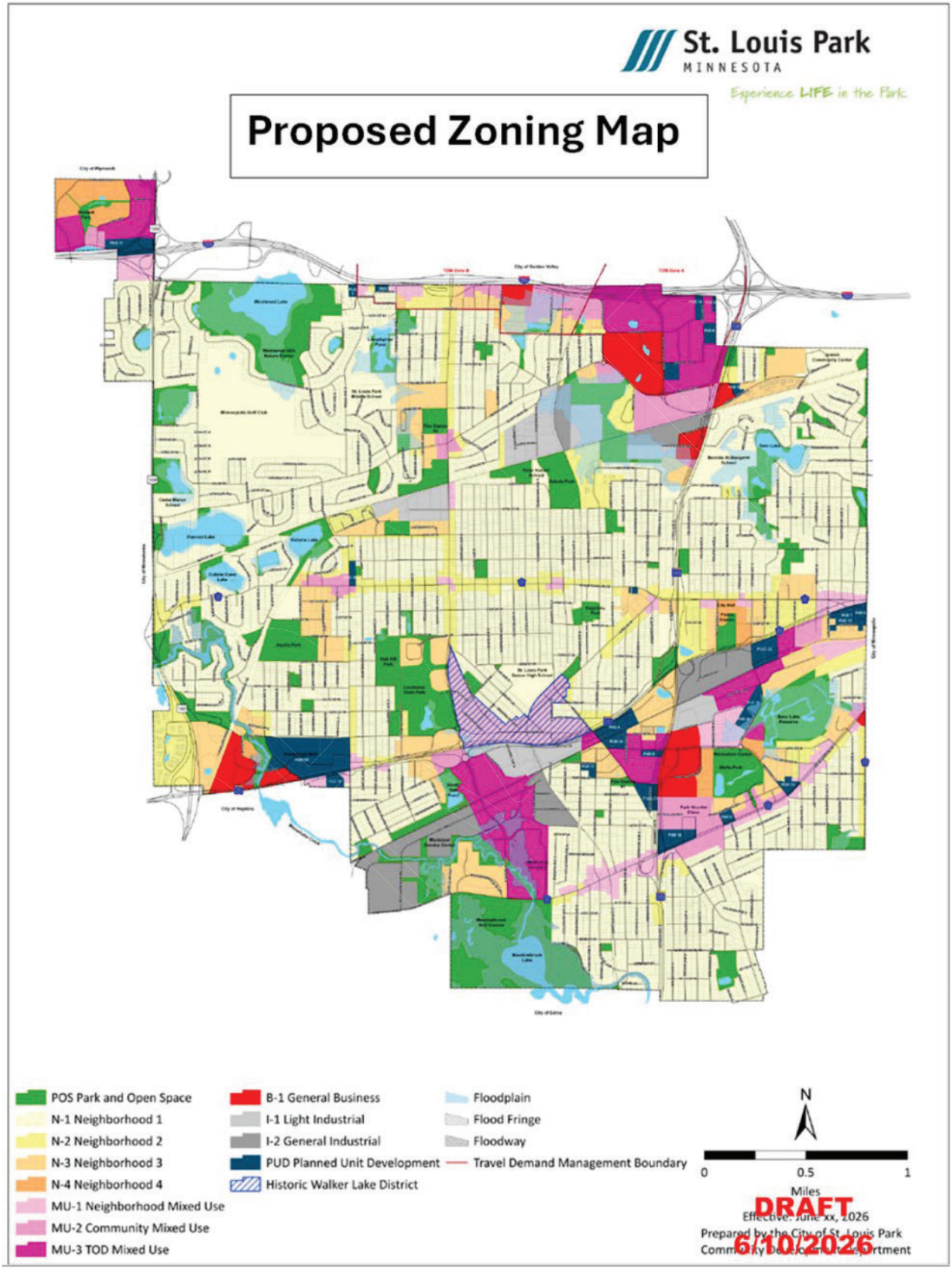
St. Louis Park
MINNESOTA
Experience LIFE in the Park.
Proposed Zoning Map
POS Park and Open Space
N-1 Neighborhood 1
N-2 Neighborhood 2
N-3 Neighborhood 3
N-4 Neighborhood 4
MU-1 Neighborhood Mixed Use
MU-2 Community Mixed Use
MU-3 TOD Mixed Use
B-1 General Business
I-1 Light Industrial
I-2 General Industrial
PUD Planned Unit Development
Historic Walker Lake District
Floodplain
Flood Fringe
Floodway
Travel Demand Management Boundary
N
0
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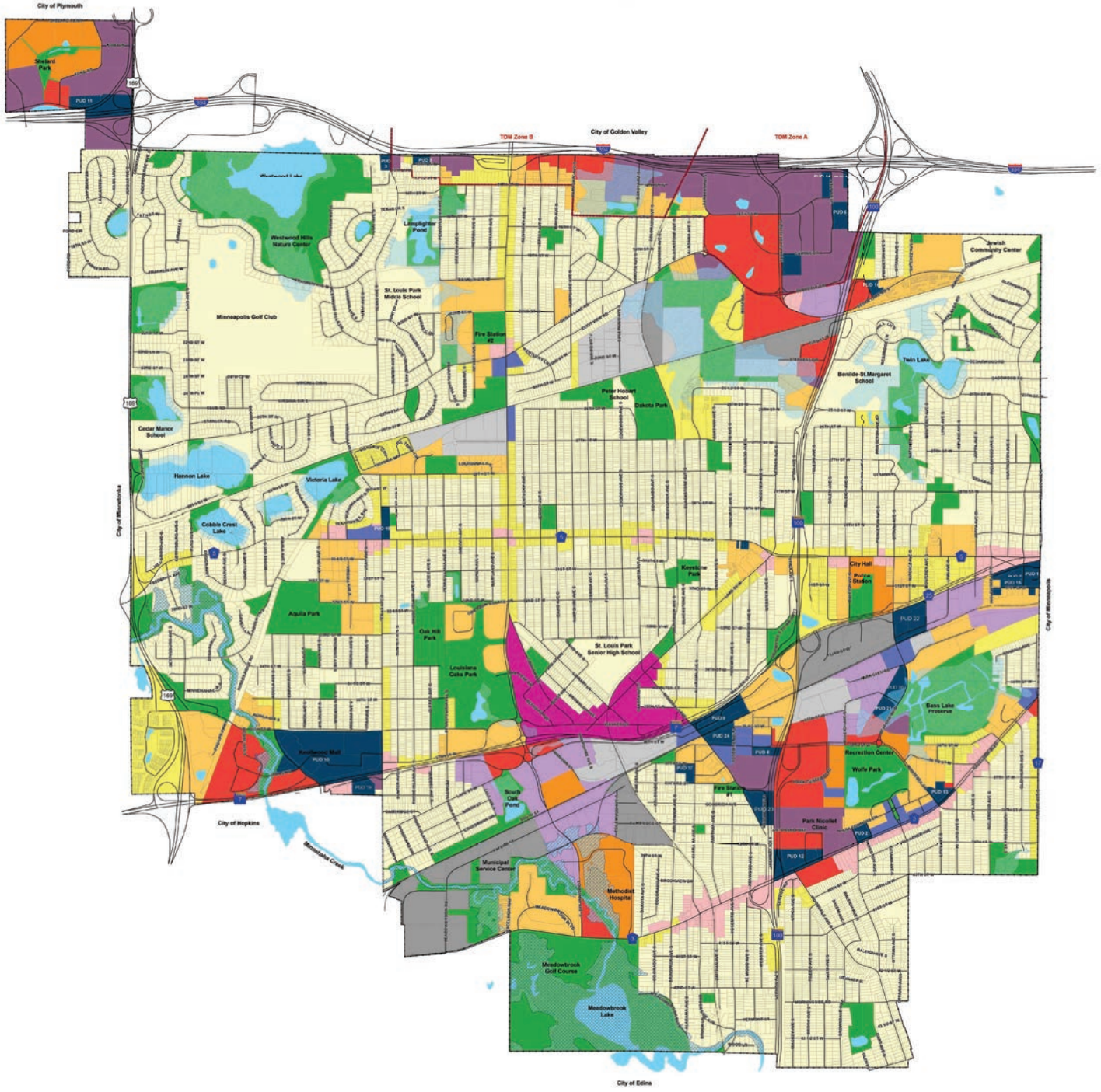
1
Miles
DRAFT
Effective: June xx, 2026
Prepared by the City of St. Louis Park
Community Development Department
6/10/2026

Official Zoning Map



- POS-Park and Open Space
- N1-Neighborhood 1
- N2-Neighborhood 2
- N3-Neighborhood 3
- N4-Neighborhood 4
- C1-Neighborhood Commercial
- C2-General Commercial
- MX1-Vertical Mixed-Use
- MX2-Neighborhood Mixed-Use
- O-Office
- BP-Business Park
- IP-Industrial Park
- IG-General Industrial
- PUD-Planned Unit Development
- Floodplain
- Flood Fringe
- Floodway
- Travel Demand Management Boundary

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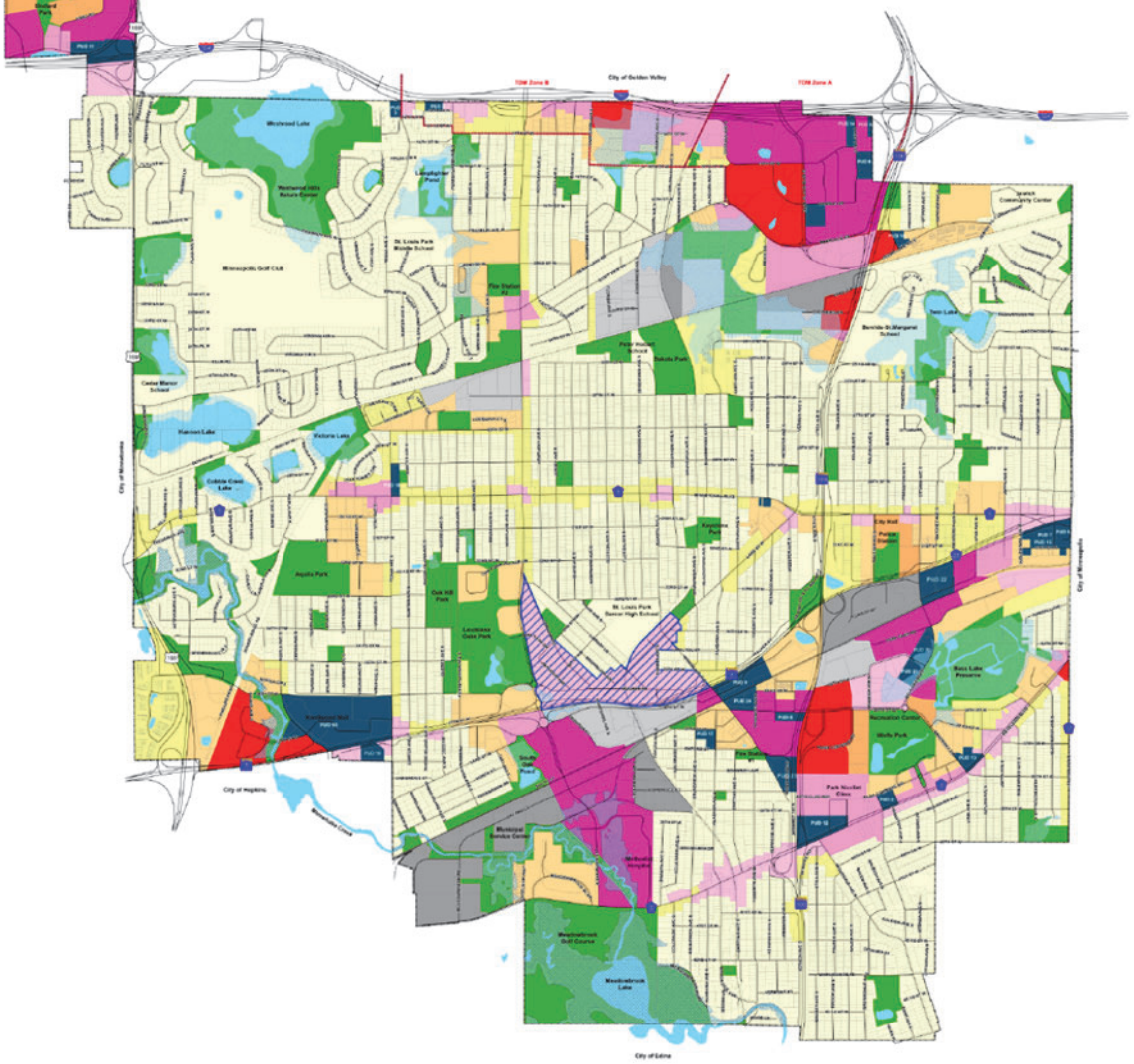
0 0.5 1
Miles

Effective: March 28, 2025
Prepared by the City of St. Louis Park
Community Development Department

St. Louis Park
MINNESOTA
Experience LIFE in the Park

Proposed Zoning Map



- POS Park and Open Space
- N-1 Neighborhood 1
- N-2 Neighborhood 2
- N-3 Neighborhood 3
- N-4 Neighborhood 4
- MU-1 Neighborhood Mixed Use
- MU-2 Community Mixed Use
- MU-3 TOD Mixed Use
- B-1 General Business
- I-1 Light Industrial
- I-2 General Industrial
- PUD Planned Unit Development
- Historic Walker Lake District
- Floodplain
- Flood Fringe
- Floodway
- Travel Demand Management Boundary

N

0 0.5 1
Miles

DRAFT
Effective: June xx, 2026
Prepared by the City of St. Louis Park
Community Development Department
6/10/2026

Community Engagement Summary – August 2025

Planning | Landscape Architecture | Urban Design

ST. LOUIS PARK ZONING CODE UPDATE, PHASE 2

This community engagement summary covers the initial engagement efforts for phase 2 of the St. Louis Park Zoning Code Update. As of August 24, the community engagement effort has included an informational StoryMap, as well as a survey asking for people's input on existing neighborhood nodes/corridors and community districts/centers in St. Louis Park. The informational StoryMap contains links that connect viewers to the survey versions in English, Spanish, and Somali. The survey is now closed; however, the StoryMap remains active, providing information to the public. Information on the zoning code project is available on the city website, which links to the StoryMap and survey. The update and engagement opportunities have been promoted at City events, through email blasts, and were included in the Park Perspective newsletter.

Business and Mixed-Use Zoning: Informational StoryMap

A StoryMap is an interactive webpage that guides visitors through information in a sequential manner. The StoryMap provides background information on the project, descriptions of the current zoning districts, including uses and standards, and maps of the current business and mixed-use districts overlayed with Place Type Frameworks. The StoryMap also includes descriptions of the Place Type Framework and 2040 Comprehensive Plan, explaining their relevance in the zoning code update. Finally, the StoryMap guides users through discussion topics that are being considered in the code update and provides additional resources.

Business and Mixed-Use Zoning: Survey

A survey on business and mixed-use areas was the primary tool for collecting direct feedback. The survey was embedded on the first page of the StoryMap and linked on the project page on the city website. Respondents were able to select their preferred language (English, Spanish, or Somali) and click a link to navigate to a separate webpage with the survey.

The survey was open from May 22 to August 24, 2025. There were a total of 240 responses, 239 of which were in English and 1 of which was in Spanish.

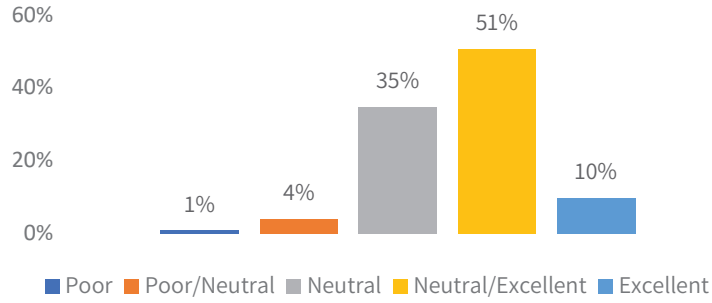
Survey Results

Neighborhood Commercial Node and Corridor Questions

1. The neighborhood commercial nodes and corridors that were visited by over half of survey respondents, in order of most to least visited, were:
   - Excelsior Boulevard, east of Highway 100 (81%)
   - Texas & Minnetonka (80%)
   - Louisiana & Cedar Lake Road (74%)
   - Excelsior Boulevard, west of Highway 100 (65%)
   - Louisiana & Minnetonka (57%)

» Dakota & Minnetonka (51%)

2. When asked about their experience in these areas on a scale from Excellent to Neutral to Poor, 61% of respondents rated their experience as between neutral and



excellent.

3. 55% of respondents said that the City should not allow additional neighborhood commercial node locations.
   » In the open-ended question asking where candidate locations for new nodes and corridors should be, many respondents did not give a location but shared general support for mixed-use and walkability.
   » Locations that were suggested included:
   - Existing transit corridors like light rail stops, bike/pedestrian paths, and bus routes
   - Cedar Lake Trail and North Cedar Lake Trail
   - Cedar Lake and Virginia intersection
   - Along the major east/west streets, including Minnetonka, Cedar Lake, and Excelsior
   - Louisiana & 27th or 28th, Wooddale & 36th
   - Excelsior
   - Extend the zone from France to Ottawa on Minnetonka
   - Brookside, Creekside
   - Alabama & 36th, stretching to Hwy 100
   - Texas and Cedar Lake Road, 169 and Cedar Lake Road
   - Beltline and 35th
   - Minnetonka & Dakota
   - Lake and Minnetonka
   - Wooddale, south of Excelsior
   - Walker Lake
   - Around the St. Louis Park branch of the Hennepin County Library
   - Texas and Hwy 7
   - Excelsior/Brookview
   - Texas and Wayzata, Louisiana and Wayzata
   - Along 26th or 28th, Cedar Lake Road, or on Wooddale and Morningside

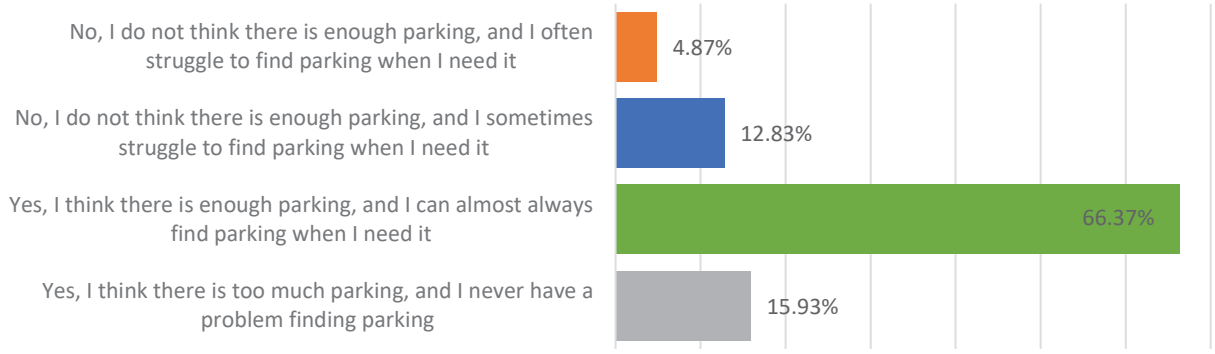
4. When asked if the City should allow taller buildings in business and mixed-use nodes/ corridors, 68% responded that maximums on building heights should be kept the same, while 28% said to allow 4-6 stories.
   - » Comments regarding why respondents were not interested in changing building height maximums focused on:
     - The approachability of areas with shorter buildings
     - Maintaining a quaint/small-town vibe, sense of community, historic feel
     - Concerns about taller buildings causing higher traffic, parking issues, aesthetic decline, privacy, crime, and reduced sunlight, visibility, and green space
     - Interest in smaller-scale multi-family housing and commercial that blends into the neighborhood
     - Concern about fire safety in taller buildings above 4 stories
     - Concern that higher buildings tend to have non-local landlords
   - » Comments regarding why respondents were interested in allowing some degree of increased building height options focus on:
     - Responds to rising housing needs and affordability
     - Greater use and walkability of the area
     - Increasing the tax base
     - Maximize the remaining space for development
     - Creating more retail opportunities
     - Interest in matching building height to surrounding uses more directly
5. When asked if zoning for **commercial uses** nodes and corridors should be more restrictive or more flexible, the average response skewed slightly towards more flexible.
6. When asked about the types of **commercial uses** they would like to see more or fewer of, many respondents stated they like the mix of uses in these areas as is; they also mentioned matching parking and traffic flow with uses allowed.
   - » The types of commercial uses respondents stated they would like to see include:
     - Restaurants, coffee shops, ice cream
     - Grocery stores, health and wellness, specialty shops
     - Alcohol/ places serving alcohol (breweries, wine shops)
     - More outdoor seating areas
     - Local businesses/ mom and pop shops
     - Arts: galleries and performance spaces
     - Hobby stores (books, crafts etc.)
     - Services (salons, chiropractor)
     - Small office-type uses (yoga studio, insurance, tutoring, medical, dental)
     - Dispensaries/smoke shops
     - Convenience and hardware stores
     - Co-working spaces
     - Day care

- The types of commercial uses respondents stated they would like to see fewer of were:
  - National chains
  - Bars and liquor stores
  - Dispensaries/smoke shops
  - Auto-related uses (gas stations, tire stores, repair shops)

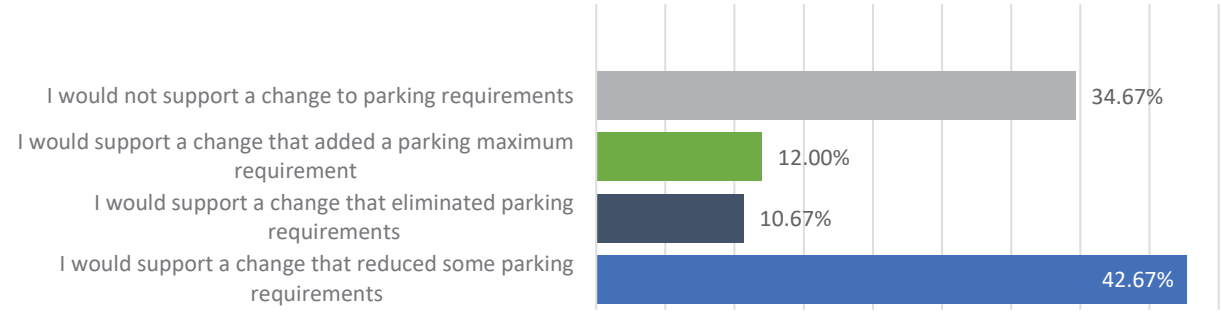
7. When asked if the zoning for commercial nodes and corridors should be more restrictive or more flexible regarding **residential uses**, responses on average skewed slightly towards more flexible.
8. When asked what type of **residential uses** they would like to see in these areas, responses included:
   - 3-story apartment buildings
   - Row homes, townhomes, condos (many added owner occupied)
   - Housing co-ops
   - Mid- to high-density
   - Flexible housing for multigenerational living, “mother-in-law” units, ADUs, tiny houses,
   - Duplexs, triplexes, fourplexes
   - Affordable mixed with full-priced housing units
   - Single family homes
   - Senior housing, single-level living options
   - Vertical mixed use (commercial on the bottom, residential on top)
   - Concerns about affordable and low-income housing
   - Concerns about large-scale/high-rise apartments
   - General interest in a diversity of housing types
9. When asked if neighborhood commercial node and corridor areas are sufficiently balanced for pedestrian, bike, and auto access, responses skewed slightly towards needing to be more oriented for pedestrians and bike.
10. When asked to elaborate on the balance of pedestrian, bike, and auto access in these areas, responses included:
    - A need for parking so visitors can drive to nodes, but a desire for walkability in and around nodes
    - Desire for improved pedestrian and bicycle crossings of major roadways and intersections
    - Mixed experiences: some find areas comfortable to explore as pedestrians or cyclists once they are at their destination, others feel areas remain too car-centric
    - Recognition that pedestrian and bicycle infrastructure has improved
    - Concerns over accessibility of sidewalks and bicycle infrastructure in the winter due to ice and snow
    - Preference for bicycle infrastructure that is separate from vehicle traffic over traditional on-street bike lanes and shared lanes

- Discomfort biking on Minnetonka
- Concerns that focusing on bicycle infrastructure creates additional traffic congestion and reduces car lanes
- Concern that there is too much emphasis on bicycle infrastructure, given Minnesota's long winters

11. When asked about parking availability, 66% of respondents felt that there was enough parking in commercial nodes and corridors; the next most common response at 16% was that there is too much parking.



12. Regarding support for lower parking minimum requirements and more use of on-street parking, 53% of people stated either that they would support a change that reduced parking requirements or a change that eliminated parking requirements. 35% of respondents said that they would not support a change in parking requirements.



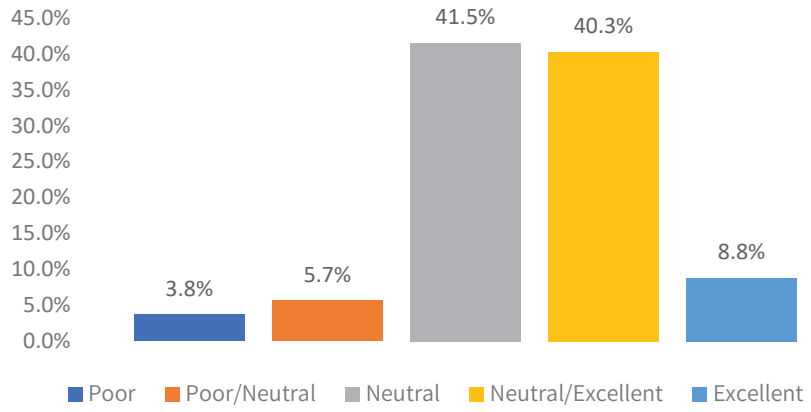
13. The majority of respondents (58%) selected the response "No there is not enough green space" when asked if there is enough green space integrated into commercial development in commercial nodes and corridors.
14. The average response to the question regarding whether there was enough signage to identify a business's location was that there was "just the right amount."

15. Concerns identified regarding requirements for signage in commercial nodes and corridors included:
    - Signs that are too large can be distracting for drivers
    - Don't want billboards
    - Lights on signs can be distracting and/or disruptive for residential neighbors
    - If signs are too small, businesses are hard to find, especially for drivers
16. Additional comments regarding zoning changes in commercial nodes and corridors focused on the following themes:
    - Like mixed-use areas that are easy to walk/bike to and around
    - Want neighborhood scale to remain and to build on the existing character of older SLP neighborhoods
    - Preference for small-scale, local businesses over box stores and larger developments
    - Adjust parking requirements to make areas more pedestrian-friendly, including moving parking behind commercial uses, and reducing parking requirements for commercial uses
    - Balancing pedestrian and bicycle improvements with easy access to businesses and sufficient parking
    - Concerns that changes will allow too much multi-family housing
17. When given the choice to finish the survey or continue the survey, 77% of respondents chose to continue the survey.

Community District and Center Questions

18. The Community Districts and Centers that over half of respondents stated they visited, in order of most to least, were:
    - Knollwood (92%)
    - The West End (90%)
    - Parks Commons West (84%)
    - Park Commons (52%)

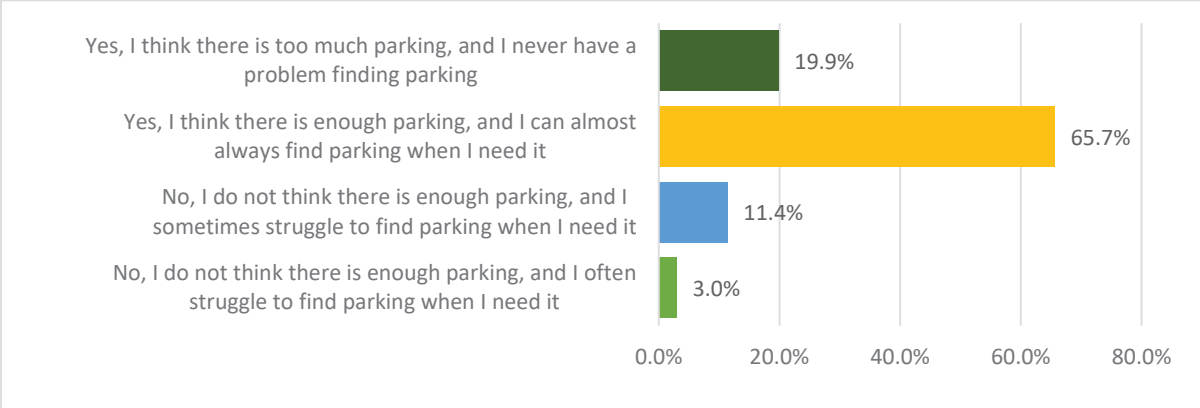
19. When asked about their experience in these areas on a scale from Excellent to Neutral to Poor, 49% of respondents rated their experience between neutral and excellent, and 42% rated their experience as neutral.



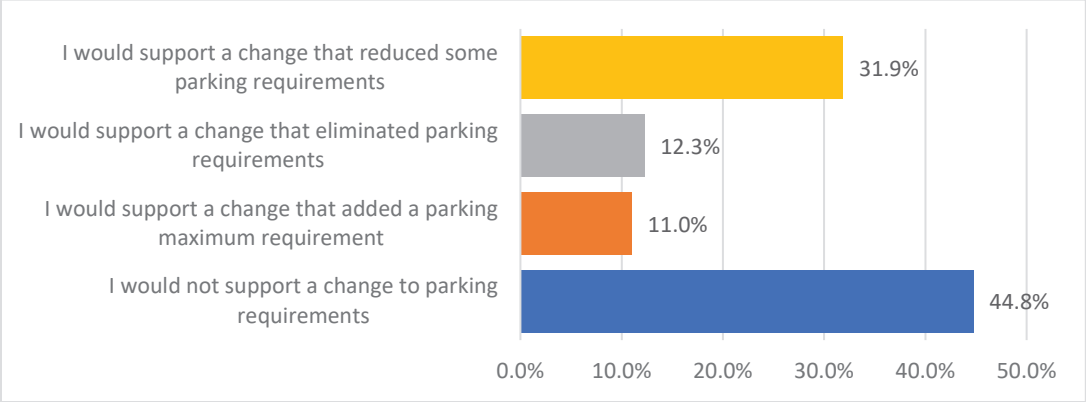
20. When asked if the City should allow taller buildings in community districts and centers, 61% responded that restrictions on building height should be kept the same, 20% support allowing 7-9 stories, and 13% support allowing 10+ stories. 10% said to reduce the maximum height to less than 6 stories.
    - » Comments regarding why respondents were not interested in changing building height maximums focused on:
        - Smaller buildings feel more walkable and approachable, so the height shouldn't be changed
        - Want to preserve feel of St. Louis Park, increasing building heights will change that
        - Provide good mix of uses and density as it is
        - Don't want to lose sunlight, views, sight lines
        - Don't want increased density in the area
    - » Comments regarding why respondents were interested in allowing some degree of increased building height maximumx focus on:
        - Allowing increased density
        - Recognizing that these existing areas are the best place for density and taller buildings
        - Small building height increase to allow for additional housing and more housing affordability In some areas, it makes sense to increase it, e.g. near highways and the West End, where there is more separation from lower density residential areas
        - Flexibility, not everywhere should allow more than 6 stories, but some areas can accommodate it

21. When asked if zoning for **commercial uses** in community districts and centers should be more restrictive or more flexible, the average response skewed slightly towards more flexible.
22. When asked about the types of **commercial uses** they would like to see more or fewer of in community districts and centers, many respondents identified specific uses.
    - The types of commercial uses respondents would like to see more of include:
      - Locally run businesses/ mom and pop shops
      - Restaurants, coffee shops, ice cream, health food and specialty shops
      - Leisure locations open later (coffee shops, breweries, wine shops)
      - Arts and entertainment (performance spaces, movie theaters)
      - Hobby stores (books, crafts etc.)
      - Neighborhood services, (small groceries, convenience stores, hardware stores)
      - Retail, clothing, specialty shops
      - Green spaces
    - The types of commercial uses respondents would like to see fewer of include:
      - National chains
      - Bars and liquor stores
      - Dispensaries/smoke shops
      - Fast food
      - Amazon warehouses
      - Fewer auto-oriented uses
      - Businesses that produce noise or odors outside of regulation hours
23. When asked if the zoning for community districts and centers should be more restrictive or more flexible regarding **residential uses**, responses on average skewed towards more flexibility.
24. When asked what type of **residential uses** they would like to see in these areas, responses included:
    - More condos, opportunities for first-time homeowners
    - Row homes, townhomes, condos (many added owner occupied)
    - Apartments are well-suited to community districts
    - Medium density rentals over high density apartments buildings
    - Duplexs, triplexes, fourplexes
    - Affordable mixed with full-priced housing units
    - More options for affordable housing
    - Single family homes
    - Senior housing, single-level living options, care facilities
    - Vertical mixed use (commercial on the bottom, residential on top)
    - Concerns about affordable and low-income housing
    - Concerns about large-scale/high-rise apartments
    - General interest in a diversity of housing types

25. When asked if community district and center areas are sufficiently balanced for pedestrian, bike, and auto access, responses skewed slightly towards needing to be more oriented for pedestrians and bikes.
26. When asked to elaborate on the balance of pedestrian, bike, and auto access in these areas, responses included:
    - Large parking lot areas in the West End (Costco parking lot), and other areas are very unfriendly for pedestrians and bicyclists
    - Pedestrian and bicycle infrastructure is important, but car travel is essential and will always be needed (accessibility, winters, seniors, parents with kids), so need a balance in these areas
    - Within these areas, often walkable, but not easy to get to them by walking or biking
    - Will not see an increase in bicyclists or pedestrians without further infrastructure improvements, people will not walk if they do not feel safe the entire journey they go on – last mile access is an issue
    - Parking is available but unevenly distributed across these sites, especially the West End
    - Does not feel safe to bike to West End or Knollwood
    - Not enough bike storage at final destinations
    - Adding more bike lanes will make things worse for drivers
27. When asked about parking availability, 66% of respondents felt that there was enough parking in community districts and centers; the next most common response at 20% was I think there is too much parking.



28. Regarding support for lower marking minimum requirements and more use of on-street parking in community districts and centers, 45% of people stated that they would not support a change in parking requirements. 44% of people said they would support a change that reduced parking requirements or a change that eliminated parking requirements.
29. The majority of respondents (60%) selected the response “No there is not enough green space” when asked if there is enough green space integrated into commercial development in community districts and centers.
30. The average response to the question regarding whether there was enough signage to identify a business's location in community districts and centers was that there is “just the right amount.”
31. Concerns identified regarding requirements for signage in community districts and centers included:
    - Dislike for billboards
    - If requirements are too stringent, there can be adverse consequences, signs should be large enough that drivers can see them from the road
    - Signs should be visible enough for drivers to see them

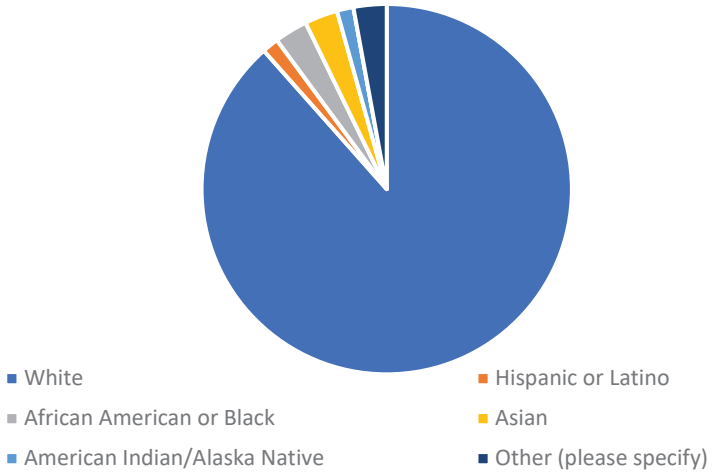


32. Additional comments regarding zoning changes in community districts and centers focused on the following themes:
    - Requests for more pedestrian-friendly design, slower traffic, and safer crossings.
    - Interest in increasing density to support vibrant communities.
    - Desire for small-scale community destinations that are walkable, such as coffee shops and restaurants
    - Accessibility and mobility need to be considered
    - Car charging infrastructure, dark sky requirements for lighting
    - Street parking doesn’t seem like a viable option in these areas, need to ensure there is adequate off-street parking

Demographic Questions

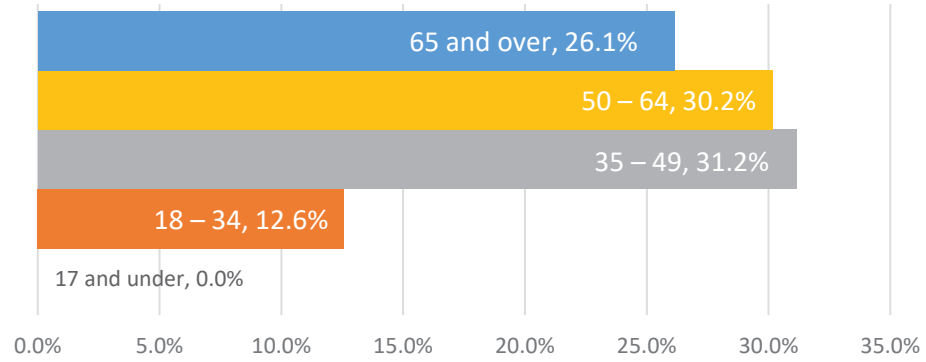
Questions 33-38 asked about the demographics of respondents.

Race: 92% of respondents identified as White, 3% African American or Black, 3% as Asian, 3% as Other, and 1.5% as Hispanic or Latinx.



Gender: Gender skewed more female (60%) than male (37%), 2% of respondents identified as non-binary

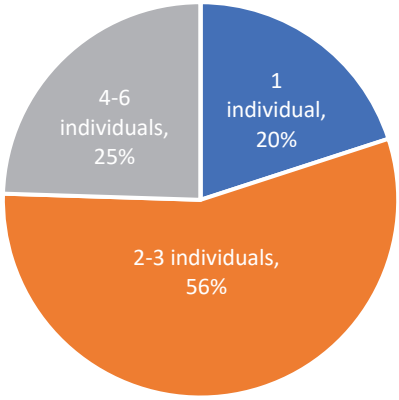
Age: The largest groups of respondents (61%) were between 35-64.



Housing Type: 88% of respondents live in single-unit detached houses, 8% live in an apartment or condo, 3% live in a townhouse or rowhouse, and 1% live in a duplex or twin-home.

Rent or Own: Respondents were majority homeowners (94%).

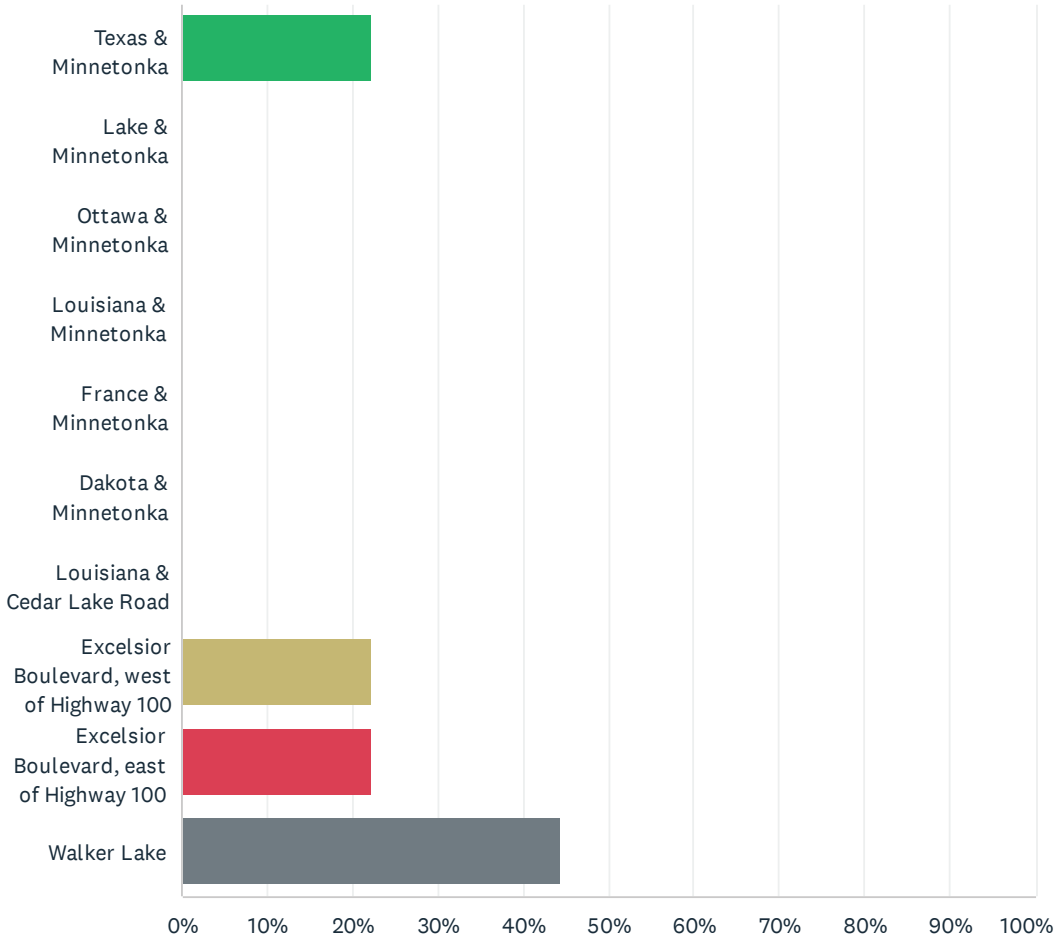
Household Size: Most respondents (56% have a household size of 2-3 individuals.



St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q1 Which neighborhood commercial nodes and corridors do you own a business or business property in? (Select all that apply)

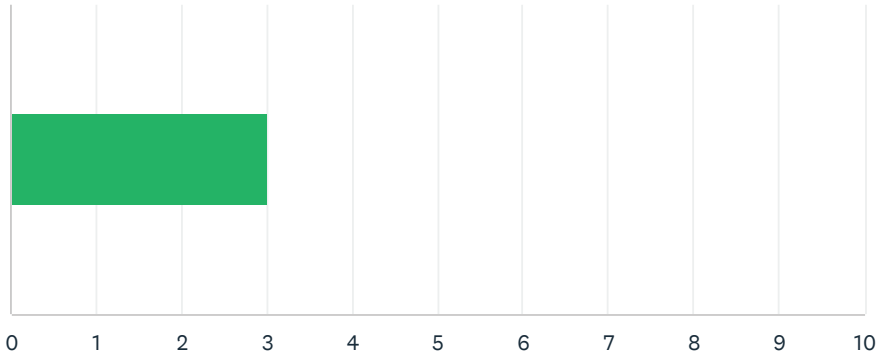
Answered: 9 Skipped: 3



St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q2 Thinking about your response to the question above, how do you rate the business environment of these areas in general?

Answered: 9 Skipped: 3



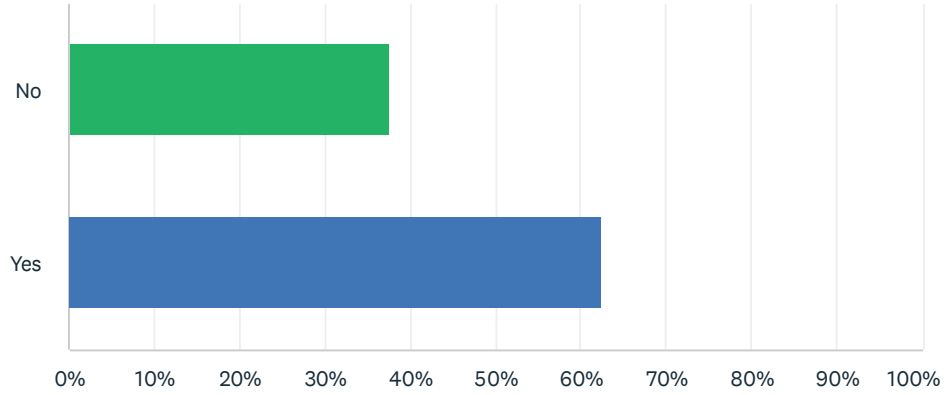
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	3	27	9
Total Respondents: 9			

#		DATE
1	2	11/10/2025 2:54 PM
2	1	11/10/2025 7:09 AM
3	2	11/7/2025 4:49 PM
4	2	11/7/2025 8:39 AM
5	5	11/6/2025 8:23 PM
6	5	11/1/2025 4:15 PM
7	3	10/28/2025 7:36 PM
8	2	10/22/2025 12:52 PM
9	5	10/22/2025 12:18 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q3 Should the City allow more neighborhood commercial nodes?

Answered: 8 Skipped: 4



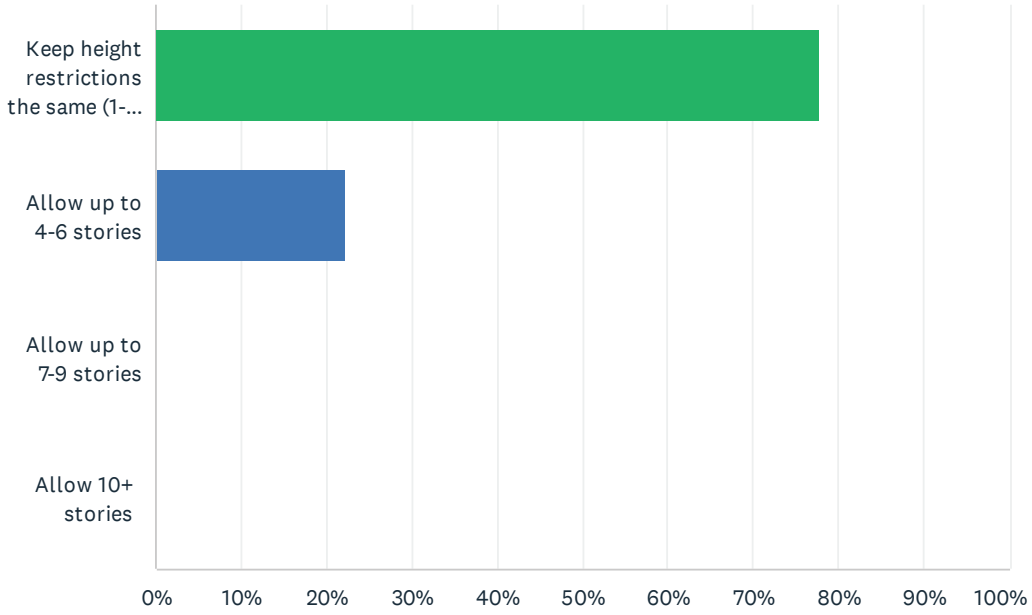
ANSWER CHOICES	RESPONSES	
No	37.50%	3
Yes	62.50%	5
Total Respondents: 8		

#	IF YOU ANSWERED YES PLEASE TELL US WHAT LOCATION OR LOCATIONS (INTERSECTIONS, AREAS OR NEIGHBORHOODS) YOU THINK WOULD BE A GOOD FIT.	DATE
1	The neighborhoods that have industrial and commercial properties should stay as the city needs variety of businesses. These businesses are there already and should be able to expand and grow. They are an asset to the community and provide better, higher pay jobs,	11/10/2025 2:54 PM
2	Not sure	11/7/2025 4:49 PM
3	Walker and Louisiana Republic and Gorham	10/22/2025 12:52 PM
4	Develop city owned land at walker lake intersection into commerical to extend original downtown area.	10/22/2025 12:18 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q4 Currently the City allows a building height range of 1-3 stories in neighborhood nodes and corridors. Should the city allow taller buildings as bonuses if they meet certain goals (affordability, energy, design)?

Answered: 9 Skipped: 3



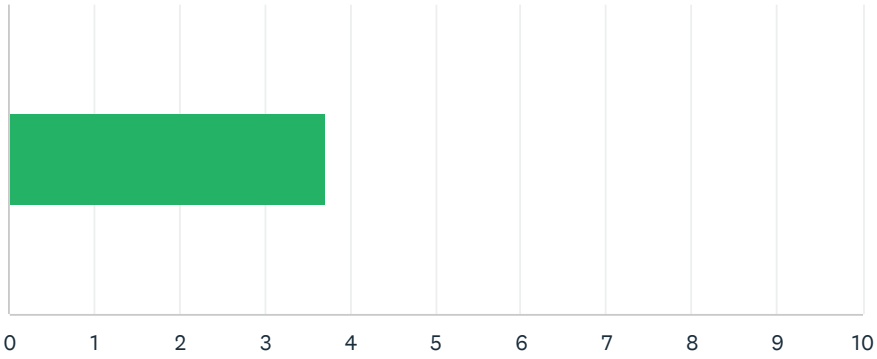
ANSWER CHOICES	RESPONSES	
Keep height restrictions the same (1-3 Stories)	77.78%	7
Allow up to 4-6 stories	22.22%	2
Allow up to 7-9 stories	0.00%	0
Allow 10+ stories	0.00%	0
Total Respondents: 9		

#	PLEASE TELL US WHY:	DATE
1	The city will become too urban.	11/10/2025 2:54 PM
2	When in a neighborhood it seems like a better way to fit in	11/7/2025 4:49 PM
3	We are not downtown	11/6/2025 8:23 PM
4	Density and urban developments	11/1/2025 4:15 PM
5	More density allows for greater flexibility and efficient use of space; including adding more housing as a component.	10/22/2025 12:52 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q5 Commercial Uses: Should the zoning for neighborhood commercial nodes and corridors be more restrictive and allow fewer types of commercial uses, or should the zoning be more flexible/expansive and allow a wider range of commercial uses?

Answered: 7 Skipped: 5



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	4	26	7
Total Respondents: 7			

#		DATE
1	5	11/10/2025 2:54 PM
2	4	11/10/2025 7:09 AM
3	4	11/7/2025 4:49 PM
4	5	11/1/2025 4:15 PM
5	3	10/28/2025 7:36 PM
6	4	10/22/2025 12:52 PM
7	1	10/22/2025 12:18 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q6 What types of commercial uses would you like to see fewer or more of in the neighborhood commercial nodes and corridors?

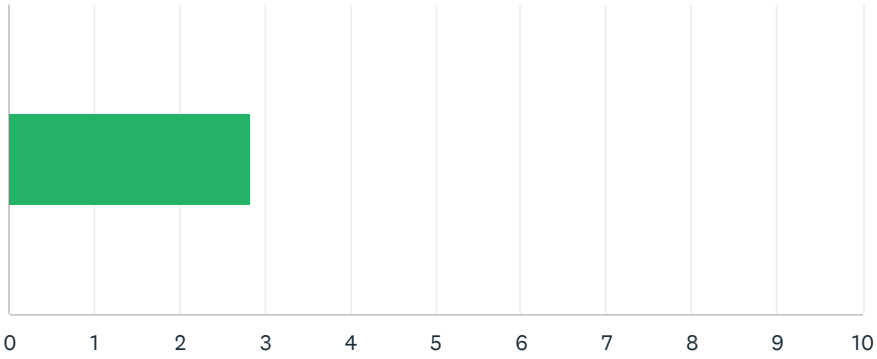
Answered: 5 Skipped: 7

#	RESPONSES	DATE
1	The city should not dictate. Development will happen out of need and wants for the area.	11/10/2025 2:54 PM
2	More small businesses	11/6/2025 8:23 PM
3	Car sales and repair. Restaurants.	11/1/2025 4:15 PM
4	More flexibility allows for more organic development. Most nodes and corridors should allow for full possibilities of live entertainment, food and bev, shopping, and light industrial.	10/22/2025 12:52 PM
5	Fewer condos and less low income housing	10/22/2025 12:18 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q7 Residential Uses: Should the zoning for neighborhood commercial nodes and corridors be more restrictive and allow fewer types of residential uses, or should the zoning be more flexible/expansive and allow a wider range of residential uses?

Answered: 6 Skipped: 6



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	3	17	6
Total Respondents: 6			

#		DATE
1	3	11/10/2025 2:54 PM
2	4	11/10/2025 7:09 AM
3	4	11/6/2025 8:23 PM
4	1	11/1/2025 4:15 PM
5	4	10/22/2025 12:52 PM
6	1	10/22/2025 12:18 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q8 What types of housing would you like to see less or more of in the neighborhood commercial nodes and corridors?

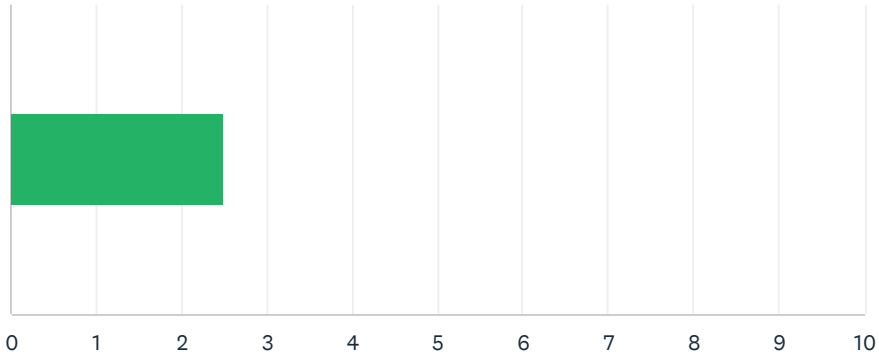
Answered: 5 Skipped: 7

#	RESPONSES	DATE
1	Housing should not be in the commercial areas.	11/10/2025 2:54 PM
2	Fewer apartment complexes	11/6/2025 8:23 PM
3	Single homes	11/1/2025 4:15 PM
4	More mixed-use housing that is pedestrian and transit oriented. Units for a spectrum of family sizes and incomes.	10/22/2025 12:52 PM
5	Less low income and less rental condos and homes.	10/22/2025 12:18 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q9 Do you think neighborhood commercial nodes and corridors are sufficiently balanced for pedestrian, bike, and auto access?

Answered: 4 Skipped: 8



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	3	10	4
Total Respondents: 4			

#		DATE
1	2	11/10/2025 7:09 AM
2	4	11/6/2025 8:23 PM
3	3	11/1/2025 4:15 PM
4	1	10/22/2025 12:52 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q10 Thinking about your response to the question above, please tell us why.

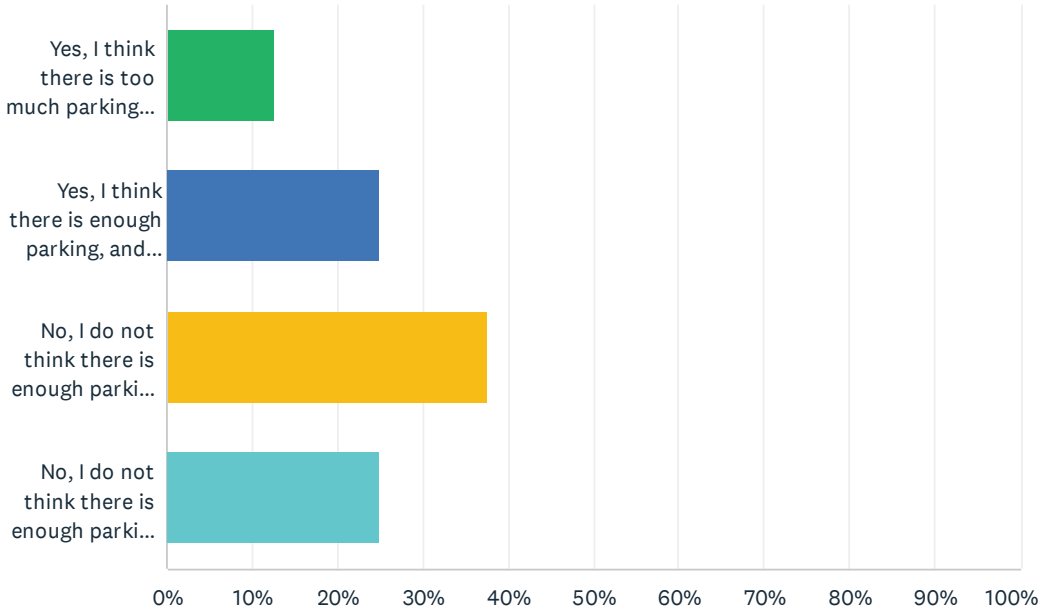
Answered: 5 Skipped: 7

#	RESPONSES	DATE
1	Some businesses need auto traffic. Don't limit that accessiblity.	11/10/2025 2:54 PM
2	Biking is only available 3 months a year. My small business was hurt by reduced parking and I have only seen bikers on the new path twice in the 5 years I've been there.	11/6/2025 8:23 PM
3	It's working fine	11/1/2025 4:15 PM
4	Everything currently is maximized for auto. People need better biking, walking, and transit access in most areas.	10/22/2025 12:52 PM
5	No one actually uses the bike lanes in this area, we need more on street parking.	10/22/2025 12:18 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q11 In general, do you feel that St Louis Park has enough parking in neighborhood commercial nodes and corridors and that your customers and employees can find parking when they need it?

Answered: 8 Skipped: 4

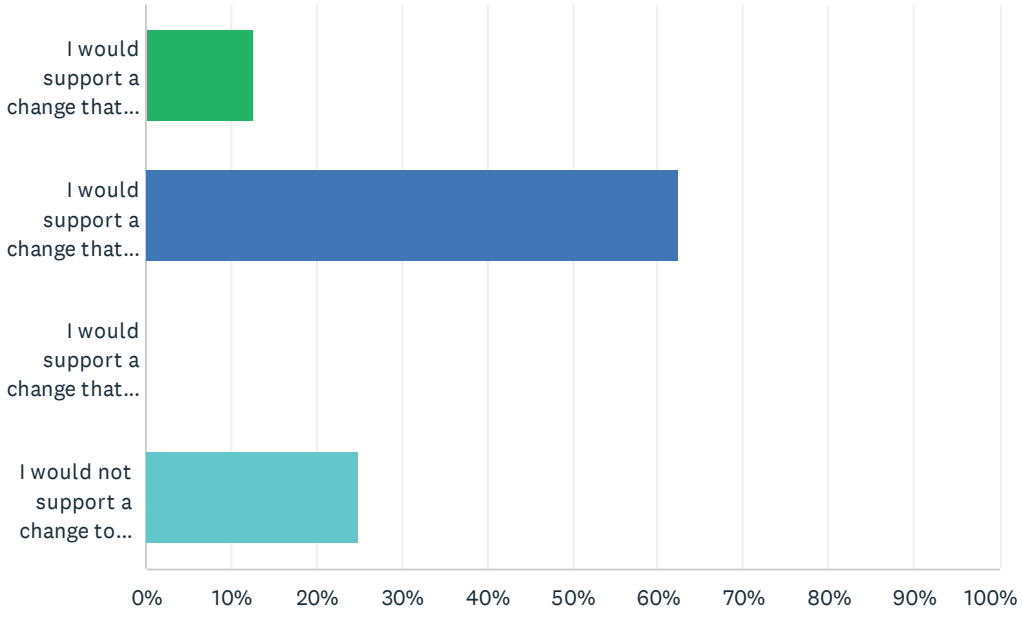


ANSWER CHOICES	RESPONSES	
Yes, I think there is too much parking, and they never have a problem finding parking	12.50%	1
Yes, I think there is enough parking, and they can almost always find parking when they need it	25.00%	2
No, I do not think there is enough parking, and they sometimes struggle to find parking when they need it	37.50%	3
No, I do not think there is enough parking, and they often struggle to find parking when they need it	25.00%	2
TOTAL		8

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q12 Would you support a lower parking minimum requirement and potentially more use of on-street parking in neighborhood commercial nodes and corridors if it meant the area could attract a wider variety of businesses such as restaurants, coffee shops, and retail stores?

Answered: 8 Skipped: 4

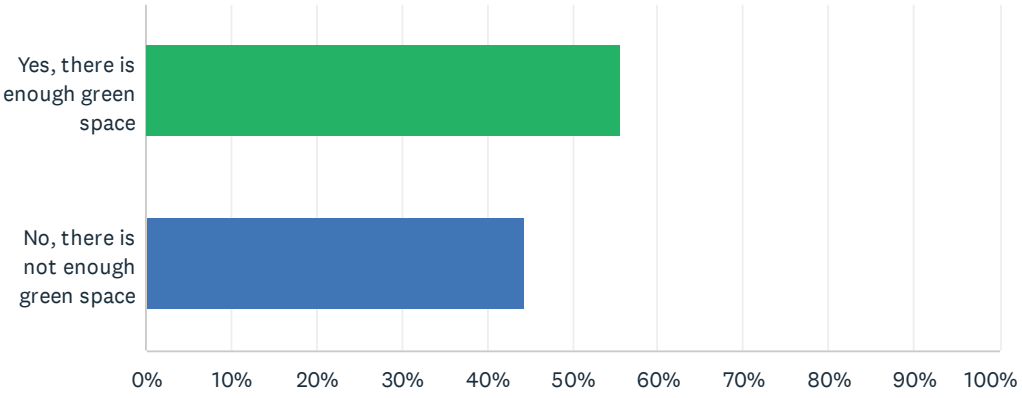


ANSWER CHOICES	RESPONSES	
I would support a change that reduced some parking requirements	12.50%	1
I would support a change that eliminated parking requirements	62.50%	5
I would support a change that added a parking maximum requirement	0.00%	0
I would not support a change to parking requirements	25.00%	2
TOTAL		8

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q13 Do you feel there is enough green space integrated into commercial developments in neighborhood commercial nodes and corridors?

Answered: 9 Skipped: 3



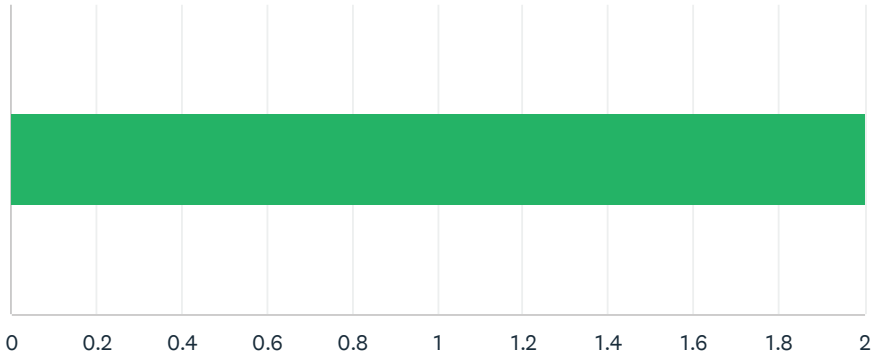
ANSWER CHOICES	RESPONSES	
Yes, there is enough green space	55.56%	5
No, there is not enough green space	44.44%	4
TOTAL		9

#	PLEASE SHARE ANY ADDITIONAL COMMENTS YOU HAVE REGARDING GREEN SPACE REQUIREMENTS IN COMMERCIAL DEVELOPMENTS.	DATE
1	It is challenging to add green space in these built up areas. But when possible, it would be beneficial to add a little more green space.	10/22/2025 12:52 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q14 Do you feel that requirements around signs are too restrictive, just right, or not restrictive enough?

Answered: 7 Skipped: 5



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	2	14	7
Total Respondents: 7			

#		DATE
1	2	11/10/2025 2:54 PM
2	2	11/10/2025 7:09 AM
3	3	11/6/2025 8:23 PM
4	3	11/1/2025 4:15 PM
5	2	10/28/2025 7:36 PM
6	1	10/22/2025 12:52 PM
7	1	10/22/2025 12:18 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q15 Do you have any specific concerns about existing requirements for signage in neighborhood commercial nodes and corridors?

Answered: 4 Skipped: 8

#	RESPONSES	DATE
1	Have way finder signs to businesses	11/7/2025 4:49 PM
2	No	11/6/2025 8:23 PM
3	Signage rules are way too limiting for businesses. The only real restriction on signage should be height and limited lighting on signs at night.	10/22/2025 12:52 PM
4	City should not limit promotional signage on land they do not own.	10/22/2025 12:18 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q16 Do you have any other thoughts about zoning changes in neighborhood commercial nodes and corridors?

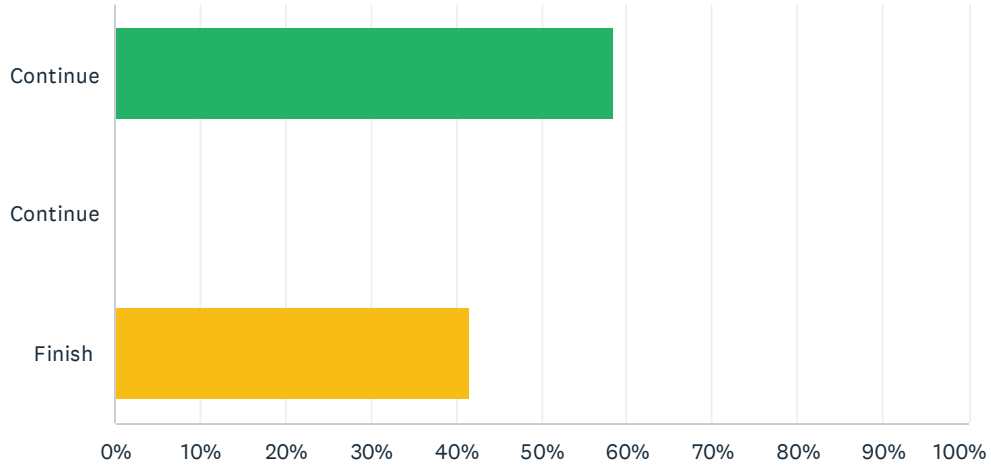
Answered: 3 Skipped: 9

#	RESPONSES	DATE
1	There should not be any changes.	11/10/2025 2:54 PM
2	There should be some eye to limiting the amount and time of outdoor lighting in commercial nodes and corridors.	10/22/2025 12:52 PM
3	With the light rail stations so close, this gives the city the opportunity to redevelop walker lake into a entertainment and dining focal point in the city. The focus should be to add more resturants and entertainment in the neighborhood and less industrial and manufacturing which makes up a majority of the area.	10/22/2025 12:18 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q17 The next section of questions is on community districts and centers, if you would like to continue the survey press continue and then next, if not press finish and then next to be directed to a brief list of demographic questions to complete the survey.

Answered: 12 Skipped: 0



ANSWER CHOICES	RESPONSES	
Continue	58.33%	7
Continue	0.00%	0
Finish	41.67%	5
TOTAL		12

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q18 Which community districts and centers do you own a business or business property in? (Select all that apply)

Answered: 0 Skipped: 12

⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
Knollwood	0.00%	0
Shelard Park	0.00%	0
The West End	0.00%	0
Park Place Plaza at The West End	0.00%	0
Park Commons	0.00%	0
Parks Commons West (Target, Lunds/Byerly's/Park Village)	0.00%	0
Total Respondents: 0		

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q19 Thinking about your response to the question above, how do you rate the business environment of these areas in general?

Answered: 0 Skipped: 12

⚠ No matching responses.

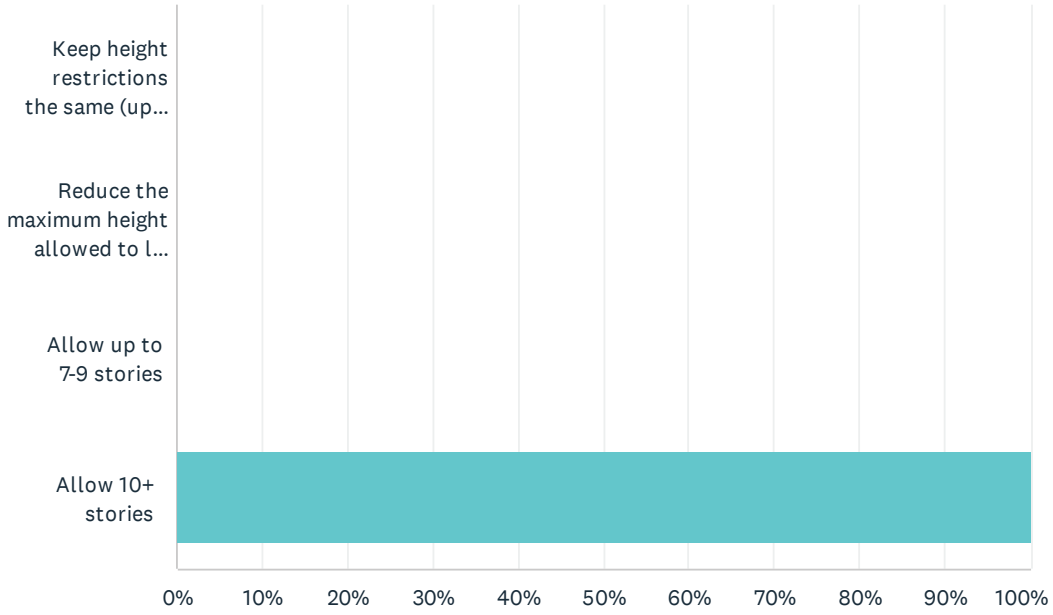
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	0	0	0
Total Respondents: 0			

#		DATE
	There are no responses.	

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q20 Currently the City allows a building heights of up to 6 stories in community districts and centers. Should the city allow taller buildings as bonuses if they meet certain goals (affordability, energy, design)?

Answered: 1 Skipped: 11



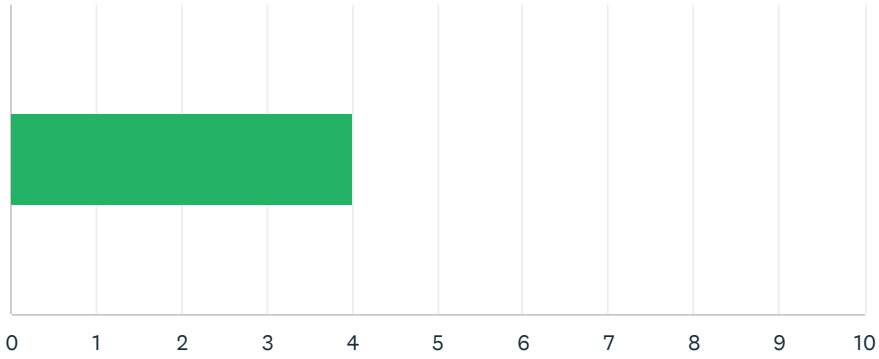
ANSWER CHOICES	RESPONSES	
Keep height restrictions the same (up to 6 stories)	0.00%	0
Reduce the maximum height allowed to less than 6 stories	0.00%	0
Allow up to 7-9 stories	0.00%	0
Allow 10+ stories	100.00%	1
Total Respondents: 1		

#	PLEASE TELL US WHY:	DATE
	There are no responses.	

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q21 Commercial Uses: Should the zoning for community districts and centers be more restrictive and allow fewer types of commercial uses, or should the zoning be more flexible/expansive and allow a wider range of commercial uses?

Answered: 1 Skipped: 11



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	4	4	1
Total Respondents: 1			

#		DATE
1	4	10/22/2025 12:53 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q22 What types of commercial uses would you like to see fewer or more of in the community districts and centers?

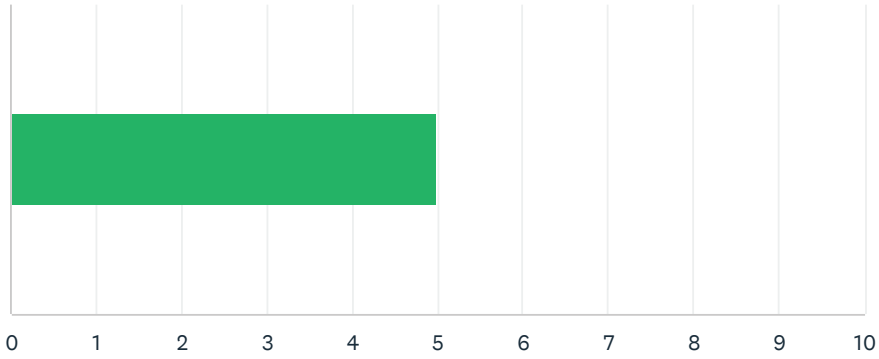
Answered: 0 Skipped: 12

#	RESPONSES	DATE
	There are no responses.	

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q23 Residential Uses: Should the zoning for community districts and centers be more restrictive and allow fewer types of residential uses, or should the zoning be more flexible/expansive and allow a wider range of residential uses?

Answered: 1 Skipped: 11



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	5	5	1
Total Respondents: 1			

#		DATE
1	5	10/22/2025 12:53 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q24 What types of housing would you like to see less or more of in the community districts and centers?

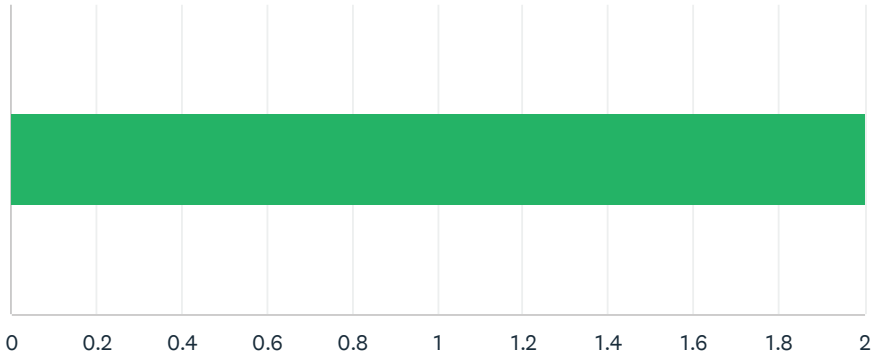
Answered: 0 Skipped: 12

#	RESPONSES	DATE
	There are no responses.	

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q25 Do you think community districts and centers are sufficiently balanced for pedestrian, bike, and auto access?

Answered: 1 Skipped: 11



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	2	2	1
Total Respondents: 1			

#		DATE
1	2	10/22/2025 12:53 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q26 Thinking about your response to the question above, please tell us why.

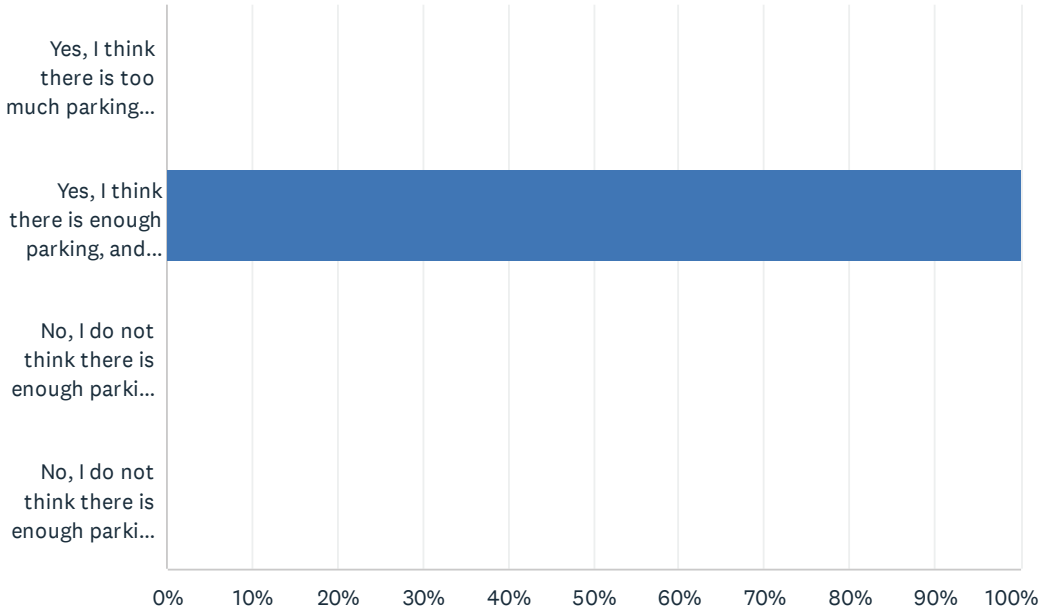
Answered: 0 Skipped: 12

#	RESPONSES	DATE
	There are no responses.	

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q27 In general, do you feel that St Louis Park has enough parking in community districts and centers and that your customers and employees can find parking when they need it?

Answered: 1 Skipped: 11

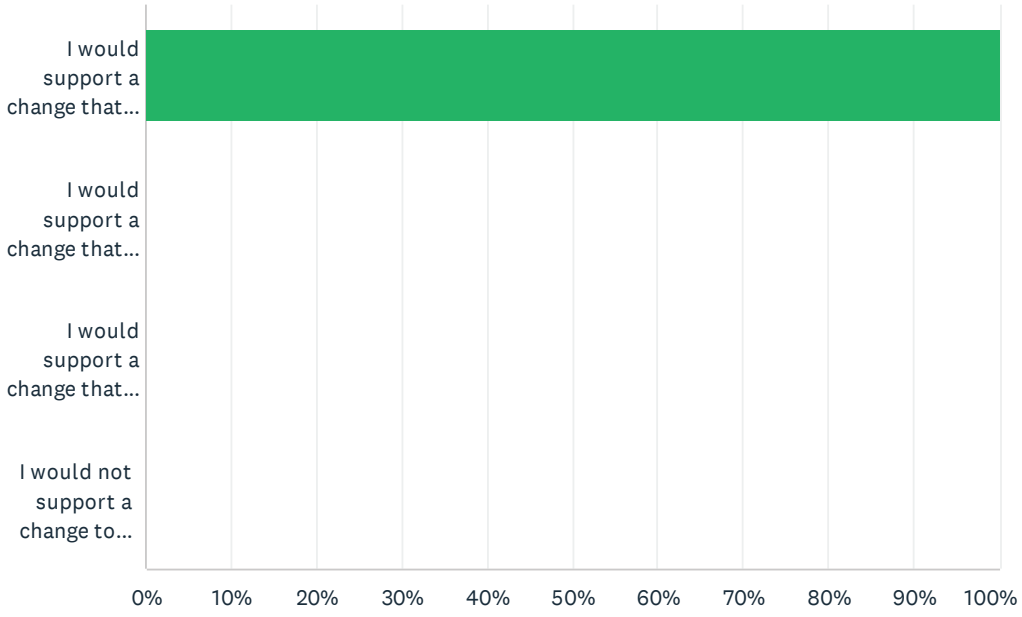


ANSWER CHOICES	RESPONSES	
Yes, I think there is too much parking, and they never have a problem finding parking	0.00%	0
Yes, I think there is enough parking, and they can almost always find parking when they need it	100.00%	1
No, I do not think there is enough parking, and they sometimes struggle to find parking when they need it	0.00%	0
No, I do not think there is enough parking, and they often struggle to find parking when they need it	0.00%	0
TOTAL		1

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q28 Would you support a lower parking minimum requirement and potentially more use of on-street parking in community districts and centers if if it meant the area could attract a wider variety of businesses such as restaurants, coffee shops, and retail stores?

Answered: 1 Skipped: 11

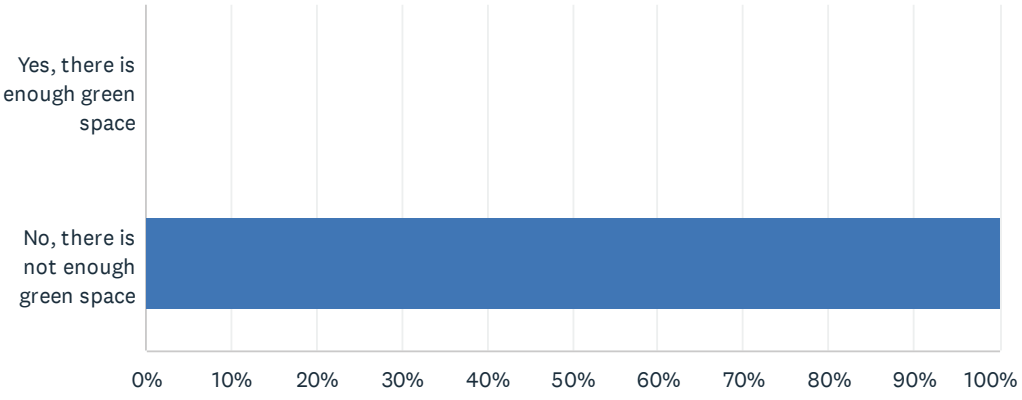


ANSWER CHOICES	RESPONSES	
I would support a change that reduced some parking requirements	100.00%	1
I would support a change that eliminated parking requirements	0.00%	0
I would support a change that added a parking maximum requirement	0.00%	0
I would not support a change to parking requirements	0.00%	0
TOTAL		1

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q29 Do you feel there is enough green space integrated into commercial developments in community districts and centers?

Answered: 2 Skipped: 10



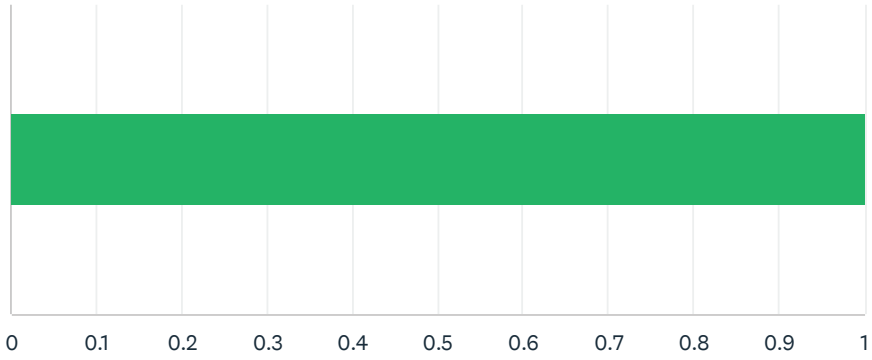
ANSWER CHOICES	RESPONSES	
Yes, there is enough green space	0.00%	0
No, there is not enough green space	100.00%	2
TOTAL		2

#	PLEASE SHARE ANY ADDITIONAL COMMENTS YOU HAVE REGARDING GREEN SPACE REQUIREMENTS IN COMMERCIAL DEVELOPMENTS.	DATE
	There are no responses.	

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q30 Do you feel that requirements around signs are too restrictive, just right, or not restrictive enough?

Answered: 1 Skipped: 11



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	1	1	1
Total Respondents: 1			

#		DATE
1	1	10/22/2025 12:53 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q31 Do you have any specific concerns about existing requirements for signage in community districts and centers?

Answered: 0 Skipped: 12

#	RESPONSES	DATE
	There are no responses.	

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q32 Do you have any other thoughts about zoning changes in community districts and centers?

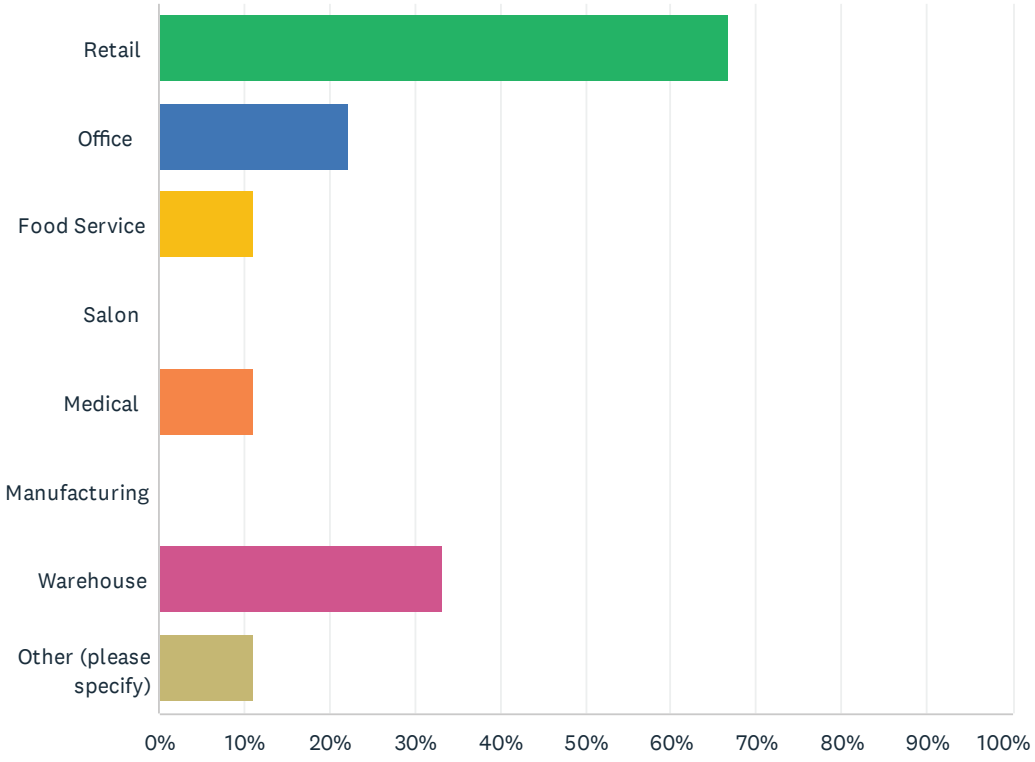
Answered: 0 Skipped: 12

#	RESPONSES	DATE
	There are no responses.	

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q33 What type of business or business property do you own?

Answered: 9 Skipped: 3



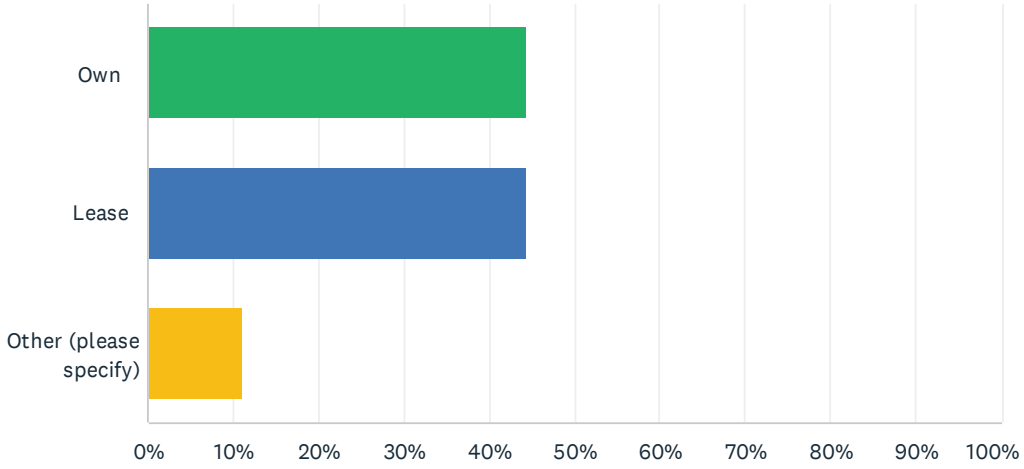
ANSWER CHOICES	RESPONSES	
Retail	66.67%	6
Office	22.22%	2
Food Service	11.11%	1
Salon	0.00%	0
Medical	11.11%	1
Manufacturing	0.00%	0
Warehouse	33.33%	3
Other (please specify)	11.11%	1
Total Respondents: 9		

#	OTHER (PLEASE SPECIFY)	DATE
1	Health and fitness	11/7/2025 4:50 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q34 Do you own or lease your business property? (Select one)

Answered: 9 Skipped: 3



ANSWER CHOICES	RESPONSES	
Own	44.44%	4
Lease	44.44%	4
Other (please specify)	11.11%	1
TOTAL		9

#	OTHER (PLEASE SPECIFY)	DATE
1	Sublease	11/10/2025 7:11 AM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q35 How many people do you employ?

Answered: 9 Skipped: 3

#	RESPONSES	DATE
1	10	11/10/2025 2:56 PM
2	3	11/10/2025 7:11 AM
3	4	11/7/2025 4:50 PM
4	20	11/7/2025 8:41 AM
5	4	11/6/2025 8:25 PM
6	20	11/1/2025 4:16 PM
7	9	10/28/2025 7:45 PM
8	13	10/22/2025 12:54 PM
9	5	10/22/2025 12:18 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q36 On average, how many customers do you have per day?

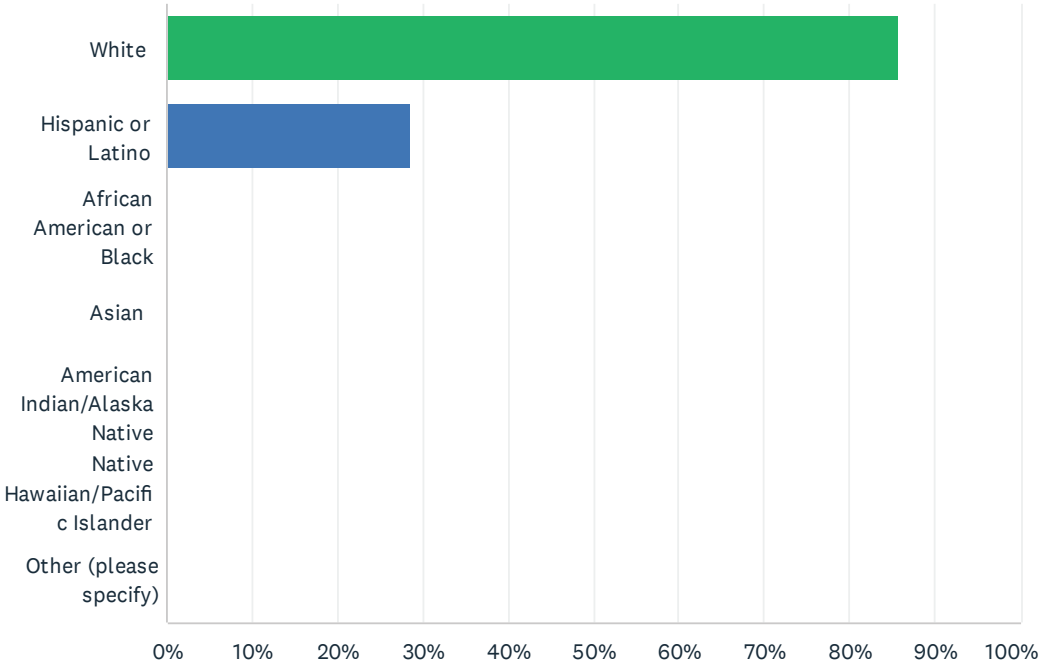
Answered: 9 Skipped: 3

#	RESPONSES	DATE
1	60	11/10/2025 2:56 PM
2	30	11/10/2025 7:11 AM
3	30	11/7/2025 4:50 PM
4	We are not a walk in type of business	11/7/2025 8:41 AM
5	16-20	11/6/2025 8:25 PM
6	20	11/1/2025 4:16 PM
7	100	10/28/2025 7:45 PM
8	60	10/22/2025 12:54 PM
9	20	10/22/2025 12:18 PM

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q37 What is your race or ethnicity? (Select all that apply)

Answered: 7 Skipped: 5



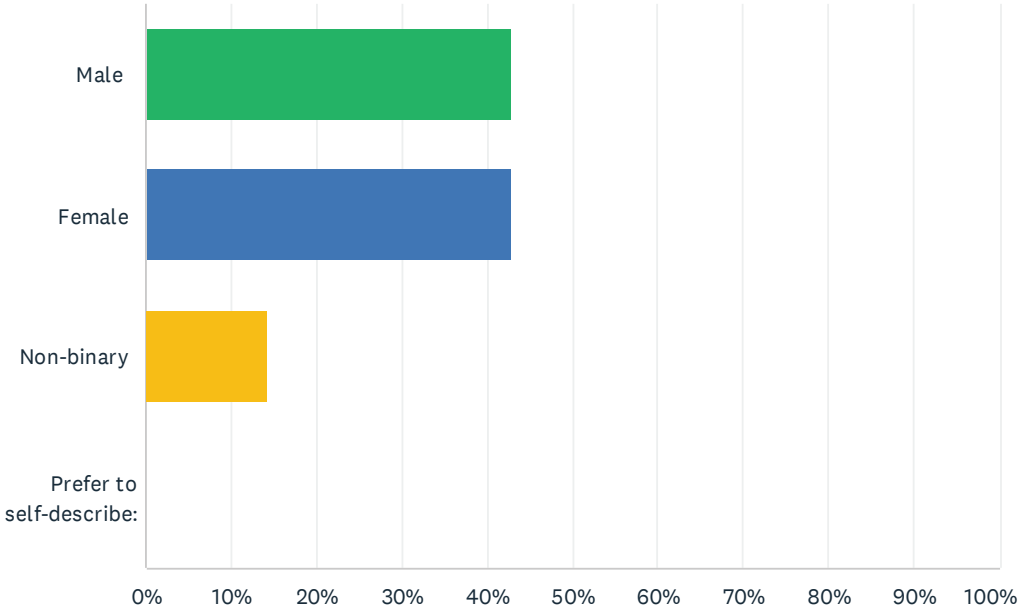
ANSWER CHOICES	RESPONSES	
White	85.71%	6
Hispanic or Latino	28.57%	2
African American or Black	0.00%	0
Asian	0.00%	0
American Indian/Alaska Native	0.00%	0
Native Hawaiian/Pacific Islander	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 7		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q38 What is your gender? (Select one)

Answered: 7 Skipped: 5



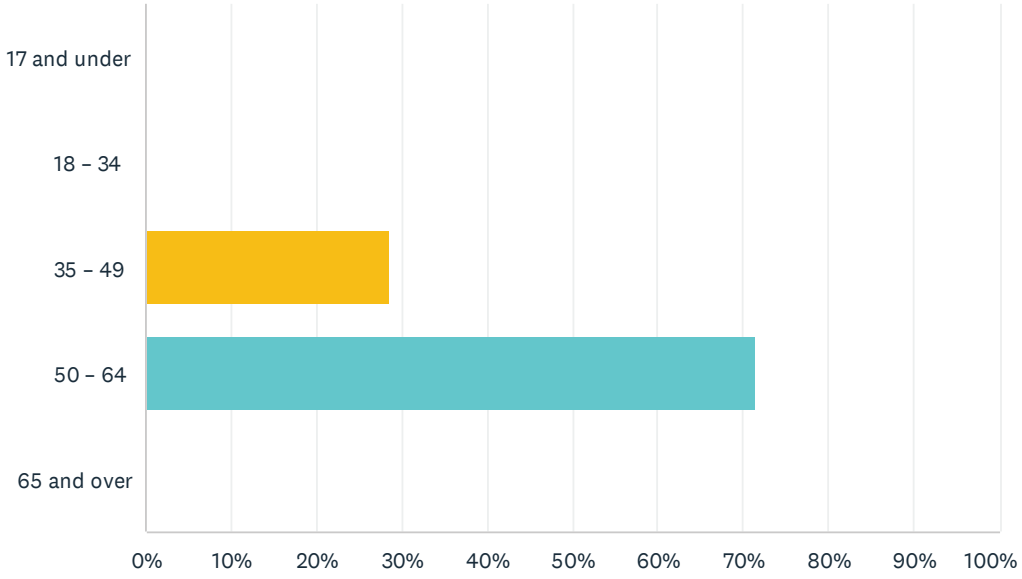
ANSWER CHOICES	RESPONSES	
Male	42.86%	3
Female	42.86%	3
Non-binary	14.29%	1
Prefer to self-describe:	0.00%	0
TOTAL		7

#	PREFER TO SELF-DESCRIBE:	DATE
	There are no responses.	

St. Louis Park Business and Mixed-Use Areas Survey for Owners of Businesses and Business Properties

Q39 What is your age range?

Answered: 7 Skipped: 5



ANSWER CHOICES	RESPONSES	
17 and under	0.00%	0
18 – 34	0.00%	0
35 – 49	28.57%	2
50 – 64	71.43%	5
65 and over	0.00%	0
TOTAL		7

Share Your Comments!

PLEASE SHARE ANY THOUGHTS YOU HAVE ABOUT THE PROPOSALS:

Mainly concerned about setbacks for new development. Hoping the city can look at increasing setbacks because too many developments are too close to the street and limit green space and plantings of trees. Also concerned about the high density of apartment buildings in SLP. It seems as though SLP is getting most of the development along the light rail, AND in other areas of the city. I get the development along the lightrail → however a lot of development is happening away from the lightrail.

Please contact me after the open house to be updated on the process:

NAME (optional): _____

EMAIL (optional): _____

St. Louis Park
MINNESOTA

Share Your Comments!

PLEASE SHARE ANY THOUGHTS YOU HAVE ABOUT THE PROPOSALS:

Love the new parking requirements

Please contact me after the open house to be updated on the process:

NAME (optional): Ann Jennings

EMAIL (optional): _____

St. Louis Park
MINNESOTA
Experience LIFE in the Park

Share Your Comments!

PLEASE SHARE ANY THOUGHTS YOU HAVE ABOUT THE PROPOSALS:

These all look like very sensible plans to streamline the zoning + provide ways to add density appropriately.

Please contact me after the open house to be updated on the process:

NAME (optional): _____

EMAIL (optional): _____

St. Louis Park
MINNESOTA
Experience LIFE in the Park

Share Your Comments!

PLEASE SHARE ANY THOUGHTS YOU HAVE ABOUT THE PROPOSALS:

The city needs to get serious on how it regulates "vacation rentals", Vrbos, Air-B'n'B etc. - it puts a strain on neighbors who follow the rules. 3216 Gettysburg Ave S should be shut down

Please contact me after the open house to be updated on the process:

NAME (optional): Paul Omodt

EMAIL (optional): paulomodt@gmail.com

St. Louis Park MINNESOTA

Share Your Comments!

PLEASE SHARE ANY THOUGHTS YOU HAVE ABOUT THE PROPOSALS:

As an owner of STEELTOE BREWING I have concerns of our zoning changing from Business Park to mixed use. 35th Street is extremely busy now and has more pedestrian traffic. Increasing traffic here would make pedestrian and bicycle traffic much more dangerous. Also, the 2040 plan had our property as Business Park now it is changing?

Please contact me after the open house to be updated on the process:

NAME (optional): JASON SCHOENEMAN

EMAIL (optional): jason@steeltoebrewing.com

St. Louis Park MINNESOTA

Share Your Comments!

PLEASE SHARE ANY THOUGHTS YOU HAVE ABOUT THE PROPOSALS:

I understand the reasoning to get rid of business park and allow residential, but in doing so you have high likelyhood of losing the established businesses that bring so much to the community and the unique & quirky characteristics of the old buildings. We don't want to lose more business! ex: Steel Toe Brewing ex: Fitspace ex: Pavek museum etc etc etc Where do they go if their buildings are torn down for residential?

Please contact me after the open house to be updated on the process:

NAME (optional): _____

EMAIL (optional): _____

St. Louis Park MINNESOTA

Share Your Comments!

PLEASE SHARE ANY THOUGHTS YOU HAVE ABOUT THE PROPOSALS:

The former Gorham municipal parking lot is directly behind our home. I worry about apartments or taller (3-story) buildings changing the feel of the residential neighborhood from a quiet family-friendly space to a busier, high traffic area. My preference is to have this reconsidered as a residential neighborhood, to match the surrounding residential areas. I'm not saying change the whole Walker-Lake to residential, but these areas right on the fringes between MU-I & residential need to consider community/neighborhood input.

Please contact me after the open house to be updated on the process:

NAME (optional): Tim Goldencrown

EMAIL (optional): tim.goldencrown@gmail.com

St. Louis Park MINNESOTA

Share Your Comments!

PLEASE SHARE ANY THOUGHTS YOU HAVE ABOUT THE PROPOSALS:

As a homeowner in the historic Walker area. What I love abaut it is the community & engagment. I would love to see the old gorham municipe lot used as a community space. Lenox needs mare outdoor community spaces for folks to gather and connect, I want it to stay a calming and connected area. Small buisnesses with community connection would be ideal in that space as well!,

Please contact me after the open house to be updated on the process:

NAME (optional): _____

EMAIL (optional): _____

St. Louis Park
MINNESOTA

Share Your Comments!

PLEASE SHARE ANY THOUGHTS YOU HAVE ABOUT THE PROPOSALS:

Im 6 years old

I want the old gorham Ave municiple lot to be: A nice relaxing Play Ground

Please contact me after the open house to be updated on the process:

NAME (optional): Ole

EMAIL (optional): _____

St. Louis Park
MINNESOTA

Share Your Comments!

PLEASE SHARE ANY THOUGHTS YOU HAVE ABOUT THE PROPOSALS:

Triangle looks good

Please contact me after the open house to be updated on the process:

NAME (optional): _____

EMAIL (optional): _____

St. Louis Park
MINNESOTA

Date: March 4, 2026

To: Planning Commission

Attn: Gary Morrison, Zoning Administrator

From: Environment and Sustainability Commission (ESC)

Subject: Zoning Code Update Phase 2 and Parking Reductions

Strategic Priority: Environmental Stewardship

The Environment and Sustainability commission recommends approving the draft zoning code amendments that reduce minimum parking requirements across zoning districts and eliminates parking requirements in the Walker-Lake Historical District.

The long-term goal of parking reductions should remain to increase multimodal transportation options, including transit, biking and walking, consistent with St. Louis Park's Climate Action Plan and Connect the Park goals.

The proposed amendments are designed to use the existing parking supply in dense commercial areas (e.g., Walker-Lake, Excelsior & Grand) to promote efficient use of shared-parking while balancing supply and demand and meeting the needs of existing retail, commercial, and residential uses. As demonstrated through parking reductions in the Walker-Lake Historical District, reducing parking minimums and creating shared access to street and off-street parking in walkable, dense commercial areas allows existing businesses to continue to serve their customers while also removing the requirements for new parking facilities.

As future redevelopment occurs in existing and future commercial nodes, reduced parking minimums will limit the amount of land used for parking, which in turn can be used for greenspaces, natural areas, other landscaping, or multimodal transportation.

This action is a positive step forward for St. Louis Park, who can continue to lead for other first ring suburban cities where existing transit access and development patterns do not support eliminating parking. Further reductions can be achieved through the 2050 Comprehensive Plan process, where the city will update its land use plan and implementation actions.

Outlook

FW: Comments for June 17th Planning Commission Public Hearing on Zoning Ordinance

From info@stlouisparkmn.gov <info@stlouisparkmn.gov>
Date Wed 6/17/2026 8:03 AM
To SLP BuildingandEnergy Customer Applications <inspections@stlouisparkmn.gov>; Angela Nelson <anelson@stlouisparkmn.gov>

Tami Strohmeyer
Customer Service Representative | City of St. Louis Park
5005 Minnetonka Blvd, St. Louis Park, MN 55416
Office: 952.928.1360
tstrohmeyer@stlouisparkmn.gov
Experience LIFE in the Park.

From: Ian Thomas <[redacted]>
Sent: Tuesday, June 16, 2026 12:42 PM
To: info@stlouisparkmn.gov
Subject: Comments for June 17th Planning Commission Public Hearing on Zoning Ordinance

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Dear Planning Commissioners:

Thank you for all your volunteer time and hard work – representing the people of St. Louis Park in planning decisions and making policy recommendations to the City Council. My comments relate to "parking minimums" in the proposed zoning code update, phase 2.

First of all, I want to point out that these outdated, unnecessary, and harmful requirements are incompatible with the City's vision and strategic priorities:

- By mandating a specific number of parking spaces for every building, they encourage sprawl, push destinations further apart, make driving unavoidable for most journeys, create an unsafe and unpleasant walking environment, and fuel a self-perpetuating cycle of automobile dependence – the exact opposite of *"Safe infrastructure that connects people and places with an emphasis on walking, biking and transit."*
- Second, since the land, materials, and labor cost of surface parking is $5,000–$10,000 per space, rising to $25,000–$50,000 per space in an underground garage, the requirement to provide one space per bedroom adds hundreds of dollars to the monthly rent, thereby undermining our goal of *"a range of quality, affordable and attainable housing options"* – developers should be free to offer apartments to low-car and no-car families without a financial penalty.
- Lastly, by increasing the community's dependence on automobiles, we drive up transportation-related carbon emissions, making a joke of our claims of *"climate leadership."*

The arguments in favor of parking minimums lie somewhere between very weak and non-existent. In general, they betray a strong cultural bias in favor of motorists and against pedestrians and transit users,

despite the fact that one-third of all Americans do not drive a car. In discussing concerns with City staff, an apartment development in Knollwood was cited, which provided insufficient spaces such that the lot is full every night and a few people have to risk parking in an adjacent lot with a sign that says "Unauthorized cars will be towed" or find street parking up to a quarter of a mile away. Compare this minor inconvenience with the magnitude, severity, and impact of the systemic, long-term, citywide problems caused by keeping parking mandates – the ugly landscapes, the economic impact on our most vulnerable neighbors, and the safety, health, and environmental harms caused by locking in "car culture." A more general concern is that, without parking mandates, developers will intentionally under-build parking, forcing residents to park on nearby streets in single-family neighborhoods. Not only is this argument specious (developers have no incentive for inconveniencing their tenants and have access to sophisticated models for predicting parking demand), but it also relies on the false assumption that certain residents can dictate who is allowed to park on the public streets in their neighborhood. And then there is the fear that St. Louis Park voters will rise up against any parking reform effort. In fact, the opposite is true, as demonstrated in a survey the City administered last year supposedly to guide development of this new zoning code. In the survey, 65% of respondents said they want to reduce or eliminate minimum parking requirements in Neighborhood Commercial Node/Corridor zones, and 82% indicated there is already enough or too much parking available. There were similar results for other zoning districts.

With all this in mind, it is very disappointing – especially, at a time when hundreds of progressive communities across the country (including Minneapolis and St. Paul) are eliminating parking mandates – that St. Louis Park's proposed zoning code update, phase 2 retains them everywhere except the Walker-Lake area, and makes just a few tepid reductions in other districts. Even more alarming is the lack of objective analysis that went into these recommendations, which appear to be quite arbitrary – apparently, no parking utilization studies were conducted to evaluate how the existing requirements are working out (although we are all aware of vast, empty parking lots in many areas).

During your January 21 Study Session, City staff presented three options – to re-open discussion of parking requirements and delay approval of the zoning code update, to conduct a comprehensive parking study as part of your 2026 work plan and then recommend amendments to the ordinance, or to hold off on any changes until the 2050 comprehensive plan update which would mean there would be no realistic impact for 5-10 years. I recall you agreed on the "middle" option, and I encourage you all to take a proactive and "hands-on" role in designing the parameters of the 2026 parking study.

Sincerely,

Ian Thomas
[redacted]
St. Louis Park

Executive summary

Title: Approve professional services agreement for 2050 Comprehensive Plan update

Recommended action: Motion to authorize execution of a contract with Stantec Consulting Services, Inc. in the amount of $214,925 for the 2050 Comprehensive Plan update.

Policy consideration: Does city council want to approve a professional services contract with Stantec for this project?

Summary: The Comprehensive Plan is the city's long-range policy document providing a vision and framework to guide decisions over the next 20 years. State law and regional policy require cities to update their Comprehensive Plans every 10 years. Beyond these requirements, the update provides an opportunity to take a holistic look at the city's future and identify the policies, investments and services needed to achieve that vision. For this planning cycle, community development staff have identified the need for a plan that is more concise, visually engaging and easier for the public and decision-makers to understand than past versions. The updated plan will emphasize a forward-looking vision, actionable strategies and measurable outcomes to help track progress over time.

A request for proposal (RFP) was issued and three proposals were received. A staff selection committee evaluated proposals and conducted interviews. A summary of the results follows:

Consultant	Proposal amount	Average score
Bolton & Menk	$218,367 ($124,844 base + $93,523 optional services)	82.25
Stantec	$214,925 ($209,925 base + $5,000 optional service)	88.50
HKGi	$206,600	71.75

Staff recommend selecting Stantec Consulting Services, Inc. to provide consulting services for the plan update. Stantec has partnered with Modern Day Me to lead engagement throughout the project and with SRF Consulting Group to support the transportation, parks and implementation elements of the plan. Through its proposal and interview, the Stantec team demonstrated a thoughtful approach, comprehensive scope of work, and high level of enthusiasm and creativity while meeting all of staff's goals for the project. Staff recommend city council approve the contract with Stantec for the 2050 comprehensive plan update project.

Financial or budget considerations: Project costs for work beginning in 2026 are included in the current budget. Project costs for work in 2027 and 2028 will be requested through those respective budget processes and are subject to funding availability.

Strategic priority consideration: St. Louis Park is committed to being a city that delivers reliable services, uses city resources responsibly, operates transparently and builds strong relationships with residents.

Supporting documents: 2050 Comprehensive Plan proposal from Stantec, Modern Day Me community engagement summary memo, cost breakdown by year

Prepared by: Laura Chamberlain, senior planner
Reviewed by: Jennifer Monson, planning and economic development manager
Karen Barton, community development director
Tiffany Stephens, interim deputy finance director
Approved by: Kim Keller, city manager

2050 Comprehensive Plan Update

May 22, 2026

Prepared for: City of St. Louis Park
Prepared by: Stantec Consulting Services Inc.

STANTEC CONSULTING SERVICES INC.

Cover Letter

Stantec

Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402

May 22, 2026

Attention
Laura Chamberlain
Senior Planner
City of St. Louis Park
lchamberlain@stlouisparkmn.gov

Reference
Request for Proposals:
2050 Comprehensive Plan Update

Beth Elliott, AICP
Project Manager/Engagement Lead
Primary Point of Contact
612-712-2039 | beth.elliott@stantec.com

Dear Ms. Chamberlain and Members of the Selection Committee,

As a mature, built-out city, St. Louis Park has entered its reinvestment phase, making it especially important to direct change intentionally, align reinvestment with public priorities, and use policy to guide consistent decision-making.

Vision 4.0 has helped establish the City's policy direction, while ongoing zoning code updates are beginning to translate that direction into regulatory tools that can shape on-the-ground outcomes. The opportunity now is to bring that work together into a comprehensive plan that is clear, streamlined, implementation-ready, and meets Metropolitan Council (Met Council) requirements, while also guiding local decision-making.

The City is also interested in establishing clear metrics to track progress, measure outcomes, and support accountability over time, an important step in a planning effort that must navigate real and, at times, competing priorities. Doing so requires reconciling community aspirations with market, fiscal, and implementation realities. In that context, metrics can help create a shared framework for defining success and aligning expectations across residents, elected officials, staff, stakeholders, and agency partners. We see that work as central to the comprehensive plan's purpose and long-term value, and we are ready to partner with you to carry it forward. Our team is well-positioned to help the City navigate this complexity.

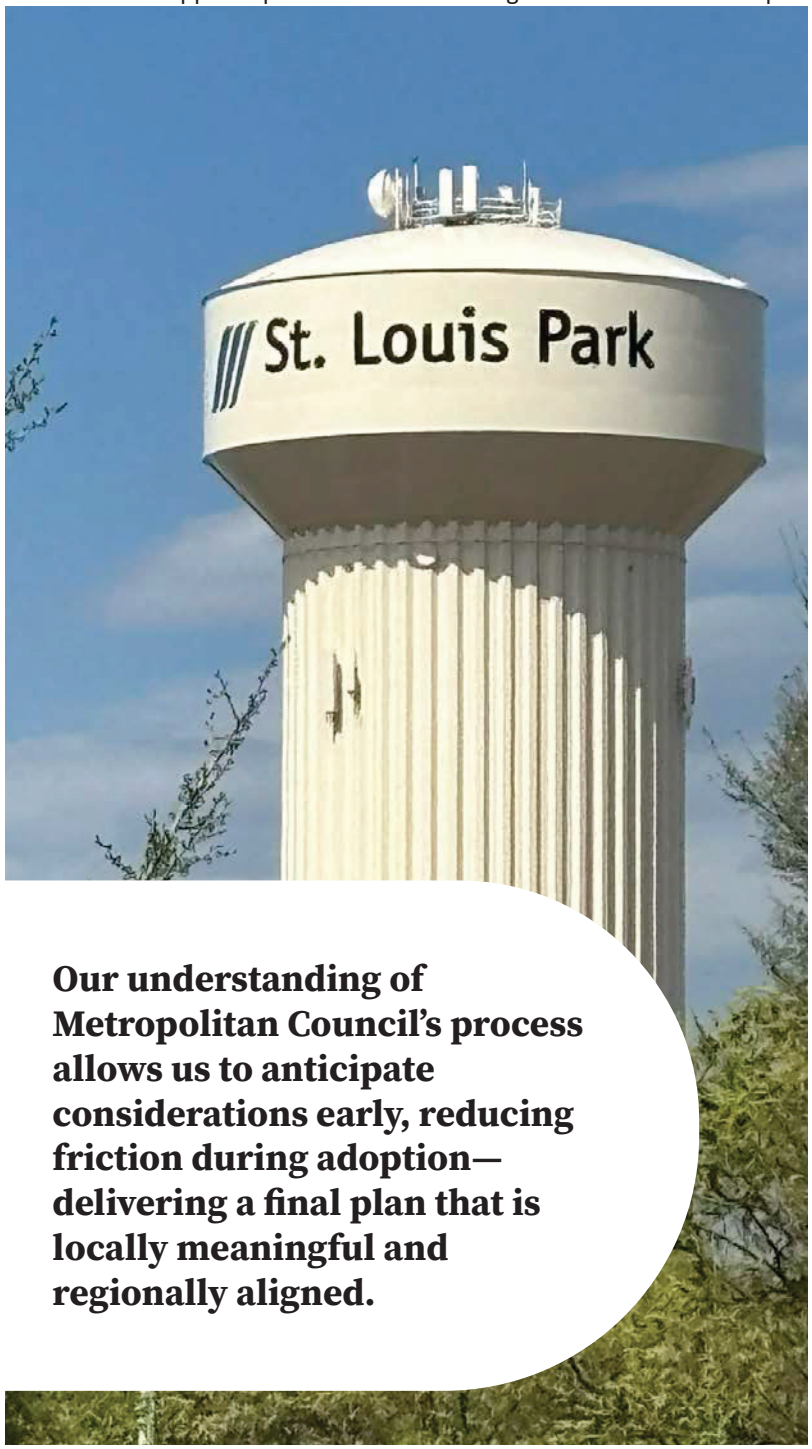
We bring:

- Stantec planners, **Beth Elliott** and **Kristin Baldonado,** who understand the intricacies of Met Council comprehensive plans but have also completed uniquely tailored comprehensive plans nationally.
- Stantec's development economics specialist, **Sam Newberg,** brings a complex understanding of housing and commercial market conditions for redevelopment and reuse in fully built communities.
- **Lydia Statz** and **Mike McGarvey**, trusted SRF specialists, bring expertise in mobility and parks, along with a strong understanding of St. Louis Park's unique needs and local practices.
- **Jon Commers**, a data-driven specialist from SRF, will lead an implementation-focused, metrics-based approach to evaluate ongoing community improvements and advance the vision.
- **Jared Hanks**, with the artist and engagement team at Modern Day Me, will engage St. Louis Park residents and businesses through approaches that are tangible, relevant, and grounded in lived experience.
- **Specialists in climate, engineering, natural resources, urban design, and community engagement**, ready to support the City's comprehensive plan needs with flexible, responsive solutions for evolving opportunities and challenges.

Our approach will build from the City's existing foundation rather than repeat past work. We will organize and integrate prior planning efforts, identify what policies to refine and how to fill policy gaps, and engage the community at key decision points where input can most meaningfully shape outcomes. The result will be a concise, credible, and functional plan. It will reflect local values, respond to evolving conditions, satisfy regional requirements, and provide the City with a durable framework for reinvestment, resilience, and implementation through 2050. We appreciate the City's thoughtful framing of this work and would welcome the opportunity to partner with the City of St. Louis Park to deliver that plan with clarity, confidence, and accountability. Thank you for your consideration. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Stantec Consulting Services Inc.



Our understanding of Metropolitan Council's process allows us to anticipate considerations early, reducing friction during adoption—delivering a final plan that is locally meaningful and regionally aligned.

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1.

Approach

Project Understanding

St. Louis Park is a built-out, mature community at a pivotal planning moment, where both concentrated and dispersed development has occurred in St. Louis Park over the last decade, **focusing the 2050 Plan on how reinvestment is guided, change is managed, and community values are translated into lasting policy and implementation tools.** Strong neighborhoods, regional connectivity, parks and trails, and engaged civic culture provide an exceptional foundation. At the same time, housing affordability pressures, aging infrastructure, climate resilience, and demographic change require a clear, coordinated, and forward-looking framework that helps the City make confident decisions over the next 20+ years.

In recent years, the City has invested significantly in planning, engagement, and policy work, most notably through **Vision 4.0**, zoning updates, housing analysis, and related plans. The 2050 Comprehensive Plan update is the opportunity to **convert that investment into a single, accessible, implementation-ready framework.** Rather than revisiting decisions the community has already helped shape, the plan should organize, integrate, and operationalize existing direction, clarifying priorities, tradeoffs, and responsibilities in a format that is easy to use and built to guide action.

At the same time, the Comprehensive Plan must fully comply with **Metropolitan Council Imagine 2050 requirements and state statutes**, including systems statement consistency, forecasts, Transportation Analysis Zone (TAZ) allocations, and housing obligations. Our team sees compliance as more than a checklist—it is the technical foundation that allows local priorities to stand up to review and move into implementation with confidence. Vision 4.0 establishes the community's shared values, and the Strategic Plan will define organizational priorities and near-term actions. The 2050 Comprehensive Plan should serve as the bridge between vision and execution, translating community aspirations into long-range policy direction, investment choices, and measurable outcomes.

Why Our Team

Our team offers the combination the City needs most for this project: **Strong Metropolitan Council and comprehensive planning expertise, a proven implementation-first approach, and a collaborative process that connects technical analysis, community engagement, and adoption support.** We know how to build plans that are not only compliant, but also clear, practical, and durable—plans that help City staff and decision-makers guide reinvestment, respond to change, and track progress with confidence. Just as important, our team structure brings the right specialists to the table while maintaining a single, accountable point of coordination for the City throughout the process.

Why the Stantec Team?

- Strong Met Council + Comp Plan Expertise
- Proven Implementation-First Approach
- Collaborative Process Connecting Analysis to Action

We believe every planning process is a problem-solving exercise that should be tailored to stakeholder input, local politics, and the opportunities and constraints of implementation.

Project Approach

The Met Council's ten-year comprehensive planning cycle requires technical rigor, disciplined coordination, and a clear understanding of how regional requirements translate to local decisions. Our team brings all three. We know how to meet Met Council expectations while shaping analysis, mapping, and policy direction into a plan that is practical, credible, and tailored to St. Louis Park.

Based on the RFP, the City is seeking a streamlined, implementation-focused plan that works in tandem with Vision 4.0 and is supported by meaningful public engagement. That is exactly how we approach this work, by creating plans that are concise, easy to use, and guided by equitable engagement.

Too many plans articulate a strong vision but fail to change day-to-day decision-making. Our team plans for implementation from the outset. We identify actions that are ambitious and achievable, define how progress will be measured, and build the structure needed for City staff and leaders to carry the plan forward over time.

What differentiates our team is the ability to connect analysis, engagement, and implementation in one coherent process. We bring practical redevelopment, infrastructure, housing, and policy experience to the table, and we pair each recommendation with clear implementation strategies, responsible parties, and realistic timelines.

St. Louis Park's comprehensive plan update will follow a proven, step-by-step process enhanced by thoughtful, hands-on engagement. Our work moves deliberately from analysis to policy to implementation, with leaders and community members engaged at the moments when their input can most improve the outcome. The result will be a digital-first, visually clear, and action-oriented plan that meets regional requirements, reflects local context, and gives the City a strong framework for decision-making.

Community Engagement

Effective engagement is not checking a box but is defined by whether the right people are reached, whether input is useful, and whether participants can see how their perspectives shaped the outcome. Our engagement approach is designed to do exactly that. We bring stakeholders and the public into the process at key decision points to inform the next level of analysis, policy, and implementation. Through transparent documentation, we can then show the public how their previous input was incorporated into the plan.

Our engagement strategy is grounded in thoughtful planning, transparent decision-making, and clear accountability. We do not treat engagement as a parallel track; we use it to improve the plan itself by building consensus, surfacing tradeoffs early, and creating a stronger basis for adoption and implementation.

Integrated Vision and Comprehensive Planning

The most important element of the engagement strategy will be building on the community vision established through Vision 4.0. Our team will treat the comprehensive plan process as a continuation of that and not a repetition of it, so the City can respect prior input, avoid engagement fatigue, and focus conversations on the policy choices and implementation steps that matter now.

Engagement "Pushes"

We engage stakeholders and the public at the moments when their input can most directly influence the work ahead. We call these "engagement pushes." This approach keeps participation focused, efficient, and meaningful. Rather than asking the community to react to abstract concepts, we bring forward clear choices, explain the implications, and use feedback to shape the next phase of plan development.

Because broad-based and targeted engagement already occurred through Vision 4.0, our engagement strategy begins from a stronger starting point. Instead of returning to the question of what St. Louis Park should become, we will engage the public on how that vision is realized through policy, investment, and measurable implementation. This is why we propose two focused engagement pushes that build momentum and produce decision-useful input.

- **Engagement Push #1 Plan Priorities:** Our first touchpoint will be after our team has gathered and reviewed relevant directions from previous city-wide and neighborhood plans. We will pair those priorities with the outcomes of Vision 4.0, resulting in a set of comprehensive plan topics that have woven past and current directions. We will conduct targeted engagement to surface any missing topics or ideas, helping diverse audiences see their experiences and aspirations reflected in the comprehensive plan.

- **Engagement Push #2 Action Plan:** City staff have indicated a priority to engage the public on actionable implementation and metrics which we agree is critical for buy-in. Our team will translate complex planning policies into engagement questions that are relatable and values based. Public input in this phase will guide a set of implementation metrics that support measurable accountability, transparency, and alignment with comprehensive plan priorities. We may ask: How can we tell St. Louis Park is getting better . . . versus . . . did we do a thing?

Our proposal is assuming each engagement push includes one community-wide workshop, digital engagement, and targeted creative engagement. From the standpoint of digital engagement, we hope to use similar tools within the process that help to build an interactive web-based comprehensive plan outcome.

We would love to work with you on right-sizing engagement to be most impactful for St. Louis Park residents, businesses, and visitors. Our team brings a diverse set of tools and expertise that can be tailored to match your needs and values.

Modern Day Me Collaboration

Modern Day Me will serve as a core engagement partner, helping the City reach audiences that have historically been underrepresented in planning processes. Their work adds cultural competency, creativity, and trusted community-grounded methods that strengthen participation and help make sure a broader range of voices meaningfully influences policy direction.

Working closely with **Beth Elliott** and the broader Stantec team, **Jared Hanks** and his team at Modern Day Me will help develop a Community Engagement Plan that blends grassroots, culturally responsive outreach with more traditional methods.

Stantec + Modern Day Me Collaboration: 1st Avenue North Reconstruction

Stantec partnered with Modern Day Me to provide creative public engagement solutions on the 1st Avenue North Reconstruction project, an initiative to transform a half-mile stretch of Minneapolis street into a vibrant, mutilmodal pedestrian corridor.

Key engagement activities included street interviews, visual storytelling, live art engagement, social media, and data collection.

Modern Day Me's engagement approach is to enlighten and educate, excite and enhance, and equip and empower. It will include:

- **Clear engagement goals** that build on the work from Vision 4.0.
- **Stakeholder identification and mapping** that can be evaluated throughout the project.
- **A layered outreach strategy** that combines in-person, place-based, and digital engagement.
- **Engagement tools and methods** tailored to demographics and cultural contexts that respond to lessons learned from Vision 4.0.
- **A phased engagement schedule** aligned with project milestones and decision points.
- **Evaluation metrics** to measure reach, participation diversity, and feedback integration.

Work Plan

Our work plan is intentionally aligned with the RFP priorities and selection criteria. It is structured to give the City what it needs most: disciplined project management, technically sound analysis, actionable policy, meaningful engagement, practical implementation tools, and a clear path to adoption. Just as important, our process is designed to provide the City with a final plan that is not only approvable but also useful, so St. Louis Park can rely on it as a decision-making tool well beyond adoption.

- Project management maintains organizational clarity and schedule discipline.
- Existing conditions analysis is data-driven and purpose-built.
- Goals and policies focus on actionability.
- Engagement is targeted, inclusive, and focused on lived experience.
- Plan development emphasizes usability.
- Implementation and metrics translate vision into action.
- Review cycles support smooth approval.

Task 1: Project Management + Coordination

Led by **Beth Elliott**, Task 1 establishes the disciplined management structure needed to keep a complex, multi-departmental planning effort on track. Through proactive issue resolution, regular coordination, and a detailed schedule aligned with the City's timeline, we will keep land use, housing, transportation, utilities, parks, and climate policy moving in sync while maintaining a clear path to adoption.

Defined milestones will allow incorporation of public and City Council input while maintaining a clear path to City adoption and Met Council acceptance.

Project management subtasks will include:

- Kickoff meeting to confirm priorities, Met Council coordination, development trends, capital planning, and engagement strategy.
- Biweekly check-ins with City staff to track progress, address schedule and budget issues, and confirm next steps.
- Coordination with technical advisors to define priorities and build ownership for implementation.
- Integration of Vision 4.0, the 2040 Plan, neighborhood plans, and related initiatives to avoid duplication and reflect current priorities.
- Agendas, summaries, and staff reports to keep the process transparent, organized, and consensus-driven.

TASK 1 DELIVERABLES

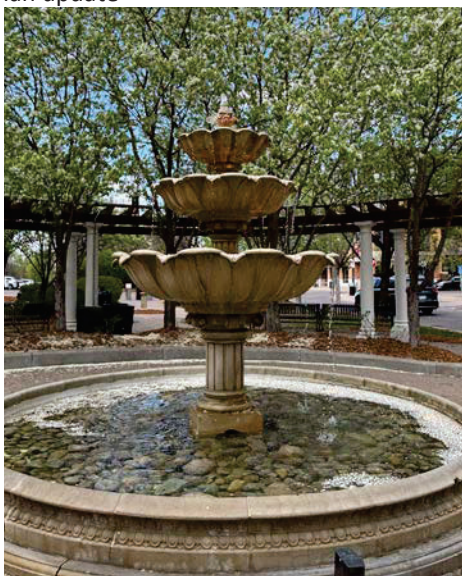
- Detailed work plan and schedule
- Agendas, summaries, and staff reports

Task 2: Existing Conditions Analysis

Task 2 establishes a shared fact base for City leaders, stakeholders, and residents. Building on Vision 4.0, we will combine Met Council requirements with local data, maps, and analysis to create clear summaries of major trends, opportunities, and constraints.

Existing conditions subtasks will include:

- Data collection and mapping to streamline the plan and meet Met Council requirements.
- 2050 TAZ forecasts to assess future development patterns and transportation impacts.
- Early and ongoing coordination with Met Council staff to support alignment and confidence throughout plan development.



- High-level redevelopment opportunity analysis, led by **Sam Newberg**, including three case study sites for high-level capacity testing.
- Zoning analysis by **Erin Perdu** to align recent code updates with comprehensive plan policy direction.

TASK 2 DELIVERABLES

- TAZ dataset and projections by decade
- Redevelopment analysis
- GIS framework and mapping outputs

Task 3: Goals + Policies

Task 3 builds on Vision 4.0, the 2040 Plan, neighborhood plans, and other initiatives to define the 2050 Plan's goals and policies. Rather than starting over, we will organize existing direction, identify gaps, and turn priorities into a clear, actionable policy framework.

Public engagement will help confirm which past priorities still matter, whether policies reflect lived experience, and what needs to change. This process will refine goals and policies while setting up meaningful implementation metrics. Our engagement strategy will:

1. **Test Relevance:** Does this still matter?
2. **Test Clarity:** Does the policy reflect real experience?
3. **Surface Gaps:** What is missing, who is missing, and what needs to change?

Goals and policies subtasks will include:

- Align comprehensive plan policies with the City's Strategic Plan and other current priorities.
- Review 2040 and related plan goals to identify priorities to carry forward and gaps to address.
- Use staff workshops and community feedback to refine policy direction and operationalize priorities.
- Apply an equity lens to assess policy opportunities and support a potential Racial Equity Impact Assessment.
- Draft goals and policies that support clear implementation measures and long-term accountability.

TASK 3 DELIVERABLES

- Draft goals and policies
- Staff workshop summaries
- REIA material
- Public engagement material

Task 4: Community Engagement

Engagement will build on Vision 4.0 by refining policy choices rather than repeating past visioning. Methods will be accessible, targeted, and designed to show how public input shapes outcomes.

Community engagement subtasks will include:

- Develop a Community Engagement Plan with **Jared Hanks** from Modern Day Me that combines traditional, targeted, innovative, and digital outreach.
- Create a communications plan defining key messages, outreach channels, and Council decision points.
- Conduct two engagement pushes, each including a community workshop, digital engagement, and targeted creative and inclusive outreach.

- Hold Planning Commission workshops before each engagement push to refine public-facing content and questions.
- Provide four City Council updates at key milestones: kickoff, before each engagement push, and at draft plan review.
- Document engagement results in clear summaries that capture public input, key themes, and implications for the next phase of work.

TASK 4 DELIVERABLES

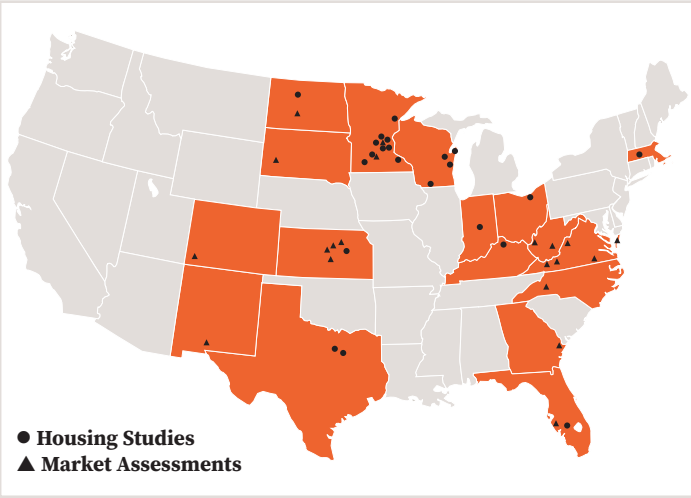
- Community Engagement Plan
- Communications Plan
- Engagement materials (print and digital)
- Event facilitation and documentation
- Engagement summaries and feedback record

Task 5: Plan Development

Task 5 will turn analysis and engagement into a clear, Met Council-compliant 2050 Comprehensive Plan that the City can actively use. The plan will translate vision, data, and regional requirements into practical policies, maps, and implementation strategies that guide reinvestment, capital decisions, and policy choices through 2050.

> **Our goal is a plan that meets statutory requirements and works as a practical tool for staff, elected officials, developers, and the community.**

Draft chapters will reflect community priorities while staying grounded in market conditions, infrastructure capacity, and Met Council expectations.
We will work with City staff and decision-makers to balance ambition with feasibility and keep the plan clear.



← Completed Housing Study and Market Assessments

The map highlights our team's recent experience. Stantec has worked with large and small communities in rural, suburban, and urban environments.

By completing numerous housing studies and market assessments, our team has developed a library of strategies, case studies, and best practices to inform a set of tailored recommendations for each community.

An interactive, web-paged comprehensive plan will make the vision more tangible and accessible by the general public. Check out how Stantec delivered this for the **Moorhead Comprehensive Plan**.

Plan development subtasks will include:

- Demographic analysis highlighting major changes by race, income, households, families, and aging trends.
- Future land use and redevelopment planning, led by **Kristin Baldonado**, to align growth capacity with regional forecasts and affordability needs.
- Housing planning, led by **Sam Newberg**, to show how the City will meet regional housing needs across affordability levels.
- Mobility recommendations from **Lydia Statz** from SRF, focused on safety, access, multimodal travel, and climate-aligned transportation investment.
- Utilities coordination by **Tyler McLeete** to align infrastructure policy with water plan work and redevelopment needs.
- Climate and sustainability integration by **Erin Sejkora** to connect the 2018 Climate Action Plan and 2040 priorities with updated resilience and implementation metrics.
- Parks and natural resources analysis by **Mike McGarvey** from SRF to identify gaps, improve access, and guide future capital investment.
- ADA-compliant draft chapters that unify required plan elements into a coherent framework.
- A web-based version of the comprehensive plan using storymap-style content for public accessibility.

TASK 5 DELIVERABLES

- Printable plan document
- Web-based comprehensive plan
- ADA-compliant digital content
- GIS maps and supporting appendices

Task 6: Implementation + Metrics

Task 6 will focus on keeping the plan actionable after adoption. Drawing on experience in system planning, redevelopment, rezoning, and performance tracking, we will help the City connect policy direction to measurable outcomes, practical tools, and long-term accountability.

Implementation and metrics subtasks will include:

- Implementation tools, led by **Jon Commers** with SRF, to measure outcomes across land use, transportation, water, parks, and related systems.
- A long-term metrics framework that supports ongoing data collection, trend analysis, and adaptive decision-making through 2050.
- The framework to create a future online dashboard to track actions, metrics, and long-term trends and communicate progress clearly.

TASK 6 DELIVERABLES

- Implementation and metrics database
- Online tracking tool

Task 7: Review + Adoption

Task 7 will support final refinement, adoption, and transition to implementation through close coordination with City staff, the Planning Commission, and City Council. Our role is to reduce friction late in the process by preparing decision-ready materials, resolving issues early, and supporting a confident path to acceptance and adoption.

We will prepare clearly communicated materials, facilitate review sessions and hearings, and help resolve final policy and compliance questions.

Feedback will be documented and incorporated into final materials to minimize late revisions and confirm alignment before Met Council submittal.

We will also support hearings, presentations, summaries, and technical assistance to position the plan for acceptance and immediate use.

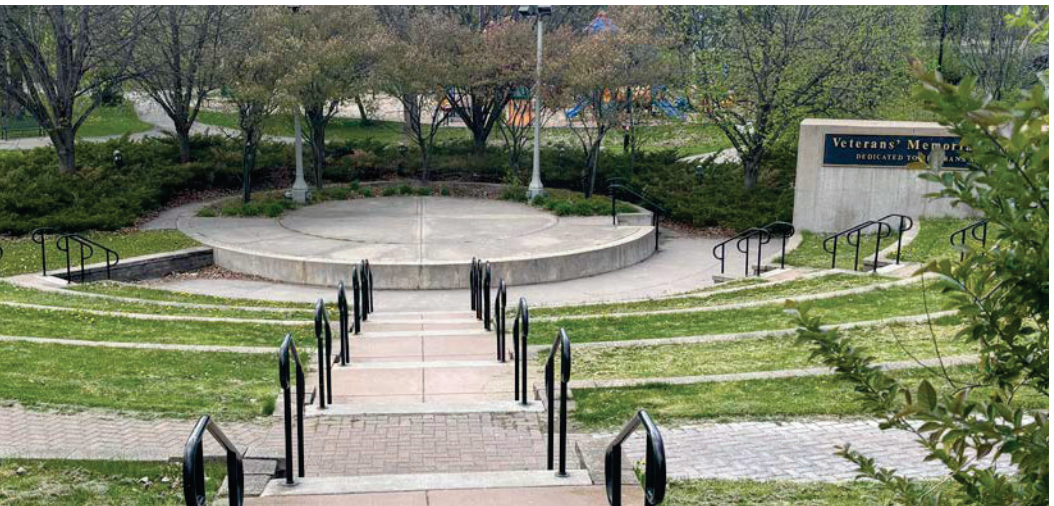
Our team will reduce late-stage friction by preparing decision-ready materials, resolving issues early, and advancing a confident path to adoption.

Review and adoption subtasks will include:

- Support preliminary staff review and materials for the Planning Commission public hearing.
- Assist with adjacent jurisdiction review materials, comment tracking, and follow-up responses.
- Support Met Council review, compliance documentation, and responses through acceptance and adoption.
- Attend Planning Commission and City Council meetings to present or answer questions as needed.

TASK 7 DELIVERABLES

- Drafts for review
- Comment tracking and responses
- Final approved plan and adoption materials



Optional Services

A comprehensive plan is an opportunity to customize the analysis and outcomes to best serve your needs. We have designed our work plan to focus on the priorities identified in the RFP and then scoped them to best suit the needs of a broad-based comprehensive plan.

If the City is interested in performing a deeper dive into topics that bring value to the plan's implementation focus, we would recommend these tasks as considerations.

- **Funding Analysis:** As a senior funding leader for **Stantec's North American Funding Program**, **Heidi Peper** can help to develop funding-eligible projects. She can help in three areas: research and strategy, application preparation, and grant administration.
- **Market Analysis:** Led by **Sam Newberg,** Stantec's Economic Development team can provide deeper insights into redevelopment opportunities. Our team goes beyond traditional market research approaches, adding structured conversations with developers and real estate professionals familiar with St. Louis Park and similar local markets. A technical memorandum will identify St. Louis Park's locational strengths and weaknesses for redevelopment and reuse, and then apply a more detailed capacity analysis to key sites.
- **Redevelopment Hand Rendering:** Hand-rendered drawings can make redevelopment opportunities tangible by translating planning concepts into clear, human-scale visuals that build understanding, alignment, and excitement. A Stantec graphic artist can work with you to select the right location, perspective, and level of detail to support your goals.
- **Artist-Designed Communications Video:** Either used as part of a community awareness campaign to introduce the comprehensive plan or as a compilation piece at the end, Modern Day Me can design a video that effectively communicates the relevance of the comprehensive plan to people's daily lives and experiences.
- **Accessibility Analysis:** The SRF team, led jointly by mobility planner, **Lydia Statz**, and the Spatial Data Sciences team, can help develop a map or series of maps identifying active transportation gaps, barriers, and challenges to accessing community resources. This analysis would build on travel time and traffic stress conditions to identify where community members lack safe access to parks, schools, medical care, and transit, and identify priority projects to bridge those gaps and improve overall accessibility.
- **Tree Coverage Analysis:** As part of the natural resources section, **Mike McGarvey** and the Spatial Data Sciences team can develop a map to understand the City's current tree coverage and how it impacts the urban heat island and climate resilience. Tree coverage will be overlapped with environmental justice characteristics to identify opportunities to increase resilience to extreme heat in vulnerable areas.

2.

Team

About Stantec

Stantec empowers clients, people, and communities to rise to the world's greatest challenges at a time when the world faces more unprecedented concerns than ever before. The Stantec community unites more than 34,000 employees working in over 450 locations across 6 continents.

We are a global leader in sustainable planning, engineering, architecture, and environmental consulting. Our professionals deliver the expertise, technology, and innovation communities need to manage aging infrastructure, demographic and population changes, the energy transition, and more.

We are planners, designers, engineers, scientists, project managers, and strategic advisors. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere so that together we can redefine what's possible.

Stantec's Urban Places

Stantec's Urban Places team brings together local and national experts in planning and urban design, landscape architecture, transportation (including smart and urban mobility), resilience, real estate feasibility, mixed-use architecture, smart cities, and brownfield redevelopment. Integrating more than a dozen disciplines, we have helped communities chart a path to greater livability, sustainability, and equity.

As a large, multidisciplinary firm, our Urban Places practice is more than just a collection of technical skills—it's an integrated approach that "connects the dots" to solve complex problems and unlock bigger opportunities.

Comprehensive Planning

Planning is problem-solving—creating thoughtful solutions for communities that consider a variety of issues, public input, and the needs of the city. A well-completed comprehensive plan leaves traditional ways of land use planning behind, and instead, is a guide for evolving cities in an equitable, age-friendly, safe, and healthy way.

Our team's recently completed comprehensive plans demonstrate our strength in small cities, suburbs, and larger regions:

- Alton Comprehensive Plan, IL (Ongoing)
- Northfield Comprehensive Plan, MN (2024)
- Owatonna Comprehensive Plan, MN (2024)
- Farmers Branch Comprehensive Plan, TX (2023)
- Moorhead Comprehensive Plan Update, MN (2022)
- Sugar Land Comprehensive Plan Update, TX (2022)
- Downtown Moorhead Master Plan, MN (2020)
- Mendota Heights Comprehensive Plan, MN (2019)
- Cottage Grove Comprehensive Plan, MN (2019)
- Spring Lake Park Comprehensive Plan, MN (2019)

6 Steps to Help Your City

Stantec is implementing new practices to provide cities and communities with comprehensive plans that set an equitable, age-friendly, safe, and healthy vision for housing, transportation, and land uses that work for the future.

Read more

Our Services + Capabilities

As a large, multidisciplinary firm, we bring a diverse team with skills and expertise that enhance traditional city planning with the following services.

Planning + Urban Design

The best planning and urban design delivers a range of benefits, from lower environmental impacts to higher economic performance to a stronger sense of community. Whether planning for urban downtowns or walkable suburban centers, we set our sights on delivering plans that create distinctive and exciting places that people want to return to again and again.

Resilience Planning + Design

We take a broad view of resilience. It includes the ability to bounce back from weather-driven extremes, like hurricanes and flooding. But it also means responding to economic downturns, infrastructure delays, hackers, an aging population, terrorism, and more. Our work in resilience assessment, mitigation, and design unites new thinking about infrastructure, environment, and quality of life to strengthen communities around the globe.

Development Economics

Our development economics team provides support to public and private sector clients in a diverse range of markets, combining expertise in urban planning, economic consulting, housing analysis, economic/fiscal impact, and real estate development. They illuminate the real-world development opportunities associated with focus areas by using leading-edge market analysis methodologies and deepen those insights through structured interviews with local market experts.

Funding Assistance

Stantec's funding specialists help you develop funding-eligible projects in three areas: research and strategy, application preparation, and grant administration.

Landscape Architecture

We create opportunities from complex physical constraints and help our clients achieve their unique project goals for the design, organization, and use of space. From concept development through construction drawings and implementation, we are the source and facilitator of creative ideas that are economically viable and environmentally responsible.

Park + Open Space Expertise

We recognize the challenge of balancing the needs of populations with diverse needs, a wide range of interests and abilities, and the need to sustain vibrancy within our public spaces through all seasons. Whether planning a large open space, designing an urban pocket park, or developing a large rural area into an athletic complex, we work to stitch parks and recreation opportunities into the local fabric of the neighborhood.

Placemaking

Our team of experts focuses on creating vibrant urban environments–capitalizing on a local community's culture, arts, and community inspiration to create public spaces that improve vitality and promote people's health, happiness, and well-being. Our integrated approach brings together experts from various disciplines to tackle complex challenges and enhance livability, equity, and sustainability in communities worldwide.

Climate Solutions

We see the link between climate risk, climate action, climate adaptation, and greenhouse gas (GHG) mitigation. For decades, we've been helping clients reduce environmental impacts and adapt to our changing climate. We have mobilized our services around initiatives that support our clients' climate change mitigation and adaptation goals such as energy transition, smart cities, ecosystem restoration, coastal resilience, and Net Zero.

Urban Mobility Planning

Mobility is the secret sauce for urban success, from economic performance to human health to quality of life. Our multimodal approach integrates walking, biking, transit, and cars; adds key supporting systems, like parking and smart technology; and builds flexibility for future technologies, like shared autonomous vehicles.

Sustainability

We think sustainable design should propel communities into the future. Informed by data and grounded in the market, our designs do that, reducing life-cycle costs, boosting energy efficiency, shrinking the carbon footprint, and supporting health and wellness. We help clients navigate the thicket of green strategies and choose the ones that produce better projects.

Engineering

We create communities by planning, developing, designing, and implementing. Our civil engineering teams are practiced at designing with resilience in mind and at putting the pieces back together—with more physical integrity than before.

Site Design

Our exceptionally broad menu of site design services runs from single buildings to entirely new communities. It includes stormwater management, infrastructure design, construction observation, contract administration, land and earthworks analysis, and analysis of feasibility, servicing, drainage, and development potential.

Brownfield Development

By having an integrated team with a development focus, we're able to identify and take advantage of opportunities that leverage costs through all phases from planning, funding, entitlements, and approvals to design, construction, operation, and maintenance.

Meet Our Partners

Modern Day Me

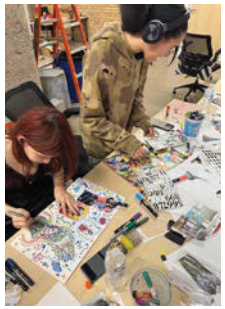
Modern Day Me (MDM) is a creative agency that activates people, places, and ideas through art, design, and experience. Established in 2016, they have engaged communities across the Twin Cities metro area through activations and placemaking, public art, marketing and communications, creative education, and curated events. They believe that through experiential and artful design, they can enhance connections, transcend barriers, and build community.

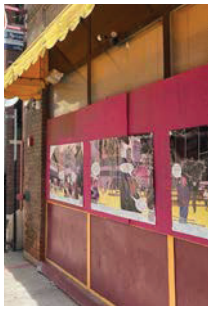
The agency is supported by a diverse and multidisciplinary team of more than 15 contractors and employees, bringing together expertise across operations, communications, art production, community engagement, data analysis and presentation, and photo and film media. This structure allows MDM to integrate creative, technical, and engagement-focused skillsets into every project.

Across their portfolio, MDM has demonstrated a strong commitment to engaging historically underrepresented communities. The agency has partnered with a wide range of organizations, including South and North Minneapolis social service agencies, nonprofit groups, civic and government entities, alternative and public education programs, and higher education institutions. These experiences have strengthened MDM's ability to foster inclusive, culturally responsive engagement strategies that resonate across diverse audiences.

Check out Modern Day Me's creative and community-based projects.

MODERN DAY ME





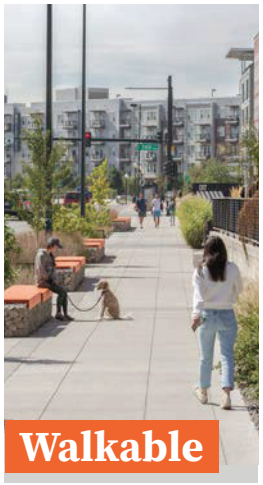
SRF Consulting Group

SRF Consulting Group (SRF) has a long history of serving public-sector clients through integrated planning, engineering, and design services. Established in the Upper Midwest and shaped by decades of work with cities, counties, and regional agencies, SRF has evolved to meet changing community needs while maintaining a focus on practical, implementable solutions. Today, the firm brings a collaborative, multidisciplinary approach to helping communities plan for growth, reinvestment, and long-term resilience.

SRF provides proven, practical long-range planning experience to this project. Their team is led by professionals who have worked on "both sides of the counter"—as public-sector planners and private-sector consultants. This dual perspective provides them a firsthand understanding of the responsibilities and challenges faced by local planning staff. For many of their clients, they continue to serve in these roles, interpreting, administering, and enforcing Comprehensive Plans, zoning ordinances, and related policies.

SRF's multidisciplinary team of planners, engineers, and designers works collaboratively with clients and stakeholders to lead inclusive, community-driven planning processes. They prioritize strategies and solutions that reflect local values and future aspirations. SRF understands that a Comprehensive Plan is a vital tool for preserving and enhancing quality of life, and they are committed to providing a plan that is both visionary and implementable.

SRF



Team Members and Structure

We are uniquely positioned to support the City in its mission to cultivate a safe, economically and environmentally sustainable, resilient, and vibrant community. Our integrated team of experts brings specialized skills in implementation, metrics, equity, community engagement, natural resources, development economics, transportation and mobility planning, climate solutions, and public policy.

Our organizational chart shows our team that will lead the identified areas of the comprehensive plan. We have included bios and resumes for our key personnel along with their qualifications, knowledge, and related project experience.

KEY

- Stantec
- SRF Consulting Group
- Modern Day Me

St. Louis Park
MINNESOTA
Experience RECREATION in the Park

Erin Perdu AICP
QA/QC + Implementation

Beth Elliott AICP
Project Manager + Engagement Lead

Kristin Baldonado AICP
Deputy Project Manager

Core Team

Joe Polacek AICP
Virtual Engagement Lead

Sam Newberg
Development Economics Specialist

Lydia Statz AICP
Mobility Lead

Erin Sejkora AICP
Climate Sustainability Lead

Heidi Peper
Funding Specialist

Jared Hanks
Creative Engagement Lead

Tyler McLeete PE
Municipal Engineer

Mike McGarvy PLA, ASLA, LEED AP
Natural Resources/ Parks and Rec Lead

Safe Elghorab
Creative Engagement Support

Jon Commers
Metrics Implementation Lead

Additional Support

As a large and multidisciplinary firm, we have experts to meet any unique need that might arise in the plan.

Beth Elliott AICP

Project Manager + Engagement Lead

Years of Experience: 23

Firm: Stantec

Registrations
Certified Planner,
American Institute of Certified Planners

Education
MS, Urban and Regional Planning
University of Minnesota

BA, University of Iowa

Check out Beth's blog:
We can think differently to create more equitable outcomes in city building

**denotes projects completed with other firms*

Moorhead Comprehensive Plan | Moorhead, MN | Project Manager and Engagement Specialist
On the heels of a successful partnership in developing the Downtown Moorhead Master Plan, Beth worked to incorporate that plan and other priorities into a citywide comprehensive plan. As project manager, she and her team evaluated existing conditions and paired that with best practices and innovative trends moving into the future. This work led to a strong vision for the future and goals for land use, mobility, economic competitiveness, resiliency, parks, and arts and culture. She designed an engagement process that evolved from virtual to in-person activities and prioritized inclusive and creative ways to garner input.

Minneapolis 2040* | Minneapolis, MN | Project Manager and Engagement Lead
Beth's role in Minneapolis 2040 was two-fold. She wrote a plan for creative and inclusive civic engagement and co-managed the full update process. She led an engagement process that was transparent, empowering, and prioritized stakeholders that tend to be silent in a bureaucratic process. Managing the complete update process required managing the process and deliverables of internal technical groups from across the City enterprise, co-chairing the public health working group, staffing a high-level steering committee, writing City Council resolutions, and making persuasive presentations to the City Council.

Connecting Communities to Transit | Henderson, NV | Equitable Access Planner
In a BRT station area planning process along Boulder Highway, the City of Henderson and Regional Transportation Commission of Southern Nevada wanted to systematically integrate equity into the project. Beth led an Equitable Access Analysis, a six-step methodology to set equity goals, collect socio-economic data and metrics, conduct inclusive engagement, develop equity policies, determine equitable outcomes, and then evaluate its successful.

Farmers Branch Comprehensive Plan | Farmers Branch, TX | Engagement Lead
Beth developed a public engagement plan with a particular focus on creative engagement with the local Latinx community. The community engagement plan was designed to reach people where they naturally gather through pop-up events, prioritizing listening sessions with experts in development, community design, and transportation, and holding community workshops that remove barriers to participation.

Downtown Moorhead Master Plan | Moorhead, MN | Project Manager and Lead Planner
Beth worked collaboratively with the business community, residents, and city staff to create an actionable vision for revitalization of this aging downtown district. She designed and facilitated a creative engagement process that included family-friendly community workshops, winter design walkshops, and virtual engagement tools. Beth coordinated all efforts to realize a downtown for walking and biking, business growth, and a compact critical mass of residents to support vitality. Her strategies for catalytic redevelopment opportunities included a phased approach to redeveloping a regional mall site.

Additional Experience

- 2040 Cottage Grove Comprehensive Plan | Cottage Grove, MN | Project Manager
- Lyndale Avenue Suburban Retrofit Strategy | Bloomington, MN | Co-Project Manager and Engagement Lead
- BuildDowntown: Downtown Memphis Master Plan | Memphis, TN | Assistant Project Manager and Engagement Lead
- Downtown Redevelopment Community Engagement and Visioning | Allen, TX | Public Engagement
- City of Sugar Land Comprehensive Plan Update Phase 1 | Sugar Land, TX | Public Engagement Lead

Erin Perdu AICP

QA/QC + Implementation

Years of Experience: 28

Firm: Stantec

Registrations
Certified Planner #015898,
American Institute of Certified Planners

AICP President (2024-2027)

Education
MS, Urban and Regional Planning
University of Michigan

MS, Natural Resources
University of Michigan

BS, Earth Systems
Stanford University

Check out Erin's blog:
What is a comprehensive plan?
6 steps to help your city

**denotes projects completed with other firms*

Northfield 2050 Comprehensive Plan | Northfield, MN | Project Manager
Erin led the development of a new 2045 Comprehensive Plan for the City of Northfield. Our approach to Northfield's Comprehensive Plan primarily focused on partnerships and equitable outcomes—working under the philosophy that planners are partners, helping communities articulate their desired future and giving them the tools to reach it. Our project team served as the City's partner, taking the lead on building consensus among stakeholders around a strong equity framework.

Farmers Branch Comprehensive Plan | Farmers Branch, TX | Project Manager
Erin led the Stantec team to develop an updated comprehensive plan to guide future long-term development and redevelopment efforts. The completed comprehensive plan enables the City to pivot towards future growth that will be increasingly dependent on redeveloping older underutilized properties and repurposing existing infrastructure. It will provide the policy basis and strategic direction for regulatory changes through zoning and thoroughfare amendments, as well as infrastructure capital planning initiatives.

Downtown Design Standards and Riverfront Overlay District | Fort Wayne, IN | Lead Zoning Specialist
Erin was the lead zoning specialist working with the City of Fort Wayne to create design standards for two downtown zoning districts, the Downtown Core and Downtown Edge. She has also created a new district, the Riverfront Overlay, to craft development along what is one of the city's most unique features. Working with an advisory committee and staff working group, Erin crafted ordinance language that addresses opportunities to increase the quality of infill and redevelopment downtown. New language includes revised building design elements, parking, and active outdoor spaces. The Riverfront Overlay is written to protect views both to and from the river using building step backs and pedestrian connections.

Zoning Code Revision | Valdez, AK | Lead Planner
Erin was the lead planner for the consulting team creating a new zoning ordinance for the City of Valdez that aligned with their recently adopted comprehensive plan. The zoning ordinance was their main implementation tool for the comprehensive plan. Erin worked with the city to create goals for the new code that include accommodate/encourage mixed use development; remove unnecessary regulations; recognize that Valdez is a "winter city" and accommodating snow removal and storage; accommodate more types of housing, in more places; update and consolidate land uses; and balance the desire for a more walkable community with the needs of freight traffic and the high percentage of residents who drive.

Downtown Allen Revitalization Plan | Allen, TX | Project Manager
Erin led the Stantec team through a highly interactive community engagement process in close collaboration with a Downtown Stakeholder Committee to develop a Downtown Redevelopment Plan. Composed of a community-driven vision, goals, a preferred future development scenario, and a robust strategic plan with an implementation strategy designed to serve as a roadmap for realizing the vision, the Stantec team used a multidisciplinary systems approach in developing this plan. The plan protects the historical and cultural assets while adding a host of new connections linking business to business, neighborhood to Main Street, and the Downtown to the region.

Additional Experience
- Glenbrook Small Area Plan | Oakdale, MN | Project Manager
- City of Sugar Land Comprehensive Plan Update Phase 1 | Sugar Land, TX | QA/QC
- Berrien County Master Plan* | Berrien County, MI | Project Manager and Lead Planner
- 2040 Comprehensive plan | Roseville, MN* | Project Manager

Kristin Baldonado AICP

Deputy Project Manager

Years of Experience: 7

Firm: Stantec

Registrations
Certified Planner #34278,
American Institute of Certified Planners

Education
MS, Urban Planning
San Jose State University

BA, Environmental Studies; Geography
Gustavus Adolphus College

Farmers Branch Comprehensive Plan | Farmers Branch, TX | Urban Planner
Kristin provided land use planning and GIS analysis support for this comprehensive plan update for a first-ring suburb of Dallas. The GIS analysis resulted in identifying all areas within the city as either redevelopment, preservation, or enhancement opportunities.

Northfield 2050 Comprehensive Plan | Northfield, MN | Urban Planner
Kristin supported aspects of the land use and transportation focus of this comprehensive planning update. GIS analysis included both an equity analysis to identify locational disparities and underserved communities, as well as an analysis to identify areas within the city as either redevelopment, preservation, or enhancement opportunities.

Riley County Comprehensive Plan | Riley County, KS | Urban Planner
Kristin helped shape a 15-year vision for land use, growth, and infrastructure in the county's predominantly rural areas, while aligning with existing plans for its more urbanized communities. Her responsibilities included synthesizing existing conditions, facilitating public engagement, and drafting policy recommendations that reflect community values and demographic trends. Throughout, she supported the integration of the community's commitment to preserving its agricultural heritage alongside the adoption of new strategies to enhance environmental resilience, maintaining a plan that is actionable and aligned with both local and regional priorities.

Bi-State Sustainable Reinvestment Corridor | Kansas City, KS | Urban Planner
This project is advancing transformative transportation and land use reinvestments along a 24-mile corridor spanning two states and four municipalities. Kristin has played a leading role across phases, contributing to initial existing conditions analysis, alternatives and alignment evaluations, and corridor-wide land use recommendations. She helped lead the development of station area plans for multiple corridor locations, guiding context-sensitive land use strategies to support policy direction, equitable redevelopment, and transit-oriented growth around future high-frequency transit stations.

SWLRT Development Impact Analysis | Hennepin County, MN | Urban Planner
Kristin has led multiple land use analyses in support of Metropolitan Council condemnation cases. She collaborates with colleagues, municipal partners, and the Met Council's light rail transit (LRT) development team to assess the impacts of the Southwest LRT project on corridor properties. Her work evaluates conditions before, during, and after construction and land acquisition, focusing on zoning, building requirements, site functionality, access, parking, loading, and other site-specific considerations. She leads the preparation of detailed reports for legal proceedings and provides expert testimony.

Development Opportunity Analysis | CA | Urban Planner
Kristin developed a GIS analysis for the Chinatown District, a disinvested neighborhood adjacent to the future Fresno High Speed Rail station that will be a significant focus of revitalization. The analysis considers land value ratio, property size, vacancy, public and common ownership, historic resources, average annual daily traffic volume, and walking distance to the station. These characteristics were combined to select 3 sites to focus city resources. A similar analysis was conducted for a neighborhood in the City of Bakersfield, California.

Joe Polacek AICP

Virtual Engagement Lead

Years of Experience: 8

Firm: Stantec

Registrations
Certified Planner #35813,
American Institute of Certified Planners

Education
BA, Design in Architecture
University of Minnesota, Minneapolis, Minnesota

MS, Urban and Regional Planning
University of Minnesota, Minneapolis

Metropolitan Design Certificate
University of Minnesota, Minneapolis

Examples of Web-Based Comprehensive Plans:
Owatonna Comprehensive Plan

Moorhead Comprehensive Plan

City of Farmers Branch Comprehensive Plan | Farmers Branch, TX | Community Engagement
Joe led online and in-person engagement events at key project milestones. Joe led numerous walks through strategic areas with City staff and neighbors with custom packets to encourage conversation. He created a Meeting-in-a-Box for host volunteers to give-and-get housing insight at home meetings in both English and Spanish. Joe also built pages on the City's website and Stantec platforms to duplicate in-person community engagement online, with user experience top of mind.

1st Avenue North Reconstruction | Minneapolis, MN | Engagement Specialist
Joe is conducting a multi-year engagement study to inform the reconstruction of iconic 1st Ave. N. in the Warehouse District. From visioning to pre-design, Joe has created engagement activities that present important information and request feedback in inviting and fun ways. He coordinated and facilitated an open house workshop in the Skyway and a second in the Target Center lobby, including a colorful and custom collage activity. Joe also designed branding, coordinated public artists, facilitated activities, and created an interactive website for an engagement process that fits this art-rich corridor.

Lyndale Avenue Suburban Retrofit Strategy | Bloomington, MN | Urban Design
Joe reengaged the Lyndale Avenue corridor through targeted community outreach—including a storefront charrette and pop-ups at local schools and a food bank—then developed an urban design framework identifying character districts, key reinvestment nodes, and incremental mobility improvements, culminating in a clear, action-oriented plan that has supported funding exploration and developer discussions.

Imagine Owatonna 2050 Comprehensive Plan | Owatonna, MN | Digital Engagement Lead
Joe developed a suite of tools for engaging Owatonna residents and neighbors. These included a project branding guide, a storymap website, and in-person pop-up activities aimed at gaining insights and driving traffic to the website. Over the course of the project, Joe updated the story map website with the latest content and questions so that the final update equated to a shortened version of the final plan.

Downtown Moorhead Master Plan | Moorhead, MN | Urban Design
With two colleges and a growing arts scene, Moorhead has strong culture and great quality of life but you wouldn't necessarily know it from the look and feel of the city center. Joe created fun and informational engagement activities and synthesized hundreds of public comments before identifying character districts and strategic priorities small areas within downtown. Joe created a public realm framework and phasing plan to reorient the city center to the sidewalk using incremental and less-invasive steps. He also created illustrated perspectives from familiar points of view to show the public how prioritized investment would create a downtown that attracts people to visit and stay. The project led to further planning with developers of catalyst sites, and led to work on the city's comprehensive plan.

2040 Comprehensive Plan | Moundsview, MN | Community Engagement
One suburban community wanted their comprehensive plan to be rewritten from scratch with accompanying illustrations but had little budget to do so. Joe concisely organized the materials required in a comprehensive plan, leaving ample budget to narrate the long-range and high-level goals of city staff and to create illustrations to go alongside. Joe's attention to detail and organization in writing, illustrating, and communications with city staff resulted in a plan that was under budget and exceeded expectations.

Erin Sejkora AICP

Climate Sustainability Lead

Years of Experience: 13

Firm: Stantec

Registrations
Certified Planner,
American Institute of Certified Planners

Education
MS, Urban Planning
University of Wisconsin-Milwaukee

BS, Biology
Villanova University

Northfield AUAR | Northfield, MN | Project Manager
Erin led the preparation of an AUAR that encompasses an approximately 787-acre area in the northwestern area of the City of Northfield and Greenvale Township, Dakota County. Development Scenarios included industrial and technology center uses. Erin drafted AUAR narrative, provided QA/QC, and supported technical leads in analyses completed as part of the AUAR. Managed agency coordination and responses to comments on the Scoping Environmental Assessment Worksheet (EAW). Provided support to City staff with presentations to City leadership, public engagement, and responses to public comments on the Scoping EAW.

Thomson Reuters Redevelopment Project Alternative Urban Areawide Review (AUAR) | Eagan, MN | Project Manager
Erin served as project manager for the preparation of an AUAR for an approximately 179-acre area on the former Thomson Reuters Campus in Eagan, Dakota County. Two redevelopment scenarios were evaluated including an office campus development scenario and a mixed light industrial/multi-family residential development scenario. Her responsibilities included drafting the AUAR narrative, providing QA/QC, and supporting technical leads in analyses for the AUAR. Erin assisted City staff and the Proposer throughout the AUAR process including submittals to the EQB, public notice, distribution of documents to agencies, responding to public and agency comments, and supporting City Council meetings.

Central High School Redevelopment Project Alternative Urban Areawide Review (AUAR) | Duluth, MN | Project Manager
Erin served as project manager for the preparation of an Alternative Urban Areawide Review (AUAR) that encompassed an approximately 80-acre area on the site of the former Central High School in the City of Duluth, St. Louis County. Development Scenarios included a residential/ commercial mixed-use development scenario and a business park scenario.
Erin assisted City staff with navigating the AUAR process for the first time. Responsibilities included drafting the AUAR narrative, providing QA/QC, and supporting technical leads in analyses for the AUAR. Erin managed the overall environmental review process on behalf of the City including submittals to the Environmental Quality Board (EQB), public notice, and distribution of documents to agencies. Provided support to City staff with presentations to the Planning Commission and meetings with the developer's design team.

Corcoran Farms Business Park EAW | Corcoran, MN | Environmental Planner
Erin served as the project manager for the preparation of an Environmental Assessment Worksheet (EAW) for a proposed business park consisting of five buildings with a combined area of 726,000 SF. Project components included warehouse/office buildings, park areas, access roads, trail facilities, sewer/water utility improvements, and stormwater ponds.
Erin coordinated with City staff to publish the EAW, respond to comments, and prepare the record of decision document.

Canterbury Amphitheater Environmental Assessment Worksheet (EAW) | Shakopee, MN | Environmental Planner
Erin assisted with the preparation of an EAW for a proposed amphitheater development. She addressed all requirements related to water resources and hazardous materials generation/contamination.

Tyler McLeete PE

Municipal Engineer

Years of Experience: 18

Firm: Stantec

Registrations
Professional Engineer #51774
State of Minnesota

Education
BS, Civil Engineering; Construction Management
University of Minnesota

1st Avenue Reconstruction | Minneapolis, MN | Multimodal Engineering and Final Design Lead
This initiative will transform the half-mile stretch between North 8th Street and Washington Avenue into a vibrant, multimodal pedestrian corridor. The project aims to enhance the public realm with expanded, ADA-compliant sidewalks, upgraded bicycle facilities, dynamic, flexible street design, new pavement, curb and gutter, underground utilities, lighting, signals, and the addition of trees and ultra-urban green infrastructure elements, including street-level plantings.

Lyndale Suburban Retrofit Strategy | Bloomington, MN | Civil Design Lead
Stantec's Urban Places led a team to develop a plan and suburban retrofit strategies for Lyndale Avenue—creating a dynamic, walkable boulevard that connects a series of vibrant and distinctive neighborhoods along one, cohesive corridor. Our plan prioritizes concepts at two key nodes, including transit-oriented design and development surrounding a Bus Rapid Transit (BRT) station.

City Engineer | Mounds View, MN | Consulting City Engineer
Tyler is an experienced municipal engineer. His past and current experience includes serving as the designated City Engineer for the City of Mounds View. He brings expertise in helping municipalities navigate engineering challenges and providing responsive service. Tyler has experience in preparing municipal infrastructure plans including plans for sewer, water, and transportation systems.

Nicollet Avenue Reconstruction (CSAH 52) | Richfield, MN | Project Manager
Tyler is leading the design and delivery of the multimodal reconstruction project for Hennepin County within the City of Richfield. This 1.3-mile reconstruction project includes extensive public engagement and implementation of a variety of multimodal and complete street elements including roundabout(s), off-street bike facilities, Green Stormwater Infrastructure, and support for future BRT along the corridor. In addition, the design team did an extensive analysis of the public utility infrastructure to provide recommendations on methods of reconstruction of the impacted sewer and water facilities.

6th Avenue North Utility and Street Reconstruction | Minneapolis, MN | Project Manager
Tyler provided project Management and design for this street reconstruction project in the heart of the North Loop neighborhood in Minneapolis. The project adhered to federal funding and historical preservation requirements as well as the difficult nature of fitting an ADA compliant pedestrian access route through a fully developed corridor. Design included salvaging existing historic pavers and including them in the reconstructed street design.

Nicollet Avenue Reconstruction (CSAH 52) | Richfield, MN | Project Manager
Tyler is leading the design and delivery of the multimodal reconstruction project for Hennepin County within the City of Richfield. This 1.3-mile reconstruction project includes extensive public engagement and implementation of a variety of multimodal and complete street elements including roundabout(s), off-street bike facilities, Green Stormwater Infrastructure, and support for future BRT along the corridor. In addition, the design team did an extensive analysis of the public utility infrastructure to provide recommendations on methods of reconstruction of the impacted sewer and water facilities.

Sam Newberg

Development Economics Specialist

Years of Experience: 20

Firm: Stantec

Education
BA, Geography
University of Wisconsin-Madison

Check out this article:
Designing and building mixed-use centers in the suburbs

**denotes projects completed with other firms*

Sawmill Museum Market Study | Clinton, IA | Primary Researcher
Sam conducted a comprehensive market analysis for a brownfield redevelopment, evaluating residential and commercial development potential across a four-block area.

Master Planned Development Market Study | Laredo, TX | Primary Researcher
Sam led a market assessment for a proposed 11,000-acre master planned community, defining demand and phasing for residential, commercial, industrial, and civic uses.

Multiple Housing Studies* | Various Cities, US | Principal Researcher and Author
Sam conducted comprehensive market analyses for affordable housing projects across Minnesota, Wisconsin, Tennessee, and Colorado to support LIHTC funding applications.

3828 Mixed-Use Development Housing/Retail* | Minneapolis, MN | Assistant Developer
Sam supported rezoning approval by securing consensus from 40 neighboring property owners for an infill project preserving an existing building and adding 53 residential units and three ground-floor commercial spaces.

ULI Case Studies (Various Housing Types)* | Excelsior and Gran, St. Louis Park, MN | Principal Researcher and Author
Sam served as principal researcher and author for a published case study analyzing redevelopment planning, financing, market conditions, project timeline, and performance.

Highway 29 Redevelopment Mercer County | Trenton, NJ | Researcher
Sam was a researcher for freeway removal and redevelopment financing alternatives. He researched examples of freeway removal and subsequent multi-block redevelopment, including specific financing/funding sources available for projects in Trenton.

Research Experience with Commercial Brokerages, JLL and CBRE* | Minneapolis, MN | Researcher
Sam spent six years as Director of Research (two at CBRE and four at JLL). He spent considerable time focusing on the industrial, office and residential markets, including areas of St. Louis Park in the West End and along the Green Line extension. This included tracking office leasing, new construction, and redevelopment of commercial properties into more intense/valuable uses.

Mike McGarvey PLA,

ASLA, LEED AP

Natural Resources/Parks and Rec Lead

Years of Experience: 29

Firm: SRF

Registrations
Landscape Architect: Minnesota #26216; North Dakota #12; Wisconsin #530-014; Nebraska #LA 365; North Carolina #2209\

American Society of Landscape Architects

LEED Accredited Professional

Education
BLA, Iowa State University

Metropolitan Council Green Line LRT Extension | Minneapolis, MN | Landscape and Urban Design Lead
Mike has lead all phases of urban design and landscape architecture for the western portion of this project that will expand transit service from Minneapolis to the southwest suburbs. Specifically, Mike lead landscape and urban design for station areas, streetscapes and park and ride facilities as well as a maintenance facility and traction power stations. Mike also played a vital role in the development of aesthetic design elements of the many bridges, walls and fences in the project. This project is currently under construction.

Saint Paul Parks and Recreation Department Rice Park Improvements | MN | Project Manager
Mike served as Project Manager for the renovation of this signature park for the City of Saint Paul. Mike oversaw design development and the preparation of construction plans for the project. He was the primary liaison with the Saint Paul Parks and Recreation staff and Saint Paul Public Works to develop cost-effective site design solutions for a complex site. Mike also oversaw construction administration during construction.

North Cedar Lake Trail | St. Louis Park, MN | Planning and Design Lead
Mike led the planning and design of this heavily used rails-to-trails trail. Key elements of the trail include extensive public involvement, a Federal Aid design process, a pedestrian bridge over Minnehaha Creek, and coordination with the BNSF Railroad, which operates the freight rail that runs adjacent a significant portion of the trail.

Active Community Living Trail and Sidewalks Master Plan | St. Louis Park, MN | Project Manager and Lead Planner
Mike was Project Manager and Lead Planner for the development of a comprehensive trail and sidewalk plan for the City with an emphasis on active and healthy lifestyles. Elements of the plan included suggestions for more walkable neighborhoods, Complete Streets policies, and stronger local connections to regional trails.

City of St. Louis Park Fire Stations 1 and 2 | St. Louis Park, MN | Project Manager
Mike was the project manager responsible for removal, site, grading, utility, and civil detail plans for both sites. Due to the existing topography, intricate grading was required for the sites to provide proper stormwater drainage and to meet accessibility requirements. The civil design required close coordination with the owner and entire design team.

Excelsior Boulevard Reconstruction and Streetscape Phases III-V | St. Louis Park, MN
SRF provided a full range of planning, design and in-construction services for the Phase III streetscape improvements with Mike leading the landscape design. The project included roadway narrowing and bump-outs to slow traffic and improve pedestrian safety; Mike subsequently led the design of Phases IV and V in coordination with county roadway improvements on Excelsior west of TH 100.

Jon Commers

Metrics Implementation Lead

Years of Experience: 25

Firm: SRF

Education
MBA, University of St. Thomas

BA, History and Political Economy
Carleton College

Check out this article:
Aging in Place. But Which Place?

Downtown Office Market Evaluation | Minneapolis, MN | Project Manager
Jon led a project for the City of Minneapolis' Community Planning and Economic Department (CPED) to examine market, regulatory and behavioral patterns at play in downtown, to support the City's response to real estate value compression in the office sector. Using analysis, maps and other visualizations, and consultative support, Jon and the team delivered meaningful guidance to City staff and elected leadership, shaping policy direction in the response to downtown change.

Data Strategy to Measure Downtown Dynamics | Minneapolis, MN | Project Manager
In collaboration with the Minneapolis Downtown Improvement District, Jon has worked to define key data categories (residential, business, hospitality, office, and retail) for a comprehensive downtown dashboard. Jon's leadership on this project has equipped the DID with a tool that will guide future decision-making.

Parks and Recreation System Plan | Saint Paul, MN | Project Manager
The City of Saint Paul engaged Visible City to develop a new Parks and Recreation System Plan based foremostly on usage, demographic growth and equity goals. Using data from park use, Census, mobile devices, transit, and ecological indicators, the plan was organized around six guiding principles, from equitable access to sustainability and partnerships. Adopted in 2023, the plan now guides investments, programming, and engagement, and has drawn interest from other park systems nationally.

Blue Line Station Area Market Evaluation | Crystal, MN | Data Analysis
Hennepin County, a leader in Twin Cities transit planning, partnered with Visible City and Damon Farber Associates to update the Crystal station area plan for the proposed Blue Line Extension. Jon led the analytics elements to gauge redevelopment potential, land use, ridership, and walkability, identifying and ranking opportunity sites. The resulting plan offers a clear framework for near- and long-term redevelopment, providing data-driven guidance to help Crystal and County leaders prioritize transit-oriented investments.

Growth Area Master Plan | West Fargo, ND | Market Analysis
After two decades of rapid growth, the City retained a team to examine population, utility, market and geographic factors and develop a fiscally responsible plan for the future. Jon has led the land use valuation, fiscal and cost/benefit elements of the project, delivering key insights for the project team and the City about tradeoffs involved in the long-term community planning process.

Lydia Statz AICP

Mobility Lead

Years of Experience: 10

Firm: SRF

Registrations
Certified Planner,
American Institute of Certified Planners

Education
MA, Urban Planning
University of Wisconsin-Milwaukee

BA, Journalism and Mass Communications
University of Wisconsin

**denotes projects completed with other firms*

American Boulevard Corridor Study | Bloomington, MN | Land Use Analysis
SRF is assisting the City of Bloomington to develop a corridor study for American Boulevard which will evaluate alternatives for Bus Rapid Transit (BRT) and active transportation options. Lydia is leading the evaluation framework and land use analysis for the corridor, identifying improvements to the built environment that will complement the mobility improvement to achieve the city's goals.

Hennepin County VMT Reduction Strategy* | Hennepin County, MN | Project Manager
Lydia was the project manager for the innovative vehicle miles traveled reduction strategy, which aimed to reduce VMT by 20 percent per capita by 2040. The plan builds on the county's climate action plan goals, and was the one of the first focused VMT reduction studies completed in the Midwest. The plan resulted in a suite of recommendations, including over 40 proposed actions the County may implement to reduce trips or induce mode shift for daily travel.

NCDOT Statewide Bicycle and Pedestrian Planning On-Call* | Statewide, NC | Project Manager
As part of a statewide contract, Lydia was the project manager for active transportation plans in two communities (Hudson and Lowell, NC). The plans included extensive community and stakeholder engagement, financial planning, and the development of a set of recommendations suited to rural and small-town contexts. Recommendations for these plans were adopted into the regional and statewide active transportation plans.

Best Practices for Electric Vehicle Charging Stations, Local Road Research Board | MN | Lead Planner
Through a contract with the Minnesota Local Road Research Board (LRRB), SRF is developing a guide for local municipalities seeking to develop publicly accessible EV charging stations. Lydia is the lead planner on the project, responsible for overseeing the research and case studies.

University of Minnesota Campus Master Transportation Plan* | Minneapolis, MN | Project Manager
Lydia was the project manager for the transportation component of the University's Campus Master Plan. The plan examined current conditions and future campus and regional trends to determine future transportation demand patterns in a changing environment, including electrification, active transportation, transit, and reduced parking demand. The recommendations in the plan responded to transformational future developments that will reshape the campus to develop connections to and through the area to the larger region.

Jared Hanks

Creative Engagement Lead

Years of Experience: 10

Firm: Modern Day Me

Registrations
Certified Planner,
American Institute of Certified Planners

Education
BS, Youth Studies
University of Minnesota - Twin Cities

BASc, College Education and Human Development
University of Minnesota - Twin Cities

**denotes projects completed with other firms*

1st Avenue Reconstruction | Minneapolis, MN | Creative Engagement Lead
Modern Day Me partnered with City of Minneapolis and Stantec to provide community engagement services for the First Avenue Reconstruction Project. Jared and his team worked alongside City staff and the Stantec team to create and implement a comprehensive engagement plan. Key activities included street interviews, visual storytelling, live art engagement, social media production, data collection, and analysis. Additionally, Jared and his team conducted 80+ interviews with the public focusing on what design elements and experiences they wanted to see on the future of First Avenue. The team produced video content for the City's social media and synthesized the data and it was used in the City's engagement summary. Phase 1 and 2 of this project took place Spring 2024 through Fall 2025.

The Alley Project | Minneapolis, MN | Creative Engagement Lead
Jared collaborated with the Minneapolis Downtown Council to transform an underutilized downtown alley into a vibrant, safe, and inclusive community space that has become a recognized urban destination. He supported the planning and delivery of programming that activated the space through events, concerts, and art engagement, fostering community connection and increased downtown vitality. Key contributions included coordinating stakeholder engagement, leading program planning and implementation, facilitating live art experiences, managing social media content, and collecting and analyzing data to inform ongoing improvements.

Nonviolent Peaceforce Engagement and Mural | Minneapolis, MN | Creative Director
Jared facilitated a collaborative creative process with Nonviolent Peaceforce leadership to inform the design of two murals for their North Minneapolis office. He led small-group listening sessions and interactive collage workshops to capture stakeholder perspectives and translate them into cohesive visual narratives. He synthesized insights to guide mural concepts and supported final design and implementation, providing alignment with organizational values and community voice. Key contributions included workshop facilitation, stakeholder engagement, visual storytelling, and data collection and analysis.

Safe Elghorab

Creative Engagement Support

Years of Experience: 3

Firm: Modern Day Me

Education
AA, Business, Management, Marketing, and Related Support Services, Minneapolis College

First Avenue Reconstruction | Minneapolis, MN | Interviews and Media
Modern Day Me (MDM) partnered with City of Minneapolis and Stantec to provide community engagement services for the First Avenue Reconstruction Project. Safe and the MDM worked alongside City staff and the Stantec team to create and implement a comprehensive engagement plan. Key activities included street interviews, visual storytelling, live art engagement, social media production, data collection, and analysis. Additionally, Safe and the MDM team conducted 80+ interviews with the public focusing on what design elements and experiences they wanted to see on the future of First Avenue. The team produced video content for the City's social media and synthesized the data and it was used in the City's engagement summary. Phase 1 and 2 of this project took place Spring 2024 through Fall 2025.

Youth Engagement Program | Minneapolis, MN | Education and Media
Safe works with schools and student groups including 916 School District, Minneapolis Public Schools, University of Minnesota, and University of St. Thomas to collaborate with students on exploring their creative expression through one-of-a-kind experiences and projects. Projects have included murals, creative writing, self-portraiture, creative collage-making, graffiti history and concepts, and more.

The Alley Project | Minneapolis, MN | Production and Media
Safe supported production and media efforts for a multi-year initiative with the Minneapolis Downtown Council to transform an underutilized alley into a vibrant, safe, and inclusive community space. He contributed to the delivery of public programming, including events, concerts, and live art, by coordinating on-site production, capturing and producing digital content, and managing social media to amplify reach and engagement. Safe also leveraged data and audience insights to refine content strategy and enhance community impact, supporting the alley's growth into a well-recognized urban destination.

1st Avenue North Reconstruction

Location: Minneapolis, MN

Stantec + MDM Team: Beth Elliott (Engagement Lead), Tyler McLeete (Multimodal Engineering), Joe Polacek (Public Engagement), Jared Hanks (Creative Engagement Lead), Safe Elghorab (Interviews and Media)

Project Relevancy

- Robust Engagement
- Equity Focused
- Community-Focused Corridor
- Green Infrastructure
- Live Art Engagement
- Analysis of Existing Conditions

In partnership with the creative engagement team at Modern Day Me, Stantec revitalized the 1st Avenue North corridor in Minneapolis, transforming the half-mile stretch between North 8th Street and Washington Avenue into a vibrant, multimodal pedestrian corridor. The project enhanced the public realm with ADA-compliant sidewalks, upgraded bicycle facilities, flexible street design, new pavement and utilities, lighting and signals, and integrated green infrastructure, delivering the first major upgrade in over 30 years and creating a more inviting urban destination.

Stantec's role was pivotal. We leveraged our extensive experience in urban design, green infrastructure, and multimodal transportation to deliver a corridor that is safe, accessible, and engaging for all users. Our approach aligned with the City of Minneapolis's policies and goals, making sure our designs supported a more sustainable and equitable urban environment. We were committed to a collaborative process, working closely with city staff and interested parties to incorporate their input and meet the community's needs.

Stantec's scope included preliminary design, public engagement, detailed design, and final plan preparation, with construction planned for 2028. Modern Day Me leveraged a wide spectrum of artists to engage hard to reach audiences like nightlife business employees, sports fans, families, and late night revelers. They created a series of **street interview compilations** throughout the design process, conducted live art engagement at open houses, summarized input through graphic art installations, and created a final project communications video.

The 1st Avenue North reconstruction is more than just a roadway project; it is an opportunity to create a sense of place and belonging for all who use the corridor. By combining practical planning and urban design with inclusive interested party engagement, we provide a final design that reflects the community's vision and needs. This project is a testament to Stantec's expertise and dedication to creating vibrant, sustainable urban environments that enhance the quality of life for all residents and visitors.

Moorhead Planning and Implementation Strategies

Location: Moorhead, MN

Stantec Team: Beth Elliott (Project Manager and Engagement), Joe Polacek (Urban Designer)

Project Relevancy

- Robust Engagement
- Equity Focused
- Flood Management
- Resiliency and Climate Components
- Public Art Policies
- Analysis of Existing Conditions

Stantec completed a community-driven **Downtown Master Plan** for the City which included design walkshops in the heart of winter, online surveys and interactive StoryMaps, pop-up events, small group listening sessions, and community-wide workshops. Based on what we heard, we developed a plan framework that prioritized concepts for improved walkability, connections between the riverfront and downtown, and catalytic development. The framework was integrated with land use, mobility, and open space opportunities and constraints to develop a strategy to achieve the vision.

On the heels of a successful partnership developing the revitalization strategy for the City's downtown, we created an actionable vision for the update to the **Moorhead Comprehensive Plan: Onward Moorhead**. Our planners conducted a thorough existing conditions analysis to help the community define where the city is currently before deciding where it is heading. This included a review of best practices and current trends for mobility, housing, jobs, resiliency, arts and culture, and parks and open space—setting a strong foundation for public engagement. Five Big Ideas arose as common themes that guided a unifying vision and topical goals for growth in key areas of the city.

The plan focused on building consensus through thoughtful engagement, focusing on implementation throughout the entire process. The public engagement plan included virtual and in-person engagement activities with "Design Week" being held in the summer with a community design festival, walkshops, and interactive online activities. It paid equal attention to broadening public participation, listening to advocates in the community, and working hand-in-hand with City and regional staff that know how to best implement its direction. City planners worked to redefine mixed-use zoning districts with form-based regulatory guidance derived directly from the comprehensive plan.

Following the comprehensive plan, Stantec led the master planning process to develop a strategy and concept for the redevelopment of the **Moorhead Center Mall** site into a new mixed-use hub of activity with more than 1,200 residential units and 300,000 square feet of commercial space centered around a public square and city hall. We also created a multimodal framework that prioritized access to the riverfront park, community center, library, potential development of a regional museum, and other key cultural amenities.

Burnsville Economic Development Strategic Framework/Housing and Commercial Needs Study

Location: Burnsville, MN

Stantec Team: Beth Elliott (Systems Statement PM and Engagement Lead), Kristin Baldonado (Land Use and Policy)

Check out the StoryMap

Project Relevancy

- Analysis of Existing Conditions
- Market Assessment
- Stakeholder Engagement
- Business Inventory
- Regional Comprehensive Plan Framework

Stantec led the City of Burnsville through a 7-months long process of updating its Economic Development Strategic Framework (EDSF) and conducting a Housing and Commercial Needs Study. These two projects involved an in-depth analysis of Burnsville historical and current socio-economic conditions, aiming to craft a strategic plan that aligns with both economic growth and community development.

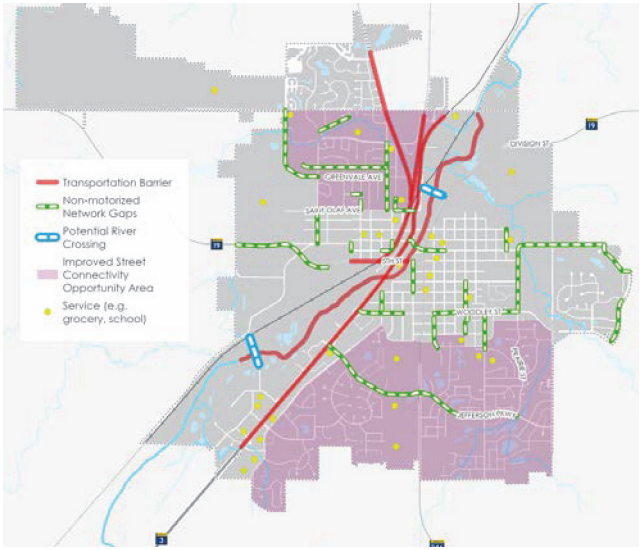
The EDSF commenced with a thorough review of Burnsville's existing plans and surveys, providing a historical context to our approach. Our team then analyzed local and regional demographic, economic, and housing data to establish a current benchmark. A significant part of this phase involved creating detailed GIS maps and ESRI StoryMaps, which visually represented Burnsville economic and demographic landscape.

A strategic assessment was crucial to our approach. This included performing a SWOT analysis to identify the city's strengths, weaknesses, opportunities, and threats, and benchmarking Burnsville against six comparable cities.

This process helped identify best practices and areas for improvement. Additionally, we explored emerging market trends within the Twin Cities region to assess their potential impact on Burnsville.

Community engagement and stakeholder involvement were central to our methodology. We designed and executed a comprehensive plan to include diverse stakeholder input, facilitating workshops, focus groups, and public meetings to gather community insights and feedback. This inclusive approach allowed us to integrate community perspectives into the strategic framework, making sure the plan resonated with local aspirations and needs.

Stantec also supported Burnsville with an early review of its Met Council System Statement, clarifying requirements, identifying gaps, and providing actionable recommendations to streamline and de-risk the Comprehensive Plan update.



Northfield 2045 Comprehensive Plan

Location: Northfield, MN

Stantec Team: Erin Perdu (Project Manager), Beth Elliott (Principal in Charge), Kristin Baldonado (Urban Planner)

Check out the StoryMap

Project Relevancy

- Robust Engagement
- Equity Policy Framework
- Flood Issues/Management
- Affordable Housing Needs
- Analysis of Existing Conditions
- Citywide Redevelopment and Reuse Analysis
- Equity Spatial Analysis

Stantec is leading the development of a new 2045 Comprehensive plan for the City of Northfield. Our approach to Northfield's Comprehensive plan is primarily focused on partnerships and equitable outcomes—working under the philosophy that planners are partners, helping communities articulate their desired future and giving them the tools to reach it. Our project team serves as the City's partner, taking the lead on building consensus among stakeholders around a strong equity framework.

The largest and most critical partner is the public, including typically underrepresented communities of various races, ages, and abilities. The foundation of this comprehensive plan is our public engagement plan, developed by Stantec in partnership with the City. The overarching goals of the plan are to equitably engage a diversity of public and private stakeholders and provide the greatest amount of access to a diversity of stakeholders.

Priority populations identified at the beginning of the process include:

- Latinx (10% of the population)
- Low-income households (21.4% of households make less than $30,000)
- Youth and young adults (around 17% are less than 18 years old, 32% are between 18- 24)
- People with disabilities (around 6%)
- Renters
- Blue Collar workers/those engaging in shift work

Stantec incorporated an equity framework to guide engagement, plan analysis, and policies and strategies. A deeper dive into socio-economic and physical conditions have identified places that need more amenities, and the public process tested these potential priorities for levels of policy intervention.

Farmers Branch Comprehensive Plan

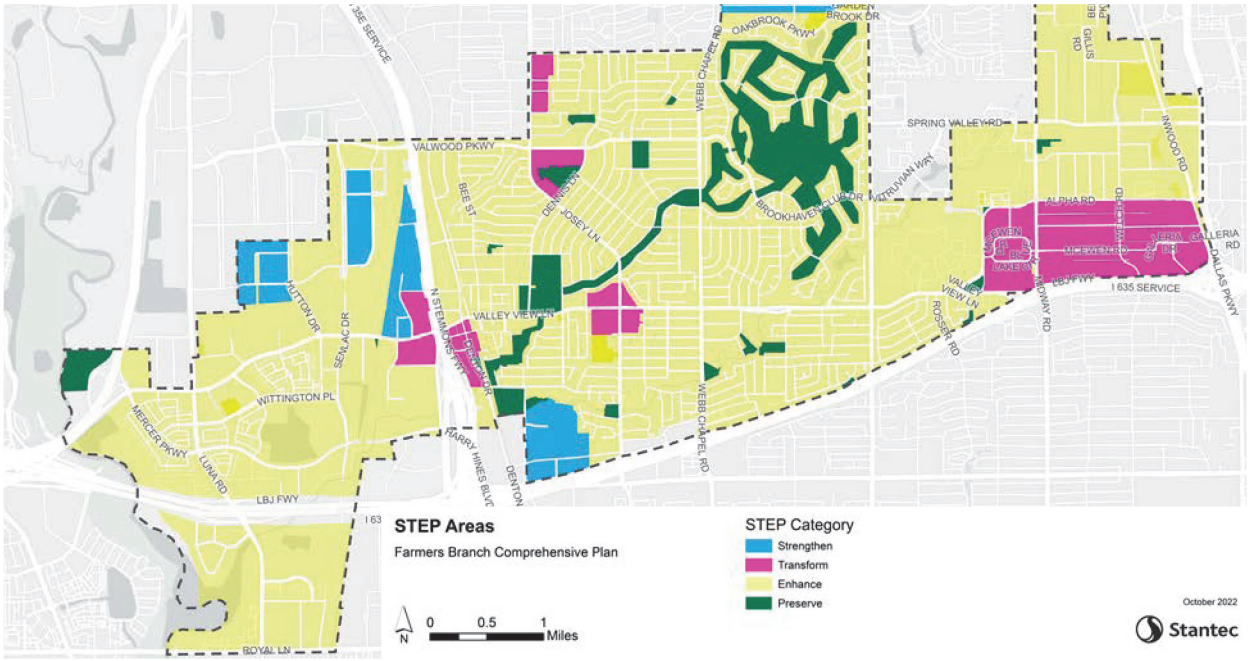
Location: Farmers Branch, TX

Stantec Team: Erin Perdu (Project Manager), Beth Elliott (Engagement Specialist), Kristin Baldonado (Urban Planner), Joe Polacek (Engagement)

Stantec created a Story Map for the **City of Farmers Branch Comprehensive Plan**

Project Relevancy

- Robust Engagement
- Analysis of Existing Conditions
- Market Analysis
- Housing Needs Assessment
- Complete Streets Strategies
- Citywide Redevelopment and Reuse
- Commercial Node Capacity and Urban Design Framework



Farmers Branch, like many inner-ring suburbs, faces a variety of challenges in continuing to grow and thrive in the competitive Dallas-Fort Worth metro area. As it reaches the limits on available land that can be developed, the success of the city depends on calculated land redevelopment, preservation of the unique character, and repurposing existing infrastructure to meet new needs. The Stantec team developed a completely new comprehensive plan to guide future long-term development and redevelopment efforts.

Our engagement efforts included a robust combination of online and in-person participation opportunities to reach more than just the loudest voices in the community. Based on the focus areas arising out of the STEP Framework, Stantec conducted walking tours of key areas of change, to meet residents and business owners on their own turf. We also created a "meeting in a box" for residents to host their own conversations about housing and development in the city. Input from these and more traditional sources (community meetings and online surveys) provided for a community-based vision and guiding values on which the plan was built.

The plan includes an emphasis on closing housing gaps and developing ways to increase equity in housing—the goal is to create opportunities for those who work in the city to be able to also afford to live there. In addition, our team outlined new complete street strategies to improve mobility for motorists, cyclists, and pedestrians while increasing safety.

With direction from the STEP Framework, the comprehensive plan enables the City to pivot towards future growth that will be increasingly dependent on redeveloping older underutilized properties and repurposing existing infrastructure. It provides the policy basis and strategic direction for regulatory changes through zoning and thoroughfare amendments, as well as infrastructure capital planning initiatives.

Shoreview Housing Study

Location: Shoreview, MN

Stantec Team: Kristin Baldonado (GIS Analysis)

Project Relevancy

- Analysis of Existing Conditions
- Market Analysis
- Housing Needs Assessment

Shoreview is a fully developed suburb north of Saint Paul. Its natural amenities and strong schools make it an attractive location for new housing development. It is starting to see the development of high-end apartment buildings, and that has raised questions about other housing needs in the community that are not being met.

Stantec was hired to undertake a housing study to develop a detailed understanding of the City's housing inventory, its market and development context, its housing opportunities and challenges, and its housing needs, and utilize that information to sharpen the City's housing strategies and programs to advance housing goals and meet community needs.

The project employed market research, mapping analysis, and other analytical methodologies. Structured interviews were conducted with housing developers familiar with Shoreview to understand their perceptions of the Shoreview development context and the range of housing types that may be viable in Shoreview.

Stantec is currently completing a housing study update in 2025/2026.

Lyndale Avenue Suburban Retrofit Strategy

Location: Bloomington, MN

Stantec Team: Beth Elliott (Co-Project Manager/ Engagement Lead), Tyler McLeete (Municipal Engineer), Joe Polacek (Urban Designer)

Project Relevancy

- Robust Engagement
- Analysis of Existing Conditions
- Public Art Integration
- Pedestrian and Public Space Focus
- Commercial Node Capacity and Urban Design Framework

Stantec's Urban Places led a team to develop a plan and suburban retrofit strategies for Lyndale Avenue—creating a dynamic, walkable boulevard that connects a series of vibrant and distinctive neighborhoods along one, cohesive corridor.

Our plan prioritizes concepts at two key nodes, including transit-oriented design and development surrounding a Bus Rapid Transit (BRT) station. Following an extensive community engagement process with support from a public artist, the plan establishes a cultural heart for the community while addressing the overall urban design framework of the corridor—providing guidance for mobility, open space, and buildings. The corridor will include a series of destinations to live, dine, play, and work while preserving Bloomington's unique history and authentic character. Opportunities to enhance the corridor and establish a pedestrian-friendly corridor and nodes are incorporated into future growth, creating a place where nature meets business.

Stantec's partnership with a local social practice artist made input opportunities fun, creative, and approachable. Pop-ups at local restaurants, schools, and service providers asked people to "mine for hidden gems" along the corridor, and an artist-designed charrette space used the spring theme of renewal and gardening to inspire innovative ideas.

The final suburban retrofit plan establishes actionable strategies that make the investment case for redeveloping the area over a 20-year period. The city can now use this blueprint to transform the area into a vibrant, walkable, mixed-use neighborhood and main street that incorporates attractive public spaces and supports diverse mobility modes.

Rondo Neighborhood Streets Study

Location: Saint Paul, MN

SRF Team: Jon Commers (Implementation)

Check out the StoryMap

Project Relevancy

- Analysis of Existing Conditions
- Robust Public Engagement
- Mobility Focus

SRF partnered with the City of Saint Paul to advance transportation solutions for the Rondo neighborhood, leading a comprehensive existing conditions analysis across social, health, economic, and transportation factors to inform concept development. The team also supported robust public engagement with community organizations, district councils, and residents. SRF is developing concepts for a 32-roadway network, including roadway typologies, intersection designs, and multimodal layouts that integrate pedestrian, bikeway, transit, and green infrastructure improvements to enhance safety, mobility, and comfort, while coordinating closely with City, County, Metro Transit, watershed, and community partners.

Ramsey County All Abilities 2050 Transportation Plan

Location: Ramsey County, MN

SRF Team: N/A

Project Relevancy

- Analysis of Existing Conditions
- Robust Public Engagement
- Mobility Focus

SRF partnered with Ramsey County to develop its inaugural 2050 All Abilities Transportation Plan, establishing a strategic vision for a safe, reliable, multimodal network serving users of all ages and abilities. The plan integrated emerging trends and best practices with a performance-based investment framework—defining goals, objectives, and targets—and included GIS tools to support data-driven project prioritization across key investment areas. SRF led a collaborative planning and engagement process, making sure the plan addressed system preservation, fiscal constraints, and equitable input from diverse and underrepresented communities.

MODERN DAY ME

The Alley Project

Location: Minneapolis, MN

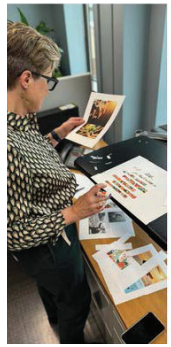
MDM Team: Jared Hanks (Creative Engagement Lead), Safe Elghorab (Production and Media)

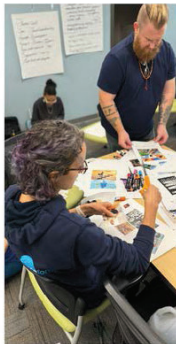
Project Relevancy

- Creative Community Engagement
- Equity Focused
- Stakeholder Coordination
- Live Art Engagement
- Media Production

From May 2022 through November 2025, the Modern Day Me team partnered with the Minneapolis Downtown Council to transform an underutilized downtown alley into a vibrant, safe, and inclusive community space. Over four years, the team activated the corridor with regular programming and produced 20+ seasonal events annually, including concerts, art workshops, yoga classes, and networking events, establishing the alley as a well-known city destination. Key activities included stakeholder coordination, program planning and implementation, live art engagement, and comprehensive media production (photography, videography, and social content), supported by ongoing data collection and annual impact reporting to document outcomes and guide continued improvements.

Nonviolent Peaceforce Engagement and Mural





Location: Minneapolis, MN

SRF Team: Jared Hanks (Creative Director)

Project Relevancy

- Creative Community Engagement
- Equity Focused
- Stakeholder Coordination
- Live Art Engagement
- Media Production

Modern Day Me partnered with Nonviolent Peaceforce to lead a collaborative creative process informing the design of two murals for their North Minneapolis office. The team facilitated a discovery workshop and small-group listening sessions with leadership, guiding participants through collage-based art activities that captured individual perspectives on the organization's mission, vision, and values. These insights were synthesized into cohesive visual concepts, with Modern Day Me leading visual storytelling, data analysis, and final mural design and implementation to create artwork that authentically reflects the organization's identity and community focus.

References

We invite you to contact the following references regarding our development of comprehensive plans that set an equitable, resilient, feasible, and healthy vision for housing, transportation, and land uses to guide each city's future.

City of Farmers Branch Comprehensive Plan

Surupa Sen, AICP, MBA
Director of Planning and Development
(Former City of Farmers Branch
Deputy Director of Planning)
972-203-4164
s.sen@sunnyvaletx.gov

Ask Surupa about how Stantec's team of experts worked collaboratively to creatively engage and solve complex planning challenges on topics like complete streets and housing diversity.

Onward Moorhead

Kristie Leshovsky
Community Development Director
City of Moorhead
218-299-5332
kristie.leshovsky@ci.moorhead.mn.us

Ask Kristie how the comprehensive plan update provided a cohesive direction for Moorhead's future while addressing land use, mobility, housing, economic vitality, and environmental sustainability.

1st Avenue North Reconstruction

Luke Hanson
Senior Transportation Planner
City of Minneapolis
612-875-7237
luke.hanson@minneapolismn.gov

Ask Luke about how Stantec and Modern Day Me used creative strategies to bring broader input into the design process.

Shoreview Housing Study

Tom Simonson
Assistant City Manager and
Community Development Director
City of Shoreview
651-490-4612
tsimonson@shoreviewmn.gov

Ask Tom about the value a Stantec housing study brought to policy and decision-making in Shoreview.

3.

Schedule and Budget

Proposed Project Schedule

	2026							2027												2028											
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Task 1: Project Management and Coordination																															
Task 2: Existing Conditions Analysis																															
Data Collection and Mapping																															
TAZ Modeling																															
Metropolitan Council Coordination																															
Redevelopment Opportunities Identification																															
Zoning Analysis																															
Task 3: Goals and Policies																															
Analyze/Advance City Strategic Priorities																															
Review 2040 Goals for Applicability																															
Integrate Staff Workshops and Community Feedback																															
Address Racial Equity Assessment																															
Draft Goals and Policies																															
Facilitate/Summarize Staff Workshops																															
Final Draft Goals and Policies																															
Task 4: Community Engagement																															
Community Engagement Plan																															
Communications Plan																															
Community Workshops - Lead (2)																															
Online StoryMap and Survey (2)																															
Targeted Outreach																															
Planning Commission Workshops (2)																															
City Council Updates (4)																															
Engagement Documentation/Summaries (2)																															
Task 5: Plan Development																															
Demographics																															
Land Use and Redevelopment																															
Housing																															
Mobility																															
Utilities																															
Climate and Sustainability																															
Natural Resources, Parks, and Recreation																															
ADA Document Compliance																															
Draft Chapters																															
Revision Rounds (2)																															
Printable Comprehensive Plan																															
Web-Based Comprehensive Plan																															
Task 6: Implementation and Metrics																															
Implementation Tools Development																															
Implementation Metrics																															
Online Tracking Tool																															
Task 7: Review and Adoption																															
Preliminary Plan Review																															
Adjacent Jurisdiction Review																															
Met Council Coordination and Adoption																															
Planning Commission Meeting																															
City Council Meeting																															
Final Plan and GIS Files																															
Optional Items																															
Market Analysis																															
Funding Analysis																															
Redevelopment Area Hand Rendering																															
Artist-Designed Communications Video																															
Accessibility Analysis																															
Tree Coverage Analysis																															

Updated schedule attached

Fee Proposal

We have developed this budget based on your identified ideal scope. We are happy to be flexible and tailor the scope and budget to offer an even more customized planning process. Optional items have been included that offer more detailed analysis or communications to suit your needs.

Role	PM/ Engagement Lead	QA/QC	Deputy PM/ Lead Planner	Municipal Engineer	Environmental Planner	Engagement Specialist	Redevelopment Specialist	GIS Specialist	Funding Support	Urban Planner	ADA Compliance Specialist	Graphic Specialist	Expenses	Implementation Metrics Lead	Parks Specialist	Senior Planner	Support Staff	Modern Day Me	Total Hours	Budget
Team Member	Elliott, Beth	Perdu, Erin	Baldonado, Kristin	McLeete, Tyler	Sejkora, Erin	Polacek, Joe	Newberg, Sam	Shah, Utsavi	Peper, Heidi	Ginsburg, Angela	Dunleavy, Susanne	Jin, Wei	-	SRF - Commers, Jon	SRF - McGarvey, Mike	SRF - Statz, Lydia	SRF	-		
Billing Rate	$223.00	$223.00	$183.00	$223.00	$203.00	$177.00	$203.00	$145.00	$251.00	$145.00	$177.00	$212.00	$1	$294	$294	$225	$180	$1		
Task 1: Project Management + Coordination																			**162**	**$36,083**
1.1 Kick Off Meeting	4		4	2										3		3			10	$3,627
1.2 Bi-Weekly Check-In Meetings	12		12													4			24	$5,772
1.3 Technical Advisors Coordination	8		8											2	2	2			16	$4,874
1.4 Integration of Related Planning Efforts			4		2		2			8						2	4		16	$3,874
1.5 Agendas, Summaries, Staff Reports	16		24							24									64	$11,440
1.6 Project Administration	16		16																32	$6,496
Task 2: Existing Conditions Analy																			**60**	**$22,069**
2.1 Data Collection + Mapping			8				2	24								3	20		34	$9,625
2.2 TAZ Modeling																8	16		0	$4,680
2.3 Metropolitan Council Coordination	4		4																8	$1,624
2.4 Redevelopment Opportunities ID			4				12							4		6			16	$5,694
2.5 Zoning Analysis		2																	2	$446
Task 3: Goals and Policies																			**62**	**$19,104**
3.1 Analyze/Advance City Strategic Priorities	2															2	2		2	$1,256
3.2 Review 2040 Goals for Applicability	2		4							4						8	2		10	$3,918
3.3 Integrate Staff Workshops + Community Feedback	2		2	2															6	$1,258
3.4 Address Racial Equity Assessment	4																		4	$892
3.5 Draft Goals and Policies	4		4							8					2	2	4		16	$4,542
3.6 Facilitate/Summarize Staff Workshops	4		8												4	4			12	$4,432
3.7 Final Draft Goals + Policies	4		8													2			12	$2,806
Task 4: Community Engagement																			**176**	**$57,475**
4.1 Community Engagement Plan	4		2		2											5		1,000	8	$3,737
4.2 Communications Plan			2		2														4	$720
4.3 Community Workshops - Lead (2)	8		12		12			24			500					8			56	$11,884
4.4 Online StoryMap and Survey (2)			8		24											4			32	$6,612
4.5 Targeted Outreach	4																	20,000	4	$20,892
4.6 Planning Commission Workshops (2)	8		16								50								24	$4,762
4.7 City Council Updates (4)	16		8								100								24	$5,132
4.8 Engagement Documentation/Summaries (2)					8					16									24	$3,736

Fee Proposal (Continued)

Role	PM/ Engagement Lead	QA/QC	Deputy PM/ Lead Planner	Municipal Engineer	Environmental Planner	Engagement Specialist	Redevelopment Specialist	GIS Specialist	Funding Support	Urban Planner	ADA Compliance Specialist	Graphic Specialist	Expenses	Implementation Metrics Lead	Parks Specialist	Senior Planner	Support Staff	Modern Day Me	Total Hours	Budget
Team Member	Elliott, Beth	Perdu, Erin	Baldonado, Kristin	McLeete, Tyler	Sejkora, Erin	Polacek, Joe	Newberg, Sam	Shah, Utsavi	Peper, Heidi	Ginsburg, Angela	Dunleavy, Susanne	Jin, Wei	-	SRF - Commers, Jon	SRF - McGarvey, Mike	SRF - Statz, Lydia	SRF	-		
Billing Rate	$223.00	$223.00	$183.00	$223.00	$203.00	$177.00	$203.00	$145.00	$251.00	$145.00	$177.00	$212.00	$1	$294	$294	$225	$180	$1		
Task 5: Plan Development																			**224**	**$52,008**
5.1 Demographics										8				4		4			8	$3,236
5.2 Land Use and Redevelopment			16				8												24	$4,552
5.3 Housing			8				8												16	$3,088
5.4 Mobility															4	8	8		0	$4,416
5.5 Utilities			4	12															16	$3,408
5.6 Climate and Sustainability					12											8			12	$4,236
5.7 Natural Resources, Parks, and Recreation															8	4	8		0	$4,692
5.8 ADA Document Compliance											24								24	$4,248
5.9 Draft Chapters		8	20					24		40									92	$14,724
5.10 Revision Rounds (2)																			0	$0
5.11 Printable Comprehensive Plan								8											8	$1,160
5.12 Web-Based Comprehensive Plan						24													24	$4,248
Task 6: Implementation and Metrics																			**6**	**$12,798**
6.1 Implementation Tools Development	2	4												4		4			6	$3,414
6.2 Implementation Metrics														12		4			0	$4,428
6.3 Online Tracking Tool														4		4	16		0	$4,956
Task 7: Review and Adoption																			**56**	**$10,388**
7.1 Preliminary Plan Review		4																	4	$892
7.2 Adjacent Jurisdiction Review			4																4	$732
7.3 Met Council Coordination and Adoption	4		4																8	$1,624
7.4 Planning Commission Meeting	4									12		50							16	$2,682
7.5 City Council Meeting	4											50							4	$942
7.6 Final Plan and GIS Files		4	8							8									20	$3,516
Optional Items																			**96**	**$38,220**
Market Analysis			16				24												40	$7,800
Funding Analysis								16											16	$4,016
Redevelopment Area Hand Rendering											40								40	$8,480
Artist-Designed Communications Video																		5,000	0	$5,000
Accessibility Analysis															2	16	20		0	$7,788
Tree Coverage Analysis															4	8	12		0	$5,136
TOTAL (OPTIONAL ITEMS NOT INCLUDED)																			**746**	**$209,925**

Note: Total Hours does not include Modern Day Me's lump sum budget.

With every community, we redefine what's possible

Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

St. Louis Park
MINNESOTA

Comprehensive Plan
Engagement Breakdown Review

Project Phases

1. Project Launch Phase (August - Sept 2026)
2. 1st Engagement Phase (Oct - Dec 2026)
3. 2nd Engagement Phase (Sept - Nov 2027)

---

1. *Enlighten + Educate* (Project Launch Phase)

Intent: Establish the foundation for meaningful participation by ensuring community members clearly understand the purpose of the project, how decisions will be made, and where their voices can create impact.

- People feel informed, respected, and invited
- Generating awareness + understanding
- Building trust + inclusion/access
- Contextualize the work that has been done + will be done

Goal: Public + stakeholders alike understand not just "what" the project is, but "why" it matters and how their voice/participation contributes to their future community/outcome.

Activities/Deliverables

- Introductory content videos for social and website
  - Interviews w/ City staff + project stakeholders
  - Mayor, Nadia Mohammed
  - Man on Street: "getting the word out" at community events & public locations

Estimated Budget: $5k

---

2. *Excite & Enhance* (Engagement Phase #1)

Intent: Generating high-quality participation, actionable feedback, and collaborative refinement of ideas. This phase shifts engagement from awareness-building into active co-creation.

- Build energy & momentum around project goals
- Creatively engage underrepresented communities
- Remove barriers to participation and create bridges for authentic input
- Targeted conversations, clear decision points, and focused dialogue

Goal: Enhance the quality and depth of dialogue between residents, stakeholders, and decision-makers, while continuing to build on the awareness and public investment in this project.

Activities/Deliverables

- Up to six pop-up engagement activations at community gathering spaces, including youth-focused outreach activities
- Artist-driven activity in community workshop
- Engagement summary media content
  - Clear communication of "what we heard" and "how it shaped decisions"
- Creative feedback tools: storytelling walls, visual mapping, interactive surveys/voting
- Community awareness campaigns across digital platforms

Estimated Budget: $10k ($2K to create engagement materials, $5K for pop-ups, $3K for documentation and post-production)

---

3. *Equip & Empower* (Engagement Phase #2)

Intent: ensures that engagement outcomes are translated into actionable tools, measurable strategies, and long-term civic capacity.

- Translating insights from the first two phases into accessible resources
- Synthesize engagement findings into actionable metrics and frameworks
- Empower residents and decision-makers with the information, context, and tools to move from engagement into implementation

Goal: Communities can see how their input shaped the project outcomes and understand how to continue participating in implementation and accountability.

Activities/Deliverables

- Up to six pop-up engagement activations at community gathering spaces
- Artist-driven activity in community workshop
- Engagement summary media content
  - Clear communication of "what we heard" and "how it shaped decisions"
- Public-facing implementation graphics and visuals

- Informed metrics and frameworks that are tied to community priorities

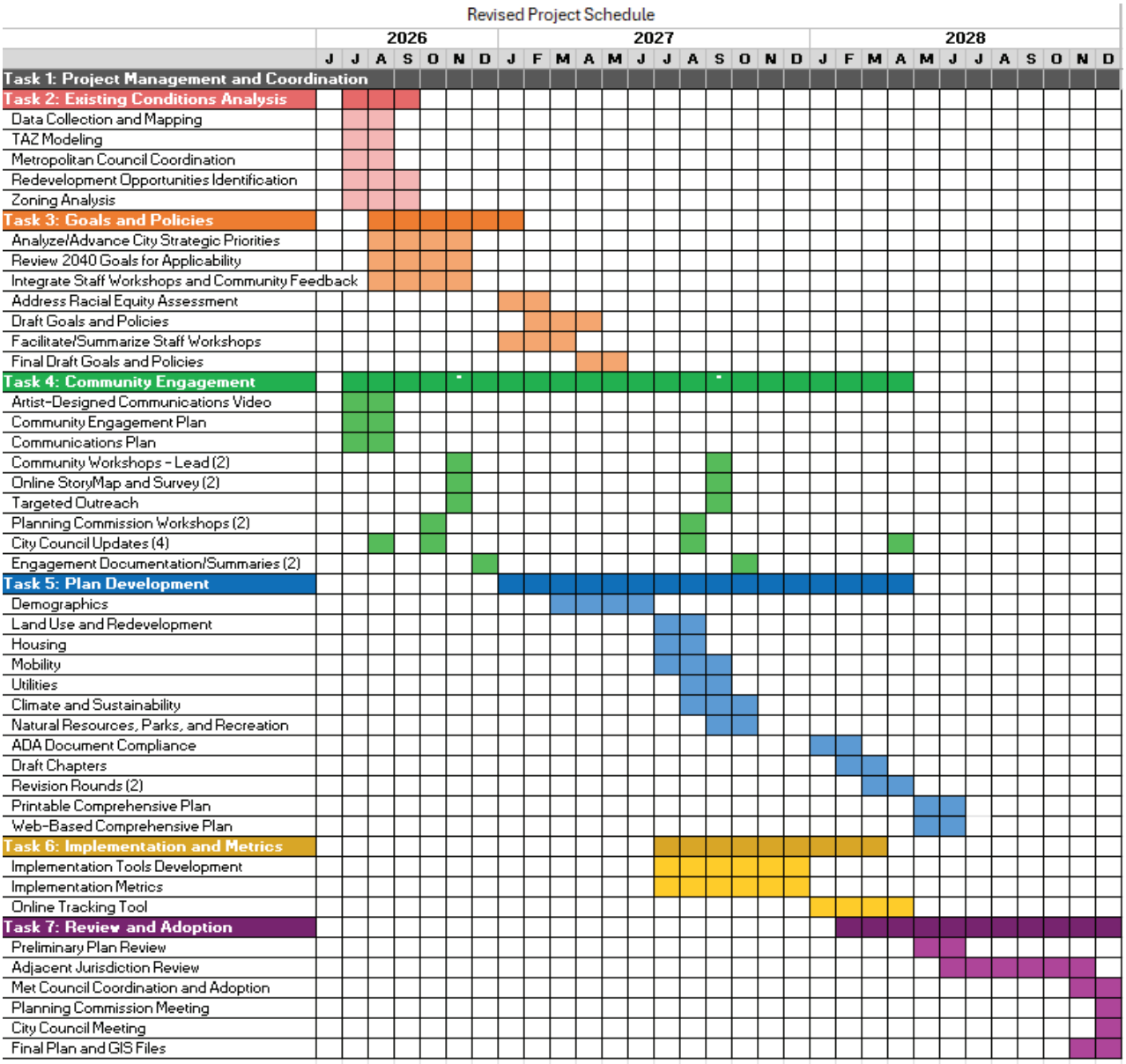
Estimated Budget: $10k ($2K to create engagement materials, $5K for pop-ups, $3K for documentation and post-production)

Reference: Budget and Schedule Adjustments

July 6, 2026

Task	2026	2027	2028	Total
Task 1: Project Management and Coordination	$ 6,495	$ 25,980	$ 3,608	$36,083
Task 2: Existing Conditions Analysis	$ 22,069	$ -	$ -	$22,069
Task 3: Goals and Policies	$ 4,776	$ 14,328	$ -	$19,104
Task 4: Community Engagement	$ 16,660	$ 44,315	$ 1,500	$62,475
Task 5: Plan Development	$ -	$ 33,655	$ 18,353	$52,008
Task 6: Implementation and Metrics	$ -	$ 10,622	$ 2,176	$12,798
Task 7: Review and Adoption	$ -	$ -	$ 10,388	$10,388
Year Total	**$50,000**	**$128,900**	**$36,025**	**$214,925**

Revised Project Schedule



Executive Summary

Title: Review 2025 Annual Comprehensive Financial Report

Recommended action: None at this time. The report summarizes the results of the Annual Comprehensive Financial Report (ACFR) for the year ended Dec. 31, 2025. The city council will review the audit and discuss its results. The council will be asked to formally adopt the audit by resolution at its regular meeting on Aug. 3, 2026.

Policy consideration: What additional information may the council want finance to provide related to the 2025 Annual Comprehensive Financial Report?

Summary: The city is required to have an independent (external) audit each year, through which the audit firm issues an opinion on the city's financial statements. The city's ACFR received an unmodified audit opinion for the Dec. 31, 2025 report. An "unmodified" opinion from the auditor means that they are of the opinion that the city's financial statements present fairly, in all material respects, and are in accordance with the applicable financial reporting framework for the Dec. 31, 2025 ACFR. In keeping with the previous 41 years, the city has submitted the ACFR to the Government Finance Officers Association for consideration of the Certificate of Achievement award for financial reporting. We anticipate the submission will be accepted and the city will be, for the 42nd consecutive year, granted the award.

Rebecca Petersen from Redpath and Company will present the financial details. Because the audit is public at the time it is finalized, it has been proactively added to the city's website on the Finance Department's financial reports page: 2025 Annual Comprehensive Financial Report.

Financial or budget considerations: This report shows the City of St. Louis Park continues to remain in strong financial condition.

Strategic priority consideration: Not applicable.

Supporting documents: 2025 Annual Comprehensive Financial Report
Minnesota Legal Compliance Report
Independent Auditor's Report on Internal Control Over Financial Reporting and On Compliance
Communication With Those Charged With Governance

Prepared by: Joe Olson, deputy finance director
Reviewed by: Cheyenne Brodeen, administrative services director
Approved by: Kim Keller, city manager

Discussion

Background: Each year, the city is required to have an audit on the city's financials, internal controls, and a single audit of federal grant or aid dollars (if applicable, the single audit is an audit of federal funds and is only done when the city has expended over $1,000,000 in spending of federal funds in a fiscal year). The completion of the audit will result in the Annual Comprehensive Financial Report (ACFR). This report provides transparency to the public regarding the financial well-being of the City of St. Louis Park.

The city's finance team is currently working on the Popular Annual Financial Report (PAFR); this report is due on June 30th, 2026 to the Government Finance Officers Association (GFOA). The city received the Popular Annual Financial Reporting Award for the past two years and we expect to receive the award for the 2025 PAFR. The 2025 PAFR is located here: 2025 Popular Annual Financial Report.

Present Considerations:
During the study session staff will present a presentation at high level view of the city's financial results and important data tables and trends. The presentation by Redpath, the city's auditors, provides the results of the annual audit and context for their unmodified opinion. On Aug. 3, 2026 a council resolution will be on the agenda to accept the results of the audit that are presented by Redpath.

2025 Annual Comprehensive Financial Report (ACFR): The Annual Comprehensive Financial Report (ACFR) is located on our website under government/finance/financial reports.

For interactive information for 2025 in our OpenGov portal please visit the following link City of St. Louis Park, MN / 2025 ACFR PAFR Data and adjust the view on the bottom left to see information in interactive pie charts and graphs.

Next Steps: This is an informational presentation after which our auditor and finance team will be available if there are any questions. The city council is asked to communicate any detailed or technically-specific questions financial questions ahead of the meeting so that finance staff may review and gather information in preparation. At the upcoming city council meeting on Aug. 3, 2026, an agenda item is scheduled for a vote to approve acceptance of the audit results. The city's single audit on federal programming will be reported to the city council and is due to the federal government on Sept. 30, 2026. The work of the single audit will be done by the audit firm Redpath.

St. Louis Park
MINNESOTA

Annual Comprehensive Financial Report

for the fiscal year ended Dec. 31, 2025

Kim Keller – City Manager
Prepared by: Finance Division

Member of the Government Finance Officers' Association of the United States and Canada

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CITY OF ST. LOUIS PARK, MINNESOTA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED

December 31, 2025

Kim Keller – City Manager

Prepared by: Finance Division

Member of the Government Finance Officers' Association
Of the United States and Canada

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I. INTRODUCTORY SECTION

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St. Louis Park
MINNESOTA
Experience LIFE in the Park

June 15, 2026

Government's citizens, as well as Honorable Mayor and Members of the City Council
City of St. Louis Park, Minnesota

Minnesota statutes require all cities to issue an annual report on its financial position and activity prepared in accordance with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants, or the Office of the State Auditor. Pursuant to that requirement, we hereby issue the annual comprehensive financial report (ACFR) of the City of St. Louis Park for the fiscal year ended December 31, 2025.

This report consists of management's representations concerning the finances of the City of St. Louis Park. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City of St. Louis Park established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation for the City of St. Louis Park's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City of St. Louis Park's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City of St. Louis Park's financial statements have been audited by Redpath and Company, LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of St. Louis Park for the fiscal year ended December 31, 2025, are free of any material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of St. Louis Park's financial statements for the fiscal year ended December 31, 2025, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it.

Profile of the Government

The City of St. Louis Park, established in 1886, is a first ring community located immediately west of Minneapolis. Thanks to its convenient location, St. Louis Park combines all the cultural amenities of a large metropolitan area with small town friendliness. The City of St. Louis Park currently occupies a land area of 10.8 square miles and serves a population of 50,027. The City of St. Louis Park is empowered to levy a property tax on both real and personal properties located within its boundaries. While it also is empowered by state statutes to extend its corporate limits by annexation, St. Louis Park is a completely developed community and is bordered on all sides by other incorporated communities.

St. Louis Park operates under the council/manager form of government. Policy-making and legislative authority are vested in a City Council consisting of a mayor, two at-large council members, and four ward council members. The City Council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring the City Manager. The City Manager is responsible for carrying out the policies and ordinances of the council, for overseeing the day-to-day operations of the City government, and for appointing the heads of the various departments. The council is elected on a non-partisan basis. Council members serve four-year staggered terms.

The City of St. Louis Park provides a full range of services, including police and fire protection; redevelopment, the construction and maintenance of highways, streets, and other infrastructure; water, sewer, storm water, and refuse services, as well as recreational activities and cultural events.

The annual budget serves as the foundation for the City of St. Louis Park's financial planning and control. All departments and agencies of the City of St. Louis Park submit requests for appropriation to the City Manager in June of each year. The City Manager uses these requests as the starting point for developing a proposed budget. The City Manager then presents this proposed budget to the council for review prior to adoption of a preliminary tax levy by September 30. The council is required to hold a public hearing on the proposed budget and to adopt a final budget no later than December 28.

The appropriated budget is prepared by fund, (e.g. General), function (e.g., public safety), and department (e.g., police). Department directors may make transfers of appropriation within a

department. Transfers of appropriations between funds, however, require the approval of the City Council. Budget to actual comparisons are provided in this report.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of St. Louis Park operates.

Local economy

The City of St. Louis Park currently enjoys a durable economic environment and local indicators point to continued stability versus other communities in the Twin City Metro Area. The City of St. Louis Park has a well-diversified tax base, with a sizeable full valuation that includes retail, manufacturing, and health care components, as well as diverse housing stock. Redevelopment and Development efforts remain very strong in St Louis Park.

Redevelopment/Development

The City of St. Louis Park is dedicated to supporting a diverse mix of housing and neighborhood-focused development. As the community grows, the city remains committed to expanding creative and inclusive housing options, preserving existing affordable housing, and encouraging the reinvestment and revitalization of neighborhood businesses and services to meet the needs of current and future residents.

Over the past several years, the city has seen significant redevelopment, resulting in new projects that include a mix of market-rate and affordable housing, along with commercial, retail, and service spaces that enhance neighborhood livability and support economic vitality. To help realize these goals, the city has strategically leveraged tools such as tax increment financing and its local housing trust fund to advance key community and economic development priorities.

Large redevelopment/development projects are currently under construction:

Beltline Boulevard Station
In 2025 construction began on this 6.6-acre site. This development is set to open in 2026 and will provide 380 residential units and 20,000 square feet of neighborhood commercial space right on the light rail. Development highlights include four elements:

- **Building 1** – seven-story mixed-use building with six levels of market rate housing (152 units) and approximately 19,500 square feet of neighborhood commercial space, potentially anchored by a grocer.
- **Building 2** – four-story all affordable apartment building with 82 units, 39 units will be available to households earning up to 60% of Area Median Income (AMI), 23 units will be available to households earning up to 50% AMI, and 20 units will be available to households earning up to 30% AMI. The majority of units will be larger and suitable for families, including twenty-two three-bedroom units, and 44 units two bedrooms units.
- **Building 3** – five-story market rate apartment building with 146 units
- **Parking ramp** – approximate 592-stall, six-story parking ramp, which is proposed to include 268 light rail park and ride stalls and approximately 1,800 square feet of retail/commercial space.

Terasă Development
Terasa at West End is a mixed-use multifamily and retail development. The property features 223 multifamily units, including 45 apartments affordable at 50% AMI, and 21,000 square feet of ground-floor retail. Zoning, TIF approvals, demolition, and site preparation began in 2025. Construction on the project will begin after calendar year 2025.

The city also partners with Westopolis, our Convention and Visitors Bureau, to showcase St. Louis Park as a vibrant destination for both business and leisure. Through strategic marketing and outreach, this collaboration draws visitors, events, and new activity to the area—boosting local businesses and energizing the community's economy.

Long-term Financial Planning
The City maintains a 10 year Long Range Financial Management Plan that incorporates anticipated revenues, expenditures, capital outlay, and tax impacts for all relevant funds. The plan anticipates opportunities or challenges, allows for changes to then be made, with the goal of achieving long-term sustainability. The plan is used in conjunction with the annual budget process and Capital Improvement Plan, which then allows the City Council to evaluate various budget decisions prior to adoption. This plan has proven its value by playing a significant role in maintaining the City's AAA bond rating from Standard & Poor's, which assists in keeping the costs of borrowing for the City of St. Louis Park at a low rate.

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of St. Louis Park for its annual comprehensive financial report (ACFR) for the fiscal year ended December 31, 2024. This was the 42nd consecutive year that the government received this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report (ACFR). The report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report (ACFR) continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgements

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the Finance Division and other key City of St. Louis Park personnel. We would like to express our appreciation to all members of the organization who assisted and contributed to the preparation of the report. Credit also must be given to the Mayor and the City Council for their unfailing support for maintaining the highest standards of professionalism in the management of the City of St. Louis Park's finances.

Respectfully submitted,

Kim Keller
City Manager

Joe Olson
Deputy (Acting) Finance Director

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Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of St. Louis Park
Minnesota

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrill

Executive Director/CEO

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Administrative services
- City clerk
- Finance (includes assessing, utility billing)
- Human resources
- Racial equity and inclusion

Building and energy
- Construction codes
- Property maintenance/licensing
- Sustainability

Communications and technology
- Communications
- Information technology
- ParkTV

Community development
- Housing
- Economic development/redevelopment
- Planning and zoning

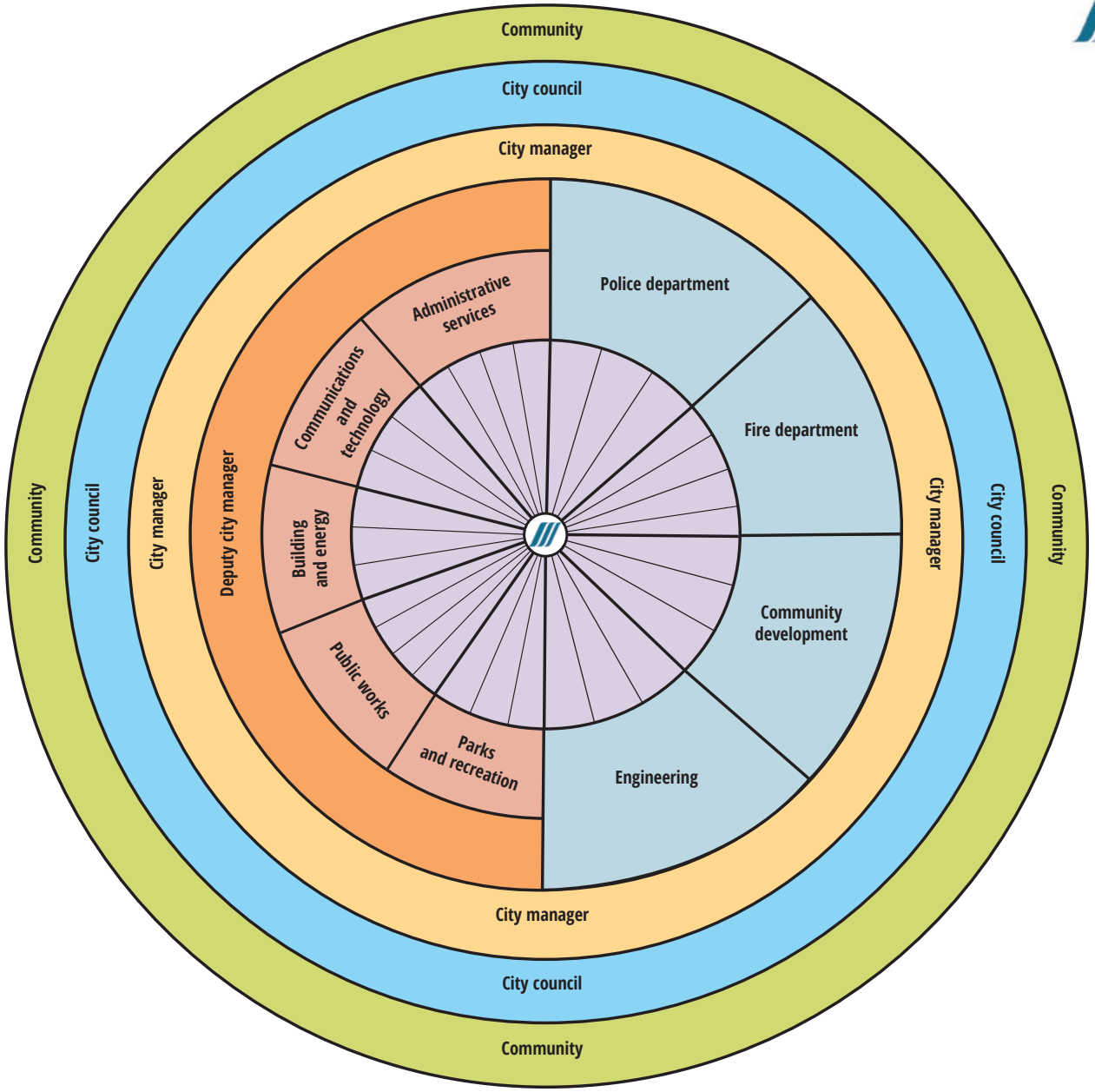
Engineering
- Construction
- Engineering services
- Transportation

Fire department
- Emergency response
- Emergency management
- EMS/alternative response medic
- Prevention

Parks and recreation
- Facilities maintenance (includes all city facilities)
- Parks maintenance (includes fleet, natural resources)
- Recreation programming (includes Westwood Hills Nature Center)

Police department
- Administration
- Investigations
- Patrol

Public works
- Administration/asset management
- Solid waste
- Streets
- Utilities



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OFFICIALS OF THE CITY OF ST. LOUIS PARK

Council

Nadia Mohamed
Mayor
EDA Commissioner
Term Expires 01/2028

Yolanda Farris
At-Large A Councilmember
EDA Treasurer
Term Expires 01/2028

Paul Baudhuin
At-Large B Councilmember
EDA Commissioner
Term Expires 01/2028

Margaret Rog
Ward 1 Councilmember
EDA Commissioner
Term Expires 01/2026

Lynette Dumalag
Ward 2 Councilmember
EDA President
Term Expires 01/2026

Sue Budd
Ward 3 Councilmember
EDA Vice President
Term Expires 1/2026

Tim Brausen
Ward 4 Councilmember
EDA Commissioner
Term Expires 1/2026

Executive Staff

Kim Keller, *City Manager*

Cindy Walsh, *Deputy City Manager*

Jay Hall, *Public Works Director*

Jason West, *Parks and Recreation Director*

Bryan Kruelle, *Police Chief*

Peter Hanlin, *Fire Chief*

Karen Barton, *Community Development Director*

Amelia Cruver, *Finance Director*

Debra Heiser, *Engineering Director*

Jacque Smith, *IR & Communications Director*

Rita Vorpahl, *Human Resources Director*

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II. FINANCIAL SECTION

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INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council
City of St. Louis Park, Minnesota

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of St. Louis Park, Minnesota, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City of St. Louis Park, Minnesota's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of St. Louis Park, Minnesota, as of December 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of St. Louis Park, Minnesota and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of St. Louis Park, Minnesota's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Governmental Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of St. Louis Park, Minnesota's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of St. Louis Park, Minnesota's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison schedules, and the schedules of OPEB and pension information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of St. Louis Park, Minnesota's basic financial statements. The accompanying combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 15, 2026, on our consideration of the City of St. Louis Park, Minnesota's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of St. Louis Park, Minnesota's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of St. Louis Park, Minnesota's internal control over financial reporting and compliance.

Redpath and Company LLC

REDPATH AND COMPANY, LLC
St. Paul, Minnesota

June 15, 2026

City of St. Louis Park
Management's Discussion and Analysis

As management of the City of St. Louis Park, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which starts on page 3 of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $261,972,245 (*net position*). Of this amount, $73,325,963 (*unrestricted net position*) may be used to meet the government's ongoing obligations to citizens and creditors.

- The City's total net position increased by $25,517,560 as a result of revenues in excess of expenses. $5,960,302 was a result of an increase of net position within business-type activities, and $19,557,258 from an increase of net position within governmental activities.

- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $97,720,950 a decrease of $1,195,562 in comparison with the prior year. The decrease was primarily related to expenditures for redevelopment and development purposes city-wide. Approximately 37 percent of this total amount, or $36,048,323, is either nonspendable or restricted for specific purposes. The remaining fund balance was committed by City Council, assigned or unassigned.

- At the end of the current fiscal year, unassigned fund balance for the General fund was $28,494,628 (45 percent) of the total subsequent year budgeted General fund expenditures.

- The City's total noncurrent liabilities, including compensated absences, lease liabilities, subscription-based IT arrangement liabilities, bonded debt, OPEB liability, pollution remediation, and net pension liability decreased $8,152,710 during 2025. Principal paid on bonded debt during the year was $8,185,000. The City issued new bonded debt with an outstanding balance of $915,000. Net pension liabilities decreased $2,664,454, $1,052,697 related to the State's General Employees Retirement Fund (GERF) and $1,611,757 related to the State's Public Employees Police and Fire Fund (PEPFF).

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplemental information in addition to the basic financial statements themselves. The following chart (Figure 1) shows how the various parts of this annual report are arranged and related to one another.

City of St. Louis Park
Management's Discussion and Analysis

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section combining fund financial statements and schedules that further explains and supports the information in the financial statements. Figure 1 shows how the required parts of this annual report are arranged and relate to one another. In addition to these required elements, we have included a section with combining fund financial statements and schedules that provide details about nonmajor governmental funds, which are added together and presented in single columns in the basic financial statements. Internal service funds statements are also included, reflecting balances prior to their elimination from the government-wide financial statements, to avoid "doubling-up" effect within the governmental and business-type activities columns of said statements.

Figure 1
Required Components of the
City's Annual Financial Report

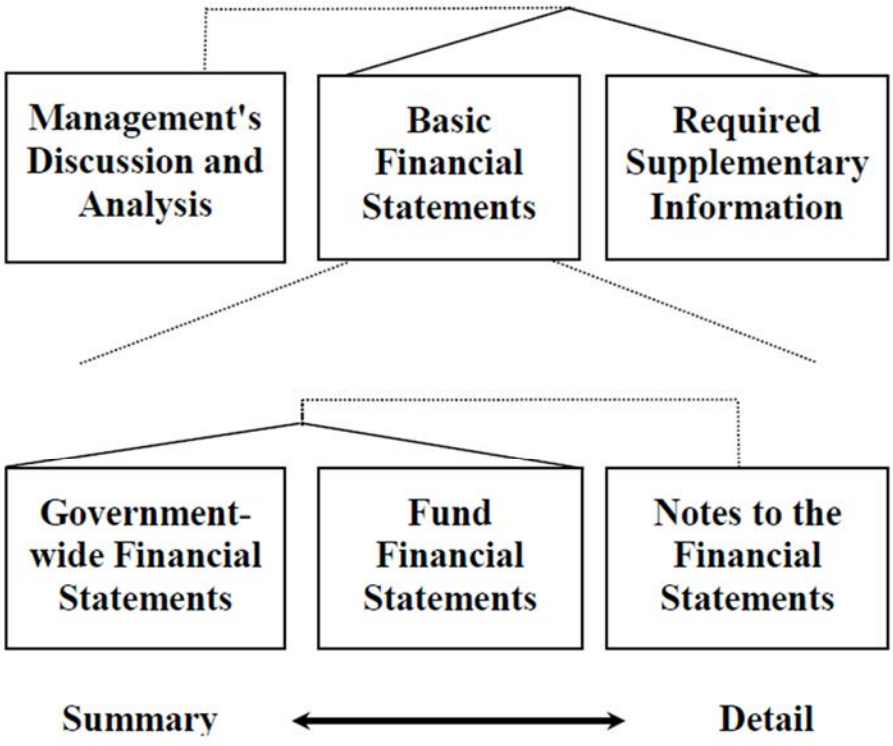


Figure 2 summarizes the major features of the City's financial statements, including the portion of the City government they cover and the types of information they contain. The remainder of this overview section of management's discussion and analysis explains the structure and contents of each of the statements.

Figure 2
Major features of the Government-wide and Fund Financial Statements

		Fund Financial Statements	
	Government-wide Statements	**Governmental Funds**	**Proprietary Funds**
Scope	Entire City government and the City's component units	The activities of the City that are not proprietary, such as police, fire and parks	Activities the City operates similar to private businesses, such as the water and sewer system
Required financial statements	• Statement of Net Position • Statement of Activities	• Balance Sheet • Statement of Revenues, Expenditures and Changes in Fund Balances	• Statement of Net Position • Statement of Revenues, Expenses and Changes in Net Position • Statement of Cash Flows
Accounting basis and measurement focus	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus	Accrual accounting and economic resources focus
Type of asset/liability information	All assets and liabilities, both financial and capital, and short-term and long-term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter; no capital assets included	All assets and liabilities, both financial and capital, and short-term and long-term
Type of deferred outflows/inflows of resources information	All deferred outflows/inflows of resources, regardless of when cash is received or paid	Only deferred outflows of resources expected to be used up and deferred inflows of resources that come due during the year or soon thereafter; no capital assets included	All deferred outflows/inflows of resources, regardless of when cash is received or paid
Type of inflow/outflow information	All revenues and expenses during the year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon thereafter	All revenues and expenses during the year, regardless of when cash is received or paid

City of St. Louis Park
Management's Discussion and Analysis

Government-wide financial statements – The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances in a manner similar to a private-sector business.

The *statement of net position* presents information on all the City's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in the statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenue (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, public information, operations, parks and recreation, housing and rehabilitation, social and economic development, and interest on long-term debt. The business-type activities of the City include water, sewer, solid waste, and storm water operations.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also a legally separate Economic Development Authority (EDA) for which the City is financially accountable. Financial information for this *component unit* is not reported separately from the financial information presented for the primary government itself.

The government-wide financial statements start on page 38 of this report.

Fund financial statements – A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental funds – *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains seven individual major governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Housing Rehabilitation, Affordable Housing Trust, Debt Service, Development EDA, Redevelopment District, and Capital, all of which are considered to be major funds. Data from the other six governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of *combining statements* elsewhere in this report.

The City adopts annual appropriated budgets for the General Fund, the Special Revenue Funds of Housing Rehabilitation, Cable Television, Community Development, Special Service Districts, Affordable Housing Trust, and Climate Investment Funds, and the Capital Project Funds of the Development EDA, Park Improvement (sub-fund of the Capital Fund), and Pavement Management (sub-fund of the Capital Fund) Funds. Budgetary comparison statements are provided for these funds to demonstrate compliance with this budget.

The basic governmental fund financial statements start on page 40 of this report.

Proprietary funds – The City maintains two different types of proprietary funds.

Enterprise funds are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses enterprise funds to account for its water, sewer, solid waste, and storm water operations. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water, sewer, solid waste and storm water operations, all of which are major funds for the City except for the City's solid waste fund.

Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for maintaining its fleet of vehicles, management information systems, replacement of City equipment, employee benefits, compensated absences, pension benefit, and insurance. Because all these services predominately benefit governmental rather than business-type functions, they have been included within *governmental activities* in the governmental-wide financial statements. All internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of *combining statements* elsewhere in this report.

The basic proprietary fund financial statements start on page 45 of this report.

Notes to the financial statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements start on page 51 of this report.

Other Supplementary Information - In addition to the basic financial statements and accompanying notes, Required Supplementary Information, presents a detailed budgetary comparison schedule for the General Fund and Housing Rehabilitation Fund to demonstrate compliance with the budget. In accordance with the requirements of GASB Statement No. 75, it also includes other post-employment benefit plan schedule of changes in total OPEB liability and related ratios. In accordance with the requirements of GASB Statement No. 68, also included is defined benefit pension plan information: a) schedules of the City's contributions and b) schedules of the City's proportionate share of net pension liability. These schedules can be found in the Required Supplementary Information section of this report. The combining statements and schedules referred to earlier in connection with nonmajor governmental funds and internal service funds are presented immediately following the required supplementary information starting on page 120 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $261,972,245 at the close of the most recent fiscal year.

	Governmental Activities			Business-type Activities		
	2025	2024	Increase (Decrease)	2025	2024	Increase (Decrease)
Assets						
Current and other assets	$145,823,301	$136,000,040	$ 9,823,261	$24,220,318	$24,980,465	$ (760,147)
Capital assets	165,424,191	157,782,614	7,641,577	71,220,586	67,659,025	3,561,561
Total assets	311,247,492	293,782,654	17,464,838	95,440,904	92,639,490	2,801,414
Total deferred outflows of resources	16,658,821	20,648,529	(3,989,708)	-	-	-
Liabilities						
Other liabilities	17,092,462	12,820,233	4,272,229	1,855,284	2,712,172	(856,888)
Noncurrent liabilities	91,398,524	97,686,632	(6,288,108)	24,313,126	26,177,728	(1,864,602)
Total liabilities	108,490,986	110,506,865	(2,015,879)	26,168,410	28,889,900	(2,721,490)
Total deferred inflows of resources	22,304,274	26,370,523	(4,066,249)	4,411,302	4,848,700	(437,398)
Net position						
Net investment in capital assets	102,412,153	88,402,821	14,009,332	47,257,055	42,481,743	4,775,312
Restricted	38,977,074	36,962,412	2,014,662		-	-
Unrestricted	55,721,826	52,188,562	3,533,264	17,604,137	16,419,147	1,184,990
Total net position	$197,111,053	$177,553,795	$ 19,557,258	$64,861,192	$58,900,890	$ 5,960,302

City of St. Louis Park
Management's Discussion and Analysis

City of St. Louis Park's Net Position

A portion of the City's net position (57 percent) reflects its investment in capital assets (e.g., land, permanent easements, buildings, infrastructure, machinery, equipment, lease assets, and subscription-based IT arrangement assets); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position $38,977,074 represents resources that are subject to external restrictions on how they may be used. The remaining balance of *unrestricted net position* $73,325,963 may be used to meet the City's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position, both for the City as a whole, as well as for its separate governmental and business-type activities.

City of St. Louis Park
Management's Discussion and Analysis

Analysis of the City's Operations – The following table provides a summary of the City's operations for the year ended December 31, 2025. Overall, both the governmental and business-type activities revenue and expenses remained stable.

City of St. Louis Park's Changes in Net Position

	Governmental Activities			Business-type Activities		
	2025	2024	Increase (Decrease)	2025	2024	Increase (Decrease)
Revenues						
Program revenues						
Charges for services	$ 10,288,470	$ 8,280,101	$ 2,008,369	$ 30,819,609	$ 28,040,715	$ 2,778,894
Operating grants and contributions	12,173,036	7,665,211	4,507,825	1,271,802	1,690,778	(418,976)
Capital grants and contributions	5,115,294	10,930,059	(5,814,765)	520,244	224,578	295,666
General revenues						
Property taxes and TIF	65,185,244	61,785,447	3,399,797	-	-	-
Franchise fees	5,467,558	5,502,940	(35,382)	-	-	-
Lodging taxes	1,095,421	1,096,864	(1,443)	-	-	-
Grants and contributions not restricted to specific programs	-	3,748,369	(3,748,369)	-	-	-
Unrestricted interest and investment income (loss)	3,954,009	3,706,433	247,576	921,793	825,709	96,084
Gain on sale of capital assets	426,999	270,524	156,475	2,275	1,455	820
Miscellaneous	4,327,976	899,016	3,428,960	545,237	-	545,237
Total revenues	108,034,007	103,884,964	4,149,043	34,080,960	30,783,235	3,297,725
Expenses						
General government	15,994,719	14,808,262	1,186,457	-	-	-
Public safety	26,024,009	24,630,534	1,393,475	-	-	-
Public information	525,100	2,410,905	(1,885,805)	-	-	-
Operations	9,132,239	10,928,402	(1,796,163)	-	-	-
Parks and recreation	11,871,229	9,717,552	2,153,677	-	-	-
Housing and rehabilitation	929,202	1,396,062	(466,860)	-	-	-
Social and economic development	24,783,468	12,702,937	12,080,531	-	-	-
Interest on long-term debt	1,725,271	1,864,221	(138,950)	-	-	-
Water	-	-	-	7,063,157	6,551,873	511,284
Sewer	-	-	-	8,113,815	8,104,364	9,451
Storm water	-	-	-	2,956,245	2,778,018	178,227
Solid waste	-	-	-	7,478,953	7,017,489	461,464
Total expenses	90,985,237	78,458,875	12,526,362	25,612,170	24,451,744	1,160,426
Increase (decrease) in net position before transfers	17,048,770	25,426,089	(8,377,319)	8,468,790	6,331,491	2,137,299
Transfers	2,508,488	2,435,426	73,062	(2,508,488)	(2,435,426)	(73,062)
Change in net position	19,557,258	27,861,515	(8,304,257)	5,960,302	3,896,065	2,064,237
Net position, January 1	177,553,795	149,692,280	27,861,515	58,900,890	55,004,825	3,896,065
Net position, December 31	$ 197,111,053	$177,553,795	$ 19,557,258	$ 64,861,192	$ 58,900,890	$ 5,960,302

City of St. Louis Park
Management's Discussion and Analysis

Governmental Activities

Governmental activities increased the City's net position by $19,557,258. Overall, the governmental activities in 2025 increased due primarily to asset additions of $17,464,838 and a decrease of liabilities in the amount of $2,015,879. Changes in the City' share of the State's net pension liability fluctuates based on market conditions.

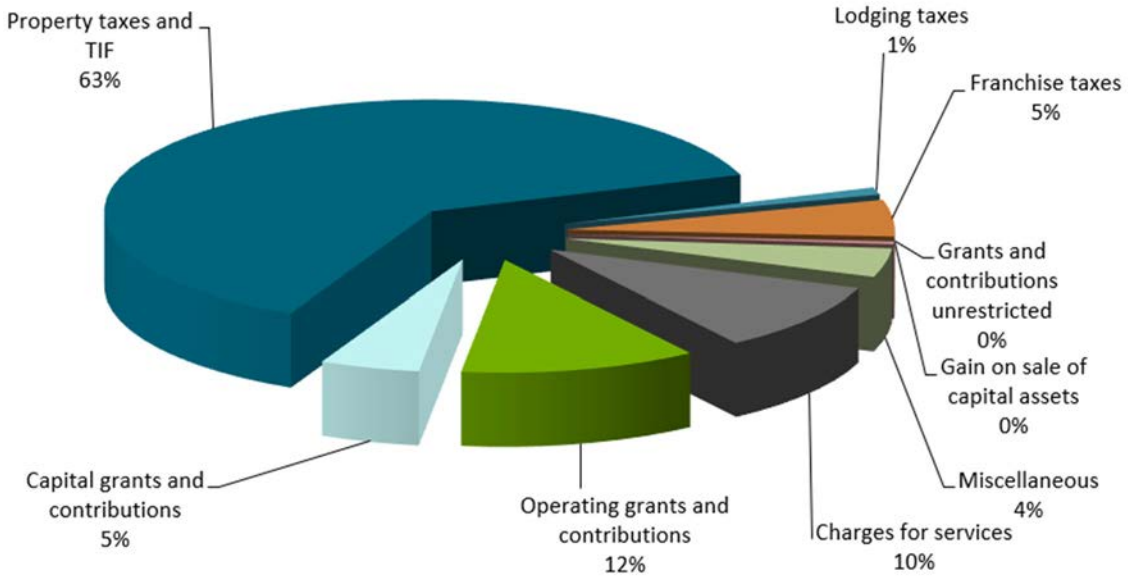
Business-type Activities

Business-type activities increased the City's net position by $5,960,302. Revenues increased by $3,297,725, and expenses increased by $1,160,426. Net transfers were comparable to the prior year. The increase in revenues was primarily attributable to an increase in charges for services from 2024 to 2025. The increase in expenses was primarily attributable to an increase in operating expenses to support the utility services offered to properties throughout the City.

Governmental Activities

Revenues - The following chart illustrates the City's revenue by source for its governmental activities:

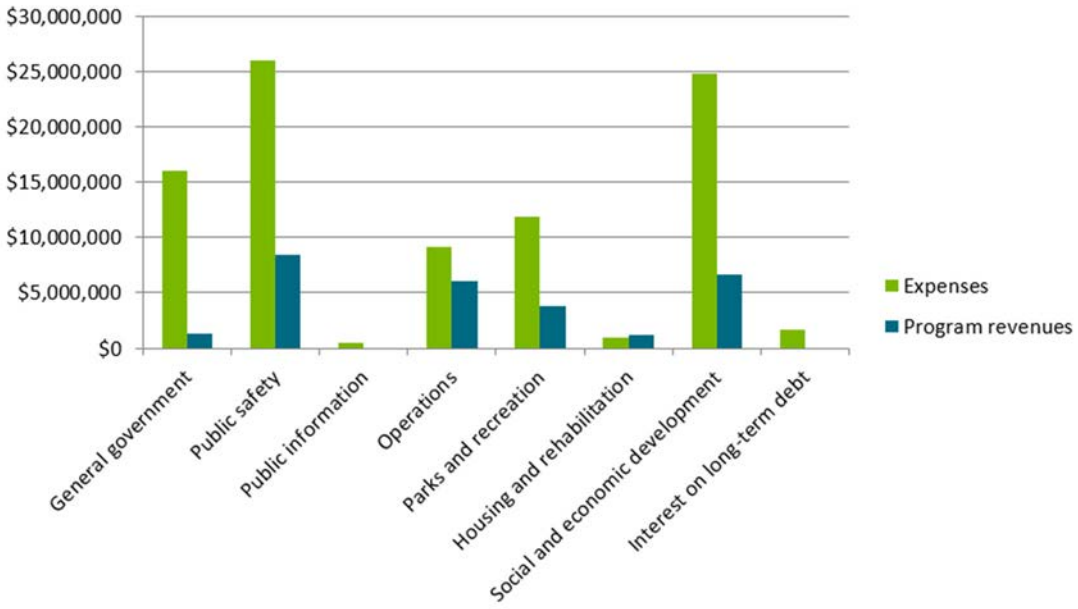
Revenues by Source - Governmental Activities



City of St. Louis Park
Management's Discussion and Analysis

Expenses - The following chart illustrates the City's expenses and program revenues for its governmental activities:

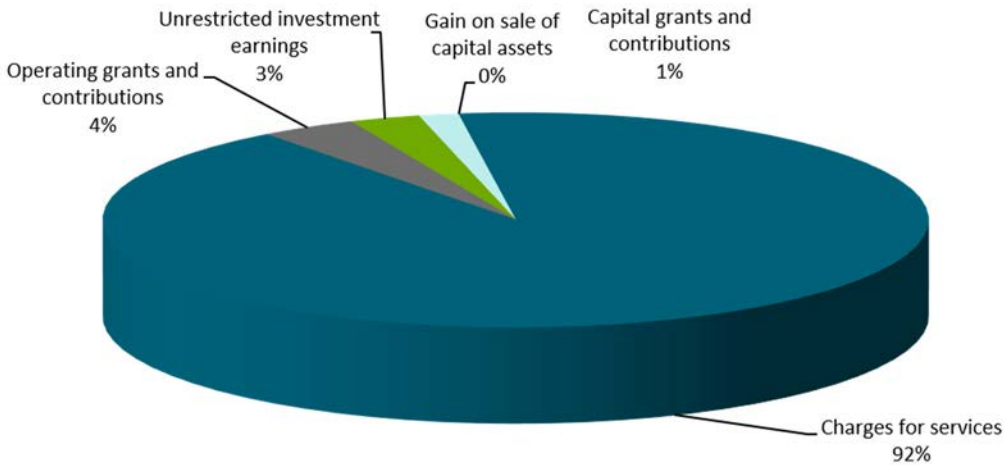
Expenses and Program Revenues - Governmental Activities



Business-type Activities

Revenues - The following chart illustrates the City's revenue by source for its business-type activities:

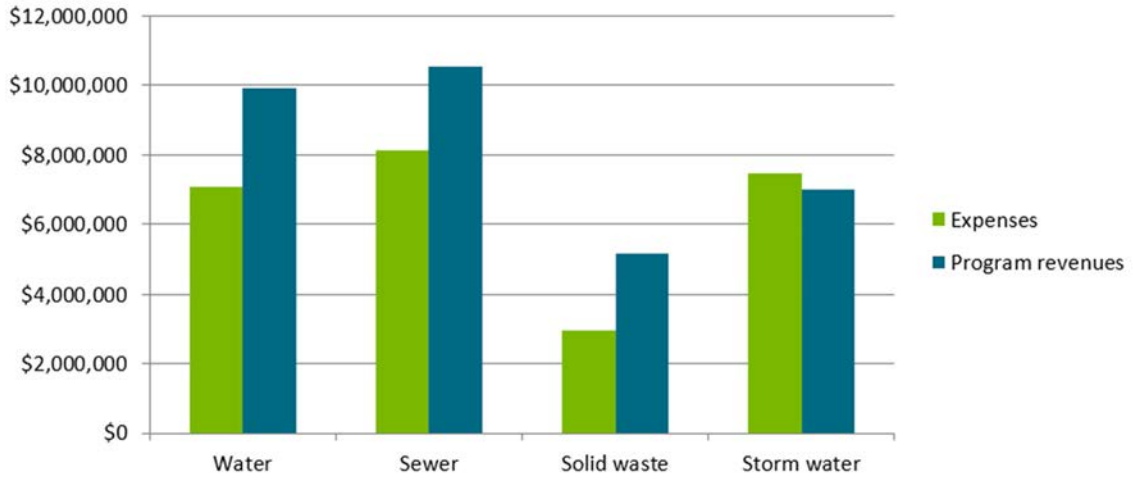
Revenue Sources - Business-type Activities



City of St. Louis Park
Management's Discussion and Analysis

Expense and Program Revenues - Business-type Activities

Expenses - The following chart illustrates the City's expenses and program revenues for its business-type activities:



Financial Analysis of the Government's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the year.

Governmental funds – As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $97,720,950, a decrease of $1,195,562 in comparison with the prior year. Approximately 27 percent of this total amount, $26,669,911, constitutes unassigned fund balance, which is available for spending at the City's discretion. The remainder of the fund balance $71,051,039 is not available for new spending because it is either 1) nonspendable $325,293, 2) restricted $35,723,030, 3) committed $1,665,753 or 4) assigned $33,336,963 for specific purposes.

City of St. Louis Park
Management's Discussion and Analysis

Major Funds	Fund Balances December 31, 2025	2024	Increase (Decrease)
General	$ 29,867,093	$ 28,627,682	$ 1,239,411
The City's General fund balance increased during the current fiscal year. The increase is primarily attributable to transfers into the general fund of $6,188,023 exceeding transfers out of $3,900,209. This was offset by expenditures exceeding revenues by $1,048,403.			
Housing Rehabilitation	$ 7,695,051	$ 7,403,741	$ 291,310
The Housing Rehabilitation fund balance increased $291,310 as a result of revenue related to housing exceeding expenses by $1,049,929. This was decreased by transfers out exceeding transfers in by $758,619.			
Affordable Housing Trust Fund	$ 15,786,100	$ 11,625,161	$ 4,160,939
The Affordable Housing Trust fund balance increased $4,160,939 as a result of transfers in exceeding transfers out by $2,535,000. This was further increased by revenue exceeding expenses by $1,625,939.			
Debt Service	$ 9,065,171	$ 8,250,784	$ 814,387
The fund balance of the Debt Service fund increased $814,387 as a result of revenues related to the City's debt service exceeding expenses by $66,137. The Debt Service fund balance was also increased by $748,250 of transfers in to support the City's debt service payments.			
Development EDA	$ 16,387,321	$ 19,502,641	$ (3,115,320)
The Development EDA fund balance decreased $3,115,320 as a result of expenditures exceeding revenues by $2,429,314. The fund balance was further decreased by transfers out exceeding transfers in by $686,006.			
Redevelopment District	$ 6,914,784	$ 8,420,024	$ (1,505,240)
The Redevelopment District fund is comprised of all tax increment districts in the city. The decrease in fund balance of $1,505,240 is due to transfers out exceeding transfers in by $3,501,923 to capital projects and to support city-wide housing. This was offset by revenues exceeding expenditures by $1,996,683.			
Capital	$ 8,187,316	$ 8,363,739	$ (176,423)
The Capital fund balance decreased $176,423 due to expenditures exceeding revenue by $1,792,635. This was offset by transfers in exceeding transfers out by $1,616,212.			

City of St. Louis Park
Management's Discussion and Analysis

Proprietary funds – The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. At the end of the year, unrestricted net position of the Water, Sewer, Storm Water, and Solid Waste funds amounted to $26,238,599. Total net position increased by $8,223,636. This increase was primarily a result of the City's operating revenues exceeded its operating expenses by $8,059,940 in 2025. This was partially offset by transfers out of the proprietary funds to other City funds in the amount of $2,508,488.

General Fund Budgetary Highlights

Actual revenues and transfers in were $6,829,214 over budget and expenditures and transfers out were $4,992,746 over budget. The end result was an increase in fund balance of $1,239,411.

Capital Asset and Debt Administration

The City's investment in capital assets for its governmental and business type activities as of December 31, 2025 was $236,644,777 (net of accumulated depreciation and amortization). This investment in capital assets includes land, buildings and system improvements, machinery and equipment, park facilities, roads, highways, and bridges. The City's investment in capital assets for the current fiscal year increased 5 percent.

City of St. Louis Park's Capital Assets
(net of accumulated depreciation)

	Governmental Activities			Business-type Activities		
	2025	2024	Increase (Decrease)	2025	2024	Increase (Decrease)
Land	$ 17,255,135	$ 17,255,135	$ -	$ 515,082	$ 515,082	$ -
Permanent easments	1,441,876	1,441,876	-	-	-	-
Construction in progress	8,789,037	12,952,158	(4,163,121)	1,608,207	4,973,101	(3,364,894)
Buildings and structures	42,844,071	44,407,859	(1,563,788)	365,402	390,198	(24,796)
Improvements other than buildings	27,048,588	28,568,485	(1,519,897)	4,331,691	4,228,601	103,090
Infrastructure	54,744,228	41,648,056	13,096,172	60,997,927	54,084,599	6,913,328
Machinery and equipment	4,408,717	4,933,823	(525,106)	3,402,277	3,467,444	(65,167)
Fleet	7,206,334	5,349,962	1,856,372	-	-	-
Lease assets - fleet	35,872	66,566	(30,694)	-	-	-
Lease assets - machinery and equipment	841,793	1,116,842	(275,049)	-	-	-
Subscription-based IT arrangements	808,540	41,852	766,688	-	-	-
Total	$ 165,424,191	$ 157,782,614	$ 7,641,577	$ 71,220,586	$ 67,659,025	$ 3,561,561

Additional information on the City's capital assets can be found in Note 5 on pages 67 of this report.

Debt administration

At the end of the current fiscal year, the City had total bonded debt outstanding of $80,570,000. Of this amount, $57,130,000 comprises debt issued for improvement and capital projects, of which $51,200,000 will be repaid by ad valorem tax levies and $5,930,000 will be repaid through the collection of special assessments. The remaining $23,440,000 of the City's bonded debt represents general obligation revenue bonds with $22,320,000 to be repaid by the Water, Sewer, and Storm Water fund user charges and $1,120,000 from revenues collected from the benefitting property. Furthermore, the City has long-term debt of $865,089 related to lease liabilities, $5,446,351 for compensated absences, $7,507,643 for other postemployment benefits payable, $16,425,654 for the net pension liability, $699,691 relating to subscription-based IT arrangement liabilities, and $259,500 related to pollution remediation.

City of St. Louis Park's Outstanding Debt
General Obligation Bonds, Revenue Bonds, and other Debt

	Governmental Activities			Business-type Activities		
	2025	2024	Increase (Decrease)	2025	2024	Increase (Decrease)
G.O. improvement	$ 51,200,000	$ 56,285,000	$ (5,085,000)	$ 22,320,000	$ 23,920,000	$ (1,600,000)
G.O. special assessment	5,930,000	6,445,000	(515,000)	-	-	-
G.O. revenue	1,120,000	1,190,000	(70,000)	-	-	-
Bond issuance premium/discount	2,410,027	2,709,837	(299,810)	1,527,695	1,679,102	(151,407)
Lease liability	865,089	1,155,418	(290,329)	-	-	-
Compensated absences	5,240,420	4,681,049	559,371	205,931	203,626	2,305
Other postemployment benefits	7,507,643	6,112,800	1,394,843	-	-	-
Pollution remediation liability	-	-	-	259,500	375,000	(115,500)
Net pension liability	16,425,654	19,090,108	(2,664,454)	-	-	-
Subscription liability	699,691	17,420	682,271	-	-	-
Total	$ 91,398,524	$ 97,686,632	$ (6,288,108)	$ 24,313,126	$ 26,177,728	$ (1,864,602)

Principal payments during 2025 totaled $8,185,000. The City maintains an "AAA" rating from Standard & Poor's for general obligation debt.

State statutes limit the amount of general obligation debt a governmental entity may issue to 3 percent of its total assessed valuation. The current debt limitation for the City is $297,800,196 which is significantly more than the City's outstanding general obligation debt. Additional information on the City's long-term debt can be found in Note 6 on pages 69-73 of this report.

Economic Factors, Subsequent Year Budgets, Rates and Changes in Structure

The City estimates that the demand for City services will continue to grow as the economy improves. The property tax levy is set annually and is adjusted as necessary to fund the cost of providing services to our citizens and customers. Charges for services are evaluated each year and adjusted to support operations and capital outlay. All these factors were considered in preparing the City's budget for the 2026 fiscal year.

Requests for Information

This financial report is designed to provide our citizens, customers, and creditors with a general overview of the City of St. Louis Park's finances and to show the City's accountability for the resources it is entrusted. Questions concerning any of the information provided in the report, or requests for additional financial information, can be directed to the City of St. Louis Park Finance Division at 5005 Minnetonka Boulevard, St. Louis Park, Minnesota, 55416, 952-924-2500.

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BASIC FINANCIAL STATEMENTS

CITY OF ST. LOUIS PARK, MINNESOTA
STATEMENT OF NET POSITION
December 31, 2025

Statement 1

	Governmental Activities	Business-Type Activities	Totals
Assets			
Cash and investments	$ 95,532,551	$ 19,907,759	$ 115,440,310
Accrued interest receivable	348,442	40,566	389,008
Due from other governments	7,893,714	245,711	8,139,425
Accounts receivable	3,073,125	5,963,020	9,036,145
Taxes receivable	420,076	-	420,076
Prepaid items	1,321,989	513,007	1,834,996
Inventories	254,738	99,874	354,612
Internal balances	8,634,462	(8,634,462)	-
Special assessments receivable	8,208,798	1,289,036	9,497,834
Leases receivable	143,904	4,795,807	4,939,711
Loans receivable	16,910,069	-	16,910,069
Pledges receivable	550,000	-	550,000
Land held for resale	2,531,433	-	2,531,433
Capital assets			
Nondepreciable assets	27,486,048	2,123,289	29,609,337
Depreciable assets (net of accumulated depreciation)	136,251,938	69,097,297	205,349,235
Amortizable assets (net of accumulated amortization)	1,686,205	-	1,686,205
Total assets	311,247,492	95,440,904	406,688,396
Deferred outflows of resources			
Related to pensions	14,192,643	-	14,192,643
Related to OPEB	2,466,178	-	2,466,178
Total deferred outflows of resources	16,658,821	-	16,658,821
Liabilities			
Accounts payable	7,390,563	846,779	8,237,342
Salaries payable	2,280,684	213,533	2,494,217
Due to other governments	2,757,794	70,411	2,828,205
Contracts payable	787,231	233,615	1,020,846
Accrued interest payable	762,898	328,244	1,091,142
Deposits payable	1,714,733	162,702	1,877,435
Unearned revenue	1,398,559	-	1,398,559
Noncurrent liabilities			
Due within one year	10,671,589	3,008,364	13,679,953
Due in more than one year	80,726,935	21,304,762	102,031,697
Total liabilities	108,490,986	26,168,410	134,659,396
Deferred inflows of resources			
Related to pensions	21,344,737	-	21,344,737
Related to OPEB	819,122	-	819,122
Related to leases	140,415	4,411,302	4,551,717
Total deferred inflows of resources	22,304,274	4,411,302	26,715,576
Net position			
Net investment in capital assets	102,412,153	47,257,055	149,669,208
Restricted for			
Redevelopment districts	10,782,831	-	10,782,831
Affordable housing	15,796,144	-	15,796,144
E-911 purposes	32,225	-	32,225
Public safety aid	124,464	-	124,464
Community development	543,733	-	543,733
Debt service	10,185,171	-	10,185,171
Cable TV equipment	16,251	-	16,251
Police and fire purposes	1,370,676	-	1,370,676
Opioid settlement	125,579	-	125,579
Unrestricted	55,721,826	17,604,137	73,325,963
Total net position	$ 197,111,053	$ 64,861,192	$ 261,972,245

The accompanying notes are an integral part of these financial statements.

CITY OF ST. LOUIS PARK, MINNESOTA
STATEMENT OF ACTIVITIES
For The Year Ended December 31, 2025

Statement 2

Functions/Programs	Expenses	Program Revenues: Charges For Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Business-Type Activities	Net (Expense) Revenue and Changes in Net Position: Total
Governmental activities							
General government	$ 15,994,719	$ 908,681	$ 417,954	$ 35,214	$ (14,632,870)	$ -	$ (14,632,870)
Public safety	26,024,009	5,662,593	2,824,420	-	(17,536,996)	-	(17,536,996)
Public information	525,100	-	-	-	(525,100)	-	(525,100)
Operations	9,132,239	238,110	1,445,163	4,333,068	(3,115,898)	-	(3,115,898)
Parks and recreation	11,871,229	3,288,514	451,270	71,549	(8,059,896)	-	(8,059,896)
Housing and rehabilitation	929,202	2,100	848,543	386,734	308,175	-	308,175
Social and economic development	24,783,468	188,472	6,185,686	288,729	(18,120,581)	-	(18,120,581)
Interest on long-term debt	1,725,271	-	-	-	(1,725,271)	-	(1,725,271)
Total governmental activities	90,985,237	10,288,470	12,173,036	5,115,294	(63,408,437)	-	(63,408,437)
Business-Type activities							
Water	7,063,157	9,581,479	10,000	344,351	-	2,872,673	2,872,673
Sewer	8,113,815	10,316,945	33,284	175,893	-	2,412,307	2,412,307
Storm water	2,956,245	4,121,198	1,034,586	-	-	2,199,539	2,199,539
Solid waste	7,478,953	6,799,987	193,932	-	-	(485,034)	(485,034)
Total business-type activities	25,612,170	30,819,609	1,271,802	520,244	-	6,999,485	6,999,485
Total	$ 116,597,407	$ 41,108,079	$ 13,444,838	$ 5,635,538	(63,408,437)	6,999,485	(56,408,952)
General revenues							
Taxes							
Property taxes					49,633,154	-	49,633,154
Tax increment					15,552,090	-	15,552,090
Franchise taxes					5,467,558	-	5,467,558
Lodging taxes					1,095,421	-	1,095,421
Unrestricted interest and investment income (loss)					3,954,009	921,793	4,875,802
Gain on sale of capital assets					426,999	2,275	429,274
Miscellaneous					4,327,976	545,237	4,873,213
Transfers					2,508,488	(2,508,488)	-
Total general revenues and transfers					82,965,695	(1,039,183)	81,926,512
Change in net position					19,557,258	5,960,302	25,517,560
Net position - January 1					177,553,795	58,900,890	236,454,685
Net position - December 31					$ 197,111,053	$ 64,861,192	$ 261,972,245

The accompanying notes are an integral part of these financial statements.

CITY OF ST. LOUIS PARK, MINNESOTA
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2025

	General	Special Revenue Fund: Housing Rehabilitation	Special Revenue Fund: Affordable Housing Trust
Assets			
Cash and investments	$ 33,457,705	$ 4,927,979	$ 9,902,805
Accrued interest receivable	348,353	-	-
Due from other governments	890,765	-	-
Accounts receivable	630,035	-	-
Taxes receivable - unremitted	41,949	-	1,647
Taxes receivable - delinquent	322,573	-	10,044
Prepaid items	64,491	-	-
Inventories	254,738	-	-
Special assessments receivable - delinquent	-	62,793	-
Special assessments receivable - deferred	-	7,296,384	-
Interfund loan receivable	-	-	1,987,275
Loans receivable - current	-	250,000	257,423
Loans receivable - noncurrent	-	3,575,952	4,057,013
Pledges receivable - current	-	-	-
Pledges receivable - noncurrent	-	-	-
Leases receivable - current	-	-	-
Leases receivable - noncurrent	-	-	-
Land held for resale	-	-	-
Total assets	$ 36,010,609	$ 16,113,108	$ 16,216,207
Liabilities			
Accounts payable	$ 873,551	$ 26,705	$ 375,757
Salaries payable	2,255,698	-	-
Due to other governments	174,588	-	44,306
Contracts payable	-	-	-
Interfund loan payable	-	1,045,273	-
Deposits payable	1,118,547	-	-
Unearned revenue	1,398,559	-	-
Total liabilities	5,820,943	1,071,978	420,063
Deferred inflows of resources			
Related to leases	-	-	-
Unavailable revenue	322,573	7,346,079	10,044
Total deferred inflows of resources	322,573	7,346,079	10,044
Fund balances			
Nonspendable	319,229	-	-
Restricted	156,689	-	15,786,100
Committed	-	-	-
Assigned	896,547	7,695,051	-
Unassigned	28,494,628	-	-
Total fund balances	29,867,093	7,695,051	15,786,100
Total liabilities, deferred inflows of resources, and fund balances	$ 36,010,609	$ 16,113,108	$ 16,216,207

The accompanying notes are an integral part of these financial statements.

Statement 3

Debt Service	Capital Projects Funds: Development EDA	Capital Projects Funds: Redevelopment District	Capital Projects Funds: Capital Fund	Other Governmental Funds	Total Governmental Funds
$ 9,288,525	$ 12,945,139	$ 11,119,898	$ 4,487,421	$ 3,415,511	$ 89,544,983
-	89	-	-	-	348,442
363,675	4,472,295	-	1,958,022	-	7,684,757
-	1,005,978	75,713	1,232,827	128,572	3,073,125
13,411	366	24,347	998	-	82,718
-	-	-	-	-	332,617
-	1,484	-	-	4,580	70,555
-	-	-	-	-	254,738
-	-	-	-	11,667	74,460
-	-	-	-	837,954	8,134,338
-	1,567,610	-	-	-	3,554,885
75,000	299,341	-	-	-	881,764
1,045,000	4,138,681	2,686,336	-	525,323	16,028,305
-	-	-	100,000	-	100,000
-	-	-	450,000	-	450,000
-	26,295	-	-	-	26,295
-	117,609	-	-	-	117,609
-	897,000	-	1,634,433	-	2,531,433
$ 10,785,611	$ 25,471,887	$ 13,906,294	$ 9,863,701	$ 4,923,607	$ 133,291,024
$ 4,254	$ 5,498,232	$ 34,225	$ 229,366	$ 153,914	$ 7,196,004
-	-	-	-	22,985	2,278,683
-	55,919	2,404,343	2,311	-	2,681,467
-	-	-	781,806	-	781,806
-	-	2,509,612	-	-	3,554,885
596,186	-	-	-	-	1,714,733
-	-	-	-	-	1,398,559
600,440	5,554,151	4,948,180	1,013,483	176,899	19,606,137
-	140,415	-	-	-	140,415
1,120,000	3,390,000	2,043,330	662,902	928,594	15,823,522
1,120,000	3,530,415	2,043,330	662,902	928,594	15,963,937
-	1,484	-	-	4,580	325,293
9,065,171	-	8,739,501	1,370,676	604,893	35,723,030
-	-	-	-	1,665,753	1,665,753
-	16,385,837	-	6,816,640	1,542,888	33,336,963
-	-	(1,824,717)	-	-	26,669,911
9,065,171	16,387,321	6,914,784	8,187,316	3,818,114	97,720,950
$ 10,785,611	$ 25,471,887	$ 13,906,294	$ 9,863,701	$ 4,923,607	$ 133,291,024

Total fund balances reported above	$ 97,720,950
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources, and therefore, are not reported in the funds	143,951,130
Other long-term assets are not available to pay for current-period expenditures and, therefore, are reported as unavailable revenue in the funds:	
Receivables not available soon enough to pay for the current period's expenditures	15,823,522
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds:	
Bonds payable and unamortized bond premium/discount	(60,660,027)
Accrued interest payable	(718,317)
Internal service funds are used by management to charge the cost of certain services to individual funds.	
The assets and liabilities are included in the governmental statement of net position	993,795
Net position of governmental activities	$ 197,111,053

The accompanying notes are an integral part of these financial statements.

CITY OF ST. LOUIS PARK, MINNESOTA
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For The Year Ended December 31, 2025

		Special Revenue Funds		
	General	Housing Rehabilitation	Special Assessment (Cost Recovery)	Affordable Housing Trust
Revenues				
Property taxes	$ 38,476,376	$ -		$ 1,150,917
Tax increments	-	-		-
Franchise taxes	-	-		-
Lodging tax	-	-		-
Licenses and permits	5,960,760	-		-
Intergovernmental	4,810,091	-		848,543
Charges for services	3,330,269	-		2,100
Fines and forfeitures	24,561	-		-
Special assessments	-	990,331		-
Interest income (loss)	1,276,248	203,632		401,307
Miscellaneous	1,137,130	-		57,799
Total revenues	55,015,435	1,193,963		2,460,666
Expenditures				
Current				
General government	13,169,820	-		-
Public safety	24,408,209	-		-
Public information	-	-		-
Operations	5,884,942	-		-
Parks and recreation	8,933,616	-		-
Housing and rehabilitation	-	94,462		834,727
Social and economic development	-	-		-
Miscellaneous	820,775	-		-
Non-departmental internal charges	1,021,337	-		-
Capital outlay				
Public safety	1,330,898	-		-
Operations	494,241	-		-
Parks and recreation	-	-		-
Social and economic development	-	-		-
Debt service				
Principal	-	-		-
Interest and other	-	49,572		-
Total expenditures	56,063,838	144,034		834,727
Revenues over (under) expenditures	(1,048,403)	1,049,929		1,625,939
Other financing sources (uses)				
Transfers in	6,188,023	-		2,535,000
Transfers out	(3,900,209)	(758,619)		-
Total other financing sources (uses)	2,287,814	(758,619)		2,535,000
Net change in fund balances	1,239,411	291,310		4,160,939
Fund balances:				
Fund balance - January 1, as previously presented	28,627,682	7,403,741	3,027,716	-
Changes within financial reporting entity (nonmajor to major fund	-	-	-	11,625,161
Changes within financial reporting entity (major to nonmajor fund	-	-	(3,027,716)	-
Fund balance - January 1, as adjusted	28,627,682	7,403,741	-	11,625,161
Fund balance - December 31	$ 29,867,093	$ 7,695,051	$ -	$ 15,786,100

The accompanying notes are an integral part of these financial statements.

Statement 4

Debt Service	Capital Projects Funds: Development EDA	Capital Projects Funds: Redevelopment District	Capital Projects Funds: Capital Fund	Other Governmental Funds	Total Governmental Funds
$ 6,856,222	$ 228,965	$ -	$ 510,000	$ -	$ 47,222,480
-	-	15,552,090	-	-	15,552,090
-	-	-	4,932,314	535,244	5,467,558
-	1,095,421	-	-	-	1,095,421
-	-	-	-	-	5,960,760
417,350	4,739,261	-	5,948,157	209,579	16,972,981
-	188,472	-	3,863	-	3,524,704
-	-	-	-	-	24,561
-	-	-	-	442,647	1,432,978
193,926	625,722	424,492	340,566	305,019	3,770,912
111,714	2,095,611	75,713	785,333	2,009	4,265,309
7,579,212	8,973,452	16,052,295	12,520,233	1,494,498	105,289,754
-	-	-	-	73,581	13,243,401
-	-	-	949	13,583	24,422,741
-	-	-	-	482,218	482,218
-	-	-	1,234	-	5,886,176
-	-	-	724,097	-	9,657,713
-	-	-	-	13	929,202
-	11,402,766	13,897,076	928	502,276	25,803,046
-	-	-	-	-	820,775
-	-	-	-	9,062	1,030,399
-	-	-	-	17,534	1,348,432
-	-	-	10,874,778	-	11,369,019
-	-	-	164,379	-	164,379
-	-	-	2,546,503	-	2,546,503
5,670,000	-	-	-	-	5,670,000
1,843,075	-	158,536	-	-	2,051,183
7,513,075	11,402,766	14,055,612	14,312,868	1,098,267	105,425,187
66,137	(2,429,314)	1,996,683	(1,792,635)	396,231	(135,433)
748,250	985,144	-	1,634,433	28,700	12,119,550
-	(1,671,150)	(3,501,923)	(18,221)	(3,329,557)	(13,179,679)
748,250	(686,006)	(3,501,923)	1,616,212	(3,300,857)	(1,060,129)
814,387	(3,115,320)	(1,505,240)	(176,423)	(2,904,626)	(1,195,562)
8,250,784	19,502,641	8,420,024	8,363,739	15,320,185	98,916,512
-	-	-	-	(11,625,161)	-
-	-	-	-	3,027,716	-
8,250,784	19,502,641	8,420,024	8,363,739	6,722,740	98,916,512
$ 9,065,171	$ 16,387,321	$ 6,914,784	$ 8,187,316	$ 3,818,114	$ 97,720,950

The accompanying notes are an integral part of these financial statements.

CITY OF ST. LOUIS PARK, MINNESOTA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For The Year Ended December 31, 2025

Statement 5

Amounts reported for governmental activities in the statement of activities (Statement 2) are different because:		
Net changes in fund balances - total governmental funds (Statement 4)	$	(1,195,562)
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.		
Capital outlay capitalized		15,207,413
Depreciation expense		(8,542,345)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.		
Principal repayments on long term debt		5,670,000
Interest on long-term debt in the statement of activities differs from the amount reported in the governmental fund because interest is recognized as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the statement of activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.		77,021
Governmental funds report debt issuance premiums and discounts as an other financing source or use at the time of issuance. Premiums and discounts are reported as an unamortized asset or liability in the City-wide financial statements.		299,810
Certain revenues are recognized as soon as they are earned. Under the modified accrual basis of accounting certain revenues cannot be recognized until they are available to liquidate liabilities of the current period.		
Special assessments		(722,301)
Property taxes		(12,822)
Intergovernmental grant revenues		12,495
Loans and other		3,191,580
Internal service funds are used by management to charge the costs for equipment, information system, equipment replacement, employee benefits and major losses incurred by individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.		5,571,969
Change in net position of governmental activities (Statement 2)	$	19,557,258

The accompanying notes are an integral part of these financial statements.

CITY OF ST. LOUIS PARK, MINNESOTA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2025

Statement 6

	Business-Type Activities Enterprise Funds					Governmental Activities
				Non-Major Fund		Internal
	Water	Sewer	Storm Water	Solid Waste	Totals	Service Funds
Assets						
Current assets						
Cash and investments	$ 6,194,047	$ 6,119,517	$ 5,383,765	$ 2,210,430	$ 19,907,759	$ 5,987,568
Accrued interest receivable	40,566	-	-	-	40,566	-
Due from other governments	-	22,707	223,004	-	245,711	208,957
Accounts receivable	1,592,543	2,092,933	684,827	1,592,717	5,963,020	-
Taxes receivable - unremitted	-	-	-	-	-	4,741
Prepaid items	5,220	477,993	29,794	-	513,007	1,251,434
Inventories	99,874	-	-	-	99,874	-
Special assessments receivable - delinquent	88,102	678	-	-	88,780	-
Special assessments receivable - deferred	646,778	553,478	-	-	1,200,256	-
Leases receivable - current	363,538	-	-	-	363,538	-
Leases receivable - noncurrent	4,432,269	-	-	-	4,432,269	-
Total current assets	13,462,937	9,267,306	6,321,390	3,803,147	32,854,780	7,452,700
Noncurrent assets						
Capital assets						
Nondepreciable capital assets, at cost						
Land	114,844	60,000	340,238	-	515,082	818,094
Construction in progress	991,178	164,650	452,379	-	1,608,207	228,600
Total nondepreciable capital assets, at cost	1,106,022	224,650	792,617	-	2,123,289	1,046,694
Depreciable capital assets, at cost						
Buildings and structures	5,082,540	6,111	-	-	5,088,651	9,651,432
Improvements other than buildings	2,604,218	749,350	7,165,760	-	10,519,328	3,813,534
Infrastructure	44,450,586	26,265,433	29,692,660	-	100,408,679	1,313,801
Machinery, furniture and equipment	9,282,064	305,031	103,765	-	9,690,860	10,926,953
Fleet	-	-	-	-	-	13,771,297
Total depreciable capital assets, at cost	61,419,408	27,325,925	36,962,185	-	125,707,518	39,477,017
Less: accumulated depreciation	(23,600,216)	(17,724,334)	(15,285,671)	-	(56,610,221)	(20,736,855)
Total depreciable capital assets, net of accumulated depreciation	37,819,192	9,601,591	21,676,514	-	69,097,297	18,740,162
Amortizable capital assets, at cost						
Subscription-based IT arrangements	-	-	-	-	-	1,075,672
Lease assets - machinery, furniture and equipment	-	-	-	-	-	1,356,187
Lease assets - fleet	-	-	-	-	-	148,797
Total amortizable capital assets, at cost	-	-	-	-	-	2,580,656
Less: accumulated amortization	-	-	-	-	-	(894,451)
Total amortizable capital assets, net of accumulated amortization	-	-	-	-	-	1,686,205
Total capital assets, net of accumulated depreciation and amortization	38,925,214	9,826,241	22,469,131	-	71,220,586	21,473,061
Total noncurrent assets	38,925,214	9,826,241	22,469,131	-	71,220,586	21,473,061
Total assets	52,388,151	19,093,547	28,790,521	3,803,147	104,075,366	28,925,761
Deferred outflows of resources						
Related to pensions	-	-	-	-	-	14,192,643
Related to OPEB	-	-	-	-	-	2,466,178
Total deferred outflows of resources	-	-	-	-	-	16,658,821
Liabilities						
Current liabilities						
Accounts payable	198,813	56,915	75,836	515,215	846,779	194,559
Salaries payable	83,897	54,002	47,185	28,449	213,533	2,001
Due to other governments	10,911	270	438	58,792	70,411	76,327
Contracts payable	158,214	17,050	58,351	-	233,615	5,425
Deposits payable	95,493	-	67,209	-	162,702	-
Accrued interest payable	298,079	15,094	15,071	-	328,244	44,581
Compensated absences payable - current	48,987	44,638	50,422	14,817	158,864	3,841,283
Lease liability - current	-	-	-	-	-	294,787
Subscription-based IT arrangements liability - current	-	-	-	-	-	231,975
Pollution payable - current	259,500	-	-	-	259,500	-
Bonds payable - current	2,305,000	140,000	145,000	-	2,590,000	-
Other postemployment benefits payable - current	-	-	-	-	-	303,544
Total current liabilities	3,458,894	327,969	459,512	617,273	4,863,648	4,994,482
Noncurrent liabilities						
Compensated absences payable	14,513	13,225	14,939	4,390	47,067	1,399,137
Lease liability	-	-	-	-	-	570,302
Subscription-based IT arrangements liability	-	-	-	-	-	467,716
Bonds payable	19,299,611	1,213,336	744,748	-	21,257,695	-
Other postemployment benefits payable	-	-	-	-	-	7,204,099
Net pension liability	-	-	-	-	-	16,425,654
Total noncurrent liabilities	19,314,124	1,226,561	759,687	4,390	21,304,762	26,066,908
Total liabilities	22,773,018	1,554,530	1,219,199	621,663	26,168,410	31,061,390
Deferred inflows of resources						
Related to pensions	-	-	-	-	-	21,344,737
Related to OPEB	-	-	-	-	-	819,122
Related to leases	4,411,302	-	-	-	4,411,302	-
Total deferred inflows of resources	4,411,302	-	-	-	4,411,302	22,163,859
Net position						
Net investment in capital assets	17,280,168	8,455,855	21,521,032	-	47,257,055	19,908,281
Unrestricted	7,923,663	9,083,162	6,050,290	3,181,484	26,238,599	(27,548,948)
Total net position	$ 25,203,831	$ 17,539,017	$ 27,571,322	$ 3,181,484	73,495,654	$ (7,640,667)
	Adjustment to reflect consolidation of Internal Service fund activities				(8,634,462)	
	Net position of business-type activities				$ 64,861,192	

The accompanying notes are an integral part of these financial statements.

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CITY OF ST. LOUIS PARK, MINNESOTA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
For The Year Ended December 31, 2025

Statement 7

	Business-Type Activities Enterprise Funds					Governmental Activities
	Water	Sewer	Storm Water	Non-Major Fund Solid Waste	Total	Internal Service Funds
Operating revenues						
Charges for services	$ 8,844,065	$ 10,295,345	$ 4,119,265	$ 6,777,432	$ 30,036,107	$ 5,268,381
Other	195,856	21,600	1,933	22,555	241,944	447,915
Rent	541,558	-	-	-	541,558	-
Total operating revenues	9,581,479	10,316,945	4,121,198	6,799,987	30,819,609	5,716,296
Operating expenses						
Personal services	1,802,551	1,333,139	1,031,115	568,514	4,735,319	3,943,808
Supplies	1,166,726	117,724	41,357	1,005,547	2,331,354	386,708
Professional services	200,070	14,025	190,838	36,442	441,375	1,490,744
Insurance	31,500	73,709	7,026	7,593	119,828	368,049
Utilities	592,155	5,253,672	38,633	5,177,103	11,061,563	-
Repairs and maintenance	435,701	216,168	22,829	-	674,698	18,489
Depreciation and amortization	1,183,402	253,593	855,165	-	2,292,160	2,920,170
Internal charges	206,707	118,873	171,195	40,272	537,047	-
Other	328,025	148,487	10,955	78,858	566,325	224,076
Total operating expenses	5,946,837	7,529,390	2,369,113	6,914,329	22,759,669	9,352,044
Operating income (loss)	3,634,642	2,787,555	1,752,085	(114,342)	8,059,940	(3,635,748)
Nonoperating revenues (expenses)						
Interest income (loss)	358,272	250,202	215,749	97,570	921,793	205,568
Property taxes	-	-	-	-	-	2,423,496
Intergovernmental revenue	10,000	33,284	1,034,586	193,932	1,271,802	370,622
Amortization of bond premiums	198,767	15,332	23,098	-	237,197	-
Gain on disposal of capital assets	-	2,275	-	-	2,275	426,999
Settlement proceeds	545,237	-	-	-	545,237	-
Bond issuance costs	(50,522)	-	-	-	(50,522)	-
Interest expense	(701,954)	(36,776)	(37,112)	-	(775,842)	(50,919)
Total nonoperating revenues (expenses)	359,800	264,317	1,236,321	291,502	2,151,940	3,375,766
Income (loss) before capital contributions and transfers	3,994,442	3,051,872	2,988,406	177,160	10,211,880	(259,982)
Capital contributions and transfers						
Connection fees and special assessments	344,351	175,893	-	-	520,244	-
Transfers in	-	-	-	-	-	3,939,883
Transfers out	(786,856)	(1,056,966)	(395,072)	(269,594)	(2,508,488)	(371,266)
Change in net position	3,551,937	2,170,799	2,593,334	(92,434)	8,223,636	3,308,635
Net position - January 1	21,651,894	15,368,218	24,977,988	3,273,918	65,272,018	(10,949,302)
Net position - December 31	$ 25,203,831	$ 17,539,017	$ 27,571,322	$ 3,181,484	$ 73,495,654	$ (7,640,667)

Change in net position as reported above	$ 8,223,636
Adjustment to reflect consolidation of Internal Service fund activities	(2,263,334)
Change in net position of business-type activities	$ 5,960,302

The accompanying notes are an integral part of these financial statements.

CITY OF ST. LOUIS PARK, MINNESOTA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For The Year Ended December 31, 2025

Statement 8
Page 1 of 2

	Business-Type Activities Enterprise Funds					Governmental Activities
	Water	Sewer	Storm Water	Non-Major Fund Solid Waste	Total	Internal Service Funds
Cash flows from operating activities						
Receipts from customers and users	$ 9,145,487	$ 9,806,213	$ 4,050,628	$ 6,674,885	$ 29,677,213	$ -
Receipts from interfund services provided	-	-	-	-	-	5,268,381
Other operating cash receipts	195,856	21,600	1,933	22,555	241,944	447,915
Payments to suppliers	(2,871,715)	(5,933,432)	(334,276)	(6,561,404)	(15,700,827)	(3,230,214)
Payments to employees	(1,799,705)	(1,318,788)	(1,017,405)	(561,743)	(4,697,641)	(4,753,315)
Payments for interfund services provided	(206,707)	(118,873)	(171,195)	(40,272)	(537,047)	-
Net cash flows provided (used) by operating activities	4,463,216	2,456,720	2,529,685	(465,979)	8,983,642	(2,267,233)
Cash flows from noncapital financing activities						
Transfers in	-	-	-	-	-	3,939,883
Transfers out	(786,856)	(1,056,966)	(395,072)	(269,594)	(2,508,488)	(371,266)
Property taxes	-	-	-	-	-	2,429,340
Intergovernmental receipts	10,000	19,044	1,488,442	193,932	1,711,418	480,498
Net cash flows provided (used) by noncapital financing activities	(776,856)	(1,037,922)	1,093,370	(75,662)	(797,070)	6,478,455
Cash flows from capital and related financing activities						
Connection fees/special assessments received	200,207	86,127	-	-	286,334	-
Acquisition of capital assets	(3,232,098)	(940,002)	(2,246,564)	-	(6,418,664)	(2,931,901)
Proceeds from sale of capital assets	-	2,275	-	-	2,275	426,999
Proceeds from settlement	545,237	-	-	-	545,237	-
Proceeds from bond issuance	950,272	-	-	-	950,272	-
Principal paid						
Bonds	(2,169,400)	(160,500)	(185,100)	-	(2,515,000)	-
Leases	-	-	-	-	-	(290,330)
Subscription-based IT arrangements	-	-	-	-	-	(262,533)
Interest paid						
Bonds	(693,206)	(39,091)	(40,586)	-	(772,883)	-
Leases	-	-	-	-	-	(42,324)
Subscription-based IT arrangements	-	-	-	-	-	(497)
Net cash flows provided (used) by capital and related financing activities	(4,398,988)	(1,051,191)	(2,472,250)	-	(7,922,429)	(3,100,586)
Cash flows from investing activities						
Investment income	359,860	250,202	215,749	97,570	923,381	205,568
Net increase (decrease) in cash and cash equivalents	(352,768)	617,809	1,366,554	(444,071)	1,187,524	1,316,204
Cash and cash equivalents - January 1	6,546,815	5,501,708	4,017,211	2,654,501	18,720,235	4,671,364
Cash and cash equivalents - December 31	$ 6,194,047	$ 6,119,517	$ 5,383,765	$ 2,210,430	$ 19,907,759	$ 5,987,568

The accompanying notes are an integral part of these financial statements.

CITY OF ST. LOUIS PARK, MINNESOTA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For The Year Ended December 31, 2025

Statement 8
Page 2 of 2

	Business-Type Activities Enterprise Funds					Governmental Activities
	Water	Sewer	Storm Water	Non-Major Fund Solid Waste	Totals	Internal Service Funds
Reconciliation of operating income (loss) to net cash provided (used) by operating activities						
Operating income (loss)	$ 3,634,642	$ 2,787,555	$ 1,752,085	$ (114,342)	$ 8,059,940	$ (3,635,748)
Adjustments to reconcile operating income (loss) to net cash flows from operating activities						
Depreciation and amortization	1,183,402	253,593	855,165	-	2,292,160	2,920,170
(Increase) decrease in assets/deferred outflows						
Accounts receivable	(133,897)	(489,132)	(79,508)	(102,547)	(805,084)	-
Lease receivable	341,059	-	-	-	341,059	-
Prepaid items	9,574	(26,083)	(22,708)	1,200	(38,017)	(505,031)
Inventories	(20,915)	-	-	-	(20,915)	-
Deferred outflows of resources	-	-	-	-	-	3,989,708
Increase (decrease) in liabilities/deferred inflows						
Accounts payable	34,427	(83,624)	(155)	(260,610)	(309,962)	(69,492)
Due to other governments	(25,124)	60	225	3,549	(21,290)	(167,625)
Deposits payable	-	-	10,871	-	10,871	-
Accrued salaries payable	16,156	5,369	7,058	6,790	35,373	240
Accrued flex spending	-	-	-	-	-	(65,241)
Unearned revenue	(9,900)	-	-	-	(9,900)	-
Pollution payable	(115,500)	-	-	-	(115,500)	-
Compensated absences payable	(13,310)	8,982	6,652	(19)	2,305	559,371
Other postemployment benefits	-	-	-	-	-	1,394,843
Net pension liability	-	-	-	-	-	(2,664,454)
Deferred inflows of resources	(437,398)	-	-	-	(437,398)	(4,023,974)
Net cash provided (used) by operating activities	$ 4,463,216	$ 2,456,720	$ 2,529,685	$ (465,979)	$ 8,983,642	$ (2,267,233)
Noncash capital and related financing activities						
Amortization of bond premiums	$ 198,767	$ 15,332	$ 23,098	$ -	$ 237,197	$ -
Capital assets acquired via subscription-based IT arrangements	$ -	$ -	$ -	$ -	$ -	$ 944,804
Acquisition of capital assets via contracts payable	$ 158,214	$ 17,050	$ 58,351	$ -	$ 233,615	$ 5,425

The accompanying notes are an integral part of these financial statements.

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Note 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of St. Louis Park, Minnesota (the City) was incorporated in 1886 and operates a council-manager form of government under the "Home Rule Charter" concept according to applicable Minnesota laws and statutes. The governing body consists of a seven-member City Council elected by the voters of the City.

The financial statements of the City have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental units by the Governmental Accounting Standards Board (GASB). The following is a summary of the significant accounting policies.

A. FINANCIAL REPORTING ENTITY

As required by generally accepted accounting principles, the financial statements of the reporting entity include those of the City (the primary government) and its component units, entities for which the City is considered to be financially accountable. Blended component units, although legally separate entities, are in substance, part of the City's operations and so data from these units are combined with data of the City.

BLENDED COMPONENT UNITS

The Economic Development Authority (EDA) is an entity legally separate from the City. However, for financial reporting purposes, the EDA is reported as if it were part of the City's operations because the members of the City Council serve as EDA Board Members and the City has the ability to access EDA resources. Separate financial statements are not prepared for the EDA.

The following capital project funds are maintained by the EDA: Development EDA and Redevelopment District.

RELATED ORGANIZATION

The Housing Authority (HA) is an entity legally separate from the City. The HA is governed by a Board of Commissioners appointed by the City Council. However, the City's accountability for the HA does not extend beyond making the appointments.

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or business-type activity is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or business-type activity. *Program revenues* include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or business-type activity and 2) grants and contributions that are restricted to meeting

the operational or capital requirements of a particular function or business-type activity. Taxes and other items not included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers all revenues, except reimbursement grants, to be available if they are collected within 60 days of the end of the current fiscal period. Reimbursement grants are considered available if they are collected within one year of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, lodging tax, licenses and permits, intergovernmental revenue, charges for services, fines and forfeitures, special assessments, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

The *General Fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Housing Rehabilitation Fund* is used to account for revenues from revenue bond fees and expenditures related to preventing deterioration of multi-unit housing.

The *Affordable Housing Trust Fund* is used to account for the operations related to supporting and expanding efforts to maintain and support naturally occurring affordable housing and other housing opportunities.

The *Debt Service Fund* accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the government.

The *Development EDA Fund* accounts for transactions related to redevelopment efforts in the City; financing is provided by investment income, grants, and developer reimbursements.

The *Redevelopment District Fund* accounts for transactions relative to acquisition and development in the City's tax increment redevelopment districts; financing is provided by the sale of general obligation tax increment bonds along with tax increment property tax payments.

The *Capital Fund* accounts transactions related to city-wide capital projects including work completed on streets, sidewalks, trails, and other capital projects. Revenues and financing are provided through bonding, franchise fees, intergovernmental revenues, property taxes, investment income, and other miscellaneous revenues.

The City reports the following major enterprise funds:

The *Water Fund* accounts for the provisions of water services to residents of the City. All activities necessary to provide such services are accounted for in this fund, including administration, operations, maintenance, billing and collection.

The *Sewer Fund* accounts for the provisions of sewer services to residents of the City. All activities necessary to provide such services are accounted for in this fund, including administration, operations, maintenance, billing and collection.

The *Storm Water Fund* accounts for the revenue and expenses related to providing storm water to the residents of the City. All activities necessary to provide such services are accounted for in this fund, including administration, operations, construction, maintenance, billing and collection.

The City reports the following non-major enterprise funds:

The *Solid Waste Fund* accounts for the revenue and expense related to collection, disposal, and recycling of residential solid waste. Financing is provided by charging each property owner a predetermined service fee.

Additionally, the government reports the following fund types:

Internal Service Funds account for the financing of goods or services provided by one department or agency to other departments or agencies of the City, or to other governments on a cost reimbursement basis. The City's internal service funds account for employee benefits including postemployment benefits and pensions, insurance, and capital replacement.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are transactions that would be treated as revenues, expenditures or expenses if they involved external organizations, such as buying goods and services or payments in lieu of taxes, are similarly treated when they involve other funds of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water, sewer, solid waste and storm water enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

D. BUDGETARY INFORMATION

Budgets are legally adopted on a basis consistent with generally accepted accounting principles. Annual appropriated budgets are legally adopted for the General Fund, the following special revenue funds: Housing Rehabilitation, Affordable Housing Trust, Cable Television, Community Development, Special Service Districts, and Climate Investment Funds, and the following capital projects fund: Development EDA.

Budgeted amounts are reported as originally adopted, or as amended by the City Council. Budgeted expenditure appropriations lapse at year end.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the appropriation, is not employed by the City because it is at present not considered necessary to assure effective budgetary control or to facilitate effective cash management.

E. LEGAL COMPLIANCE - BUDGETS

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. The City Manager submits to the City Council a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.

2. The City Council reviews the proposed budget and makes appropriate changes.

3. Public hearings are conducted to obtain taxpayer comments.

4. The budget is legally enacted through passage of a resolution on a departmental/divisional basis and can be expended by each department based upon detailed budget estimates for individual expenditure accounts in accordance with the provisions of Section 6.05 of the City Charter.

5. After the budget resolution is approved, the City Council can increase the budget only by resolution if actual receipts exceed the estimated, or from accumulated fund balance in the amount of unexpended appropriations from the previous fiscal year.

6. Formal budgetary integration is employed as a management control device during the year for the General Fund.

7. Legal debt obligation indentures determine the appropriation level and debt service tax levies for the Debt Service Fund. Supplementary budgets are adopted for the Proprietary Funds to determine and calculate user charges. These debt service and budget amounts represent general obligation bond indenture provisions and net income for operation and capital maintenance and are not reflected in the financial statements.

8. A capital improvement program is reviewed annually by the City Council for the Capital Project Funds. However, appropriations for major projects are not adopted until the actual bid award of the improvement. The appropriations are not reflected in the financial statements.

9. The legal level of budgetary control is at the fund level. Expenditures may not legally exceed budgeted appropriations at the total fund level. The City Council must approve all expenditures at fund level either by resolution or through the disbursement process.

   The following is a listing of funds whose expenditures exceeded budgeted appropriations for the year ended December 31, 2025:

	Final Budget	Actual	Over Budget
Major Funds:			
General Fund	$ 53,921,264	$ 56,063,838	$ 2,142,574
Housing Rehabilitation	53,000	144,034	91,034
Development EDA	4,817,871	11,402,766	6,584,895
Nonmajor Funds:			
Special Revenue Fund:			
Climate Investment	183,000	358,027	175,027

10. Monitoring of budgets is maintained at the expenditure category level (i.e., personal services, supplies, and other services and charges, and capital outlay) within each program. Management can exceed appropriations at the department level without City Council approval. Approval must be received for exceeding budgeted appropriations at the fund level.

11. The City Council may authorize transfer of budgeted amounts between City funds.

F. CASH AND INVESTMENTS

Cash and investment balances from all funds are pooled and invested to the extent available in authorized investments. Investment income is allocated to individual funds on the basis of average monthly cash balances. The City's investment policy dictates that the General fund is to receive the first three percent of all interest earnings as an administrative fee. The administrative fee does not apply to the Economic Development Authority.

Investments are stated at fair value, based upon quoted market prices, except for investments in 2a7-like external investment pools, which are stated at amortized cost. Investment income is accrued at the balance sheet date.

For purposes of the statement of cash flows, the Proprietary Funds consider all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents. All of the cash and investments allocated to the Proprietary Fund types have original maturities of 90 days or less. Therefore the entire balance in such fund types is considered cash equivalents.

It is the City's policy to invest in a manner that seeks to ensure preservation of capital in the overall portfolio. Safety of principal is the foremost objective, but liquidity and yield are also important considerations. The objective will be to mitigate credit risk by purchasing only highly rated securities with adequate collateral and interest rate risk by matching maturities to cash flow needs and holding securities to maturity.

G. ACCOUNTS RECEIVABLE

Property taxes and special assessment receivables have been reported net of estimated uncollectible accounts (See Note 1 I and J). The City annually certifies delinquent water and sewer accounts to the County for collection in the following year. Because utility bills are considered liens on property, no estimated uncollectible amounts are established. Uncollectible amounts are not material for other receivables and have not been reported.

H. INTERFUND RECEIVABLES AND PAYABLES

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., short-term cash borrowings) or "interfund loan receivable/payable" (i.e., interfund loans). Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

I. PROPERTY TAX REVENUE RECOGNITION

The City Council annually adopts a tax levy and certifies it to the County in December (levy/assessment date) of each year for collection in the following year. The County is responsible for billing and collecting all property taxes for itself, the City, the local School District and other taxing authorities. Such taxes become a lien on January 1 and are recorded as receivables by the City at that date. Real property taxes are payable (by property owners) on May 15 and October 15 of each calendar year. Personal property taxes are payable by taxpayers on February 28 and June 30 of each year. These taxes are collected by the County and remitted to the City on or before July 7 and December 2 of the same year. Delinquent collections for November and December are received the following January. The City has no ability to enforce payment of property taxes by property owners. The County possesses this authority.

The City recognizes property tax revenue when it becomes both measurable and available to finance expenditures of the current period. In practice, current and delinquent taxes and State credits received by the City in July, December and January are recognized as revenue for the current year. Taxes collected by the County by December 31 (remitted to the City the following January) and taxes and credits not received at year end are classified as delinquent and due from County taxes receivable. The portion of delinquent taxes not collected by the City in January is fully offset by deferred inflow of resources because they are not available to finance current expenditures.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The City recognizes property tax revenue in the period for which the taxes were levied. Uncollectible property taxes are not material and have not been reported.

GOVERNMENTAL FUND FINANCIAL STATEMENTS

The City's property tax revenue includes payment from the Metropolitan Revenue Distribution (Fiscal Disparities Formula) per Minnesota Statute 473F. This statute provides a means of spreading a portion of the taxable valuation of commercial/industrial real property to various taxing authorities within the defined metropolitan area. The valuation "shared" is a portion of commercial/industrial property valuation growth since 1971. Property taxes paid to the City through this formula for December 31, 2025 totaled $3,143,039. Receipt of property taxes from this "fiscal disparities pool" does not increase or decrease total tax revenue.

J. SPECIAL ASSESSMENT REVENUE RECOGNITION

Special assessments are levied against benefited properties for the cost or a portion of the cost of special assessment improvement projects in accordance with State Statutes. These assessments are collectible by the City over a term of years usually consistent with the term of the related bond issue. Collection of annual installments (including interest) is handled by the County Auditor in the same manner as property taxes. Property owners are allowed to (and often do) prepay future installments without interest or prepayment penalties.

Once a special assessment roll is adopted, the amount attributed to each parcel is a lien upon that property until full payment is made or the amount is determined to be excessive by the City Council or court action. If special assessments are allowed to go delinquent, the property is subject to tax forfeit sale and the first proceeds of that sale (after costs, penalties and expenses of sale) are remitted to the City in payment of delinquent special assessments. Pursuant to State Statutes, a property shall be subject to a tax forfeit sale after three years unless it is homesteaded, agricultural or seasonal recreational land in which event the property is subject to such sale after five years.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The City recognizes special assessment revenue in the period that the assessment roll was adopted by the City Council. Uncollectible special assessments are not material and have not been reported.

GOVERNMENTAL FUND FINANCIAL STATEMENTS

Revenue from special assessments is recognized by the City when it becomes measurable and available to finance expenditures of the current fiscal period. In practice, current and delinquent special assessments received by the City are recognized as revenue for the current year. Special assessments that are collected by the County by December 31 (remitted to the City the following January) and are also recognized as revenue for the current year. All remaining delinquent, deferred, and special deferred assessments receivable in governmental funding are completely offset by deferred inflow of resources.

K. INVENTORIES

Inventory is valued at cost using the first-in, first out (FIFO) method. Inventory consists mainly of expendable supplies held for consumption. Inventories of the governmental funds are recorded as expenditures when consumed rather than when purchased.

L. PREPAID ITEMS

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are reported using the consumption method and recorded as expenditures/expenses at the time of consumption.

M. CAPITAL ASSETS

Capital assets, which include right-to-use lease assets, subscription assets, property, plant, equipment, infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), and intangible assets such as easements and computer software, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an estimated useful life in excess of three years and an initial individual cost of more than the following:

	Capitalization Threshold
Land	All
Buildings	$50,000
Other Improvements	$50,000
Machinery and equipment	$25,000
Vehicles	$25,000
Infrastructure	$250,000
Other assets	$50,000
Construction in progress	Accumulate all costs and capitalize if over $100,000 when completed

Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are recorded at estimated acquisition value at the date of donation.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment, including right-to-use lease assets and subscription assets of the primary government, as well as the component units, are depreciated using the straight line method over the following estimated useful lives:

Buildings and structures	5 – 30 years
Improvements other than buildings	5 – 30 years
Infrastructure	5 – 100 years
Machinery, furniture and equipment	3 – 30 years
Right-to-use lease assets	Shorter of useful life or lease term
Subscription assets	Shorter of useful life or subscription term
Fleet	3 – 25 years
Temporary easements	3 – 5 years

Capital assets of the water utility and sewer utility operations include the water distribution system and sewer collection system. These systems have been wholly (or substantially) financed by non-operating funds (special assessments, general taxes, federal and state grants, and other sources) and contribution to the Water and Sewer operating funds. City policy is to finance these assets by the sources indicated rather than by user charges.

Accordingly, the water and sewer user rates are not established at levels sufficient to cover depreciation on these assets.

The City implemented GASB 51, *Accounting and Financial Reporting for Intangible Assets* effective January 1, 2010, which required the City to capitalize and amortize intangible assets. Pursuant to GASB Statement No. 51, the retroactive reporting of permanent easements is not required and therefore, the City has elected not to report permanent easements acquired in years prior to 2010.

N. COMPENSATED ABSENCES

It is the City's policy to permit employees to accumulate earned but unused vacation, sick pay and flex leave benefits. All liabilities for vacation leave, sick leave, flex leave and severance, both current and long-term that are attributable to services already rendered, accumulate and are more likely than not to be used for time off or otherwise paid, are recorded in the Employee Benefits Fund, an Internal Service Fund for governmental funds, and in the individual enterprise funds. The personnel ordinance limits the annual accumulation of benefits that can be accumulated from year-to-year. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

O. LONG-TERM OBLIGATIONS

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

P. FUND BALANCE CLASSIFICATIONS

In the fund financial statements, governmental funds report fund balance in classifications that disclose constraints for which amounts in those funds can be spent. These classifications are as follows:

Nonspendable - consists of amounts that are not in spendable form, such as prepaid items and inventories.

Restricted - consists of amounts related to externally imposed constraints established by creditors, grantors or contributors; or constraints imposed by state statutory provisions.

Committed - consists of amounts that are constrained for specific purposes that are internally imposed by formal action (resolution) of the City Council. Those committed amounts cannot be used for any other purpose unless City Council removes or changes the specified use by taking the same type of action it employed to previously commit those amounts.

Assigned - consists of internally imposed constraints. These constraints reflect the specific purpose for which it is the City's intended use. These constraints are established by the City Council and/or management. Pursuant to City Council Resolution, the City's Chief Financial Officer and/or City Manager is authorized to establish assignments of fund balance.

Unassigned - is the residual classification for the general fund and also reflects negative residual amounts in other funds.

When both restricted and unrestricted resources are available for use, it is the City's policy to first use restricted resources, then use unrestricted resources as they are needed.

When committed, assigned or unassigned resources are available for use, it is the City's policy to use resources in the following order; 1) committed 2) assigned and 3) unassigned.

Q. INTERFUND TRANSACTIONS

Interfund services provided and used are accounted for as revenues, expenditures or expenses, and are reported as internal charges. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. All other interfund transactions are reported as transfers.

R. NET POSITION

Net position represents the difference between assets/deferred outflows and liabilities/deferred inflows. Net position is displayed in three components.

a) Net investment in capital assets – consists of capital assets, net of accumulated depreciation reduced by any outstanding debt attributable to acquire capital assets.
b) Restricted net position – consist of net position restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors, laws or regulations of other governments.
c) Unrestricted net position – all other net position that do not meet the definition of "restricted" or "net investment in capital assets".

S. USE OF ESTIMATES

The preparation of financial statements in accordance with generally accepted accounting principles (GAAP) requires management to make estimates that affect amounts reported in the financial statements during the reporting period. Actual results could differ from such estimates.

T. DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The government has two items that qualify for reporting in this category. They are the pension and OPEB related deferred outflows of resources reported in the government-wide statement of net position and the proprietary funds statement of net position.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The government has lease, pension, and OPEB related deferred inflows of resources reported in the government-wide statement of net position and the proprietary funds statement of net position. The government also has a type of item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental fund balance sheet. The governmental funds report unavailable revenues from the following sources: property taxes, special assessments, bond reimbursement payments not yet due and other miscellaneous unavailable revenue.

U. DEFINED BENEFIT PENSION PLAN

For purposes of measuring the net pension liability, deferred outflows and inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and additions to and deductions from PERA's fiduciary net position have been determined on the same basis as they are reported by PERA, except that PERA's fiscal year end is June 30. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

V. LEASE RECEIVABLE

The City's lease receivable is measured at the present value of lease payments expected to be received during the lease term. A deferred inflow of resources is recorded for the lease. The deferred inflow of resources is recorded at the commencement of the lease in an amount equal to the initial recording of the lease receivable, and is recognized as revenue over the lease term.

Note 2 DEPOSITS AND INVESTMENTS

A. DEPOSITS

In accordance with Minnesota Statutes, the City maintains deposits at those depository banks authorized by the City Council, all of which are members of the Federal Reserve System.

Minnesota Statutes require that securities pledged as collateral be held in safekeeping by the City Treasurer or in a financial institution other than that furnishing the collateral.

Authorized collateral – Minnesota Statute 118.A.03 identifies allowable forms of collateral.

Custodial Credit Risk - deposits – Custodial credit risk is the risk that in the event of a bank failure, the City's deposits may not be returned to it. Minnesota Statutes require that insurance, surety bonds or collateral protect all City deposits. The fair value of collateral pledged must equal 110% of deposits not covered by insurance or bonds. The City has no additional deposit policies addressing custodial credit risk. As of December 31, 2025, the bank balance of the City's deposits was $54,636 all of which was covered by federal depository insurance or by collateral pledged and held in the City's name.

B. INVESTMENTS

Subject to rating, yield, maturity and issuer requirements as prescribed by statue, Minnesota Statutes 118A.04 and 118A.05 authorized the City to invest in United States securities, state and local securities, commercial paper, time deposits, temporary general obligation bonds, repurchase agreements, Minnesota joint powers investment trust and guaranteed investment contracts.

At December 31, 2025, the City had the following investments and maturities:

			Investment Maturities (in Years)	
Investment Type	Rating	Fair Value	Less Than 1	1-5
4M - External Investment Pool	AAAm	$ 41,240,547	$ 41,240,547	$ -
4MP - External Investment Pool	AAAm	16,142,337	16,142,337	-
4M LTD - External Investment Pool	AAAm	5,116,768	5,116,768	-
Money Market Funds	AAA	191,952	191,952	-
Certificates of Deposit*	BBB- - AA-	1,707,099	1,220,950	486,149
Certificates of Deposit*	NR	1,454,853	733,859	720,994
Municipal Bonds	AA - AAA	8,230,642	598,452	7,632,190
US Treasuries	AA+	20,357,225	-	20,357,225
US Agencies	AA+	23,163,695	-	23,163,695
Total		$ 117,605,118	$ 65,244,865	$ 52,360,253

Total investments	$ 117,605,118
Deposits	(2,170,519)
Cash on hand	5,711
Total cash and investments	$ 115,440,310

* Investments in Certificates of Deposit are limited such that the investment in any individual issuer does not exceed FDIC insurance.

The deficit deposit balance represents checks which were outstanding at year end. As checks are cleared, amounts are automatically transferred to the deposit account to fund the disbursements.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The hierarchy has three levels. Level 1 investments are valued using inputs that are based on quoted market prices. Level 2 investments are valued using inputs that are based on matrix pricing models. Level 3 investments are valued using inputs that are unobservable.

The City has the following recurring fair value measurements as of December 31, 2025:

Investment Type	12/31/2025	Fair Value Measurement Using Level 1	Level 2	Level 3
Investments at fair value:				
Certificates of Deposit	$ 3,161,952	$ -	$ 3,161,952	$ -
Municipal Bonds	8,230,642	-	8,230,642	-
US Treasuries	20,357,225	20,357,225	-	-
US Agencies	23,163,695	-	23,163,695	-
Total/Subtotal	54,913,514	$ 20,357,225	$ 34,556,289	$ -
Investments not categorized:				
Money Market Funds	191,952		-	-
4M - External Investment Pool	41,240,547			
4MP - External Investment Pool	16,142,337			
4M LTD - External Investment Pool	5,116,768			
Total	$ 117,605,118			

The 4M fund is an external investment pool which is regulated by Minnesota Statutes and the Board of Directors of the League of Minnesota Cities. For the 4M Multi-Class Fund (which includes the Liquid Asset Class and the PLUS Class), the fair value of the position in the pool is the same as the value of pool shares. The pool is managed to maintain a portfolio weighted average maturity of no greater than 60 days and seeks to maintain a constant net asset value (NAV) of $1 per share. Investments are measured at amortized cost in accordance with GASB Statement No. 79. The 4M Liquid Asset (4M) Class has no redemption requirements. The 4M PLUS (4MP) Class requires funds to be deposited for a minimum of 14 calendar days. Withdrawals prior to the 14-day restriction period are subject to penalty equal to 7 days interest on the amount withdrawn.

The 4M Limited Term Duration (LTD) Fund requires a minimum balance of at least $50,000. Redemptions from the LTD Fund may only be made monthly and require at least two weeks advance notice. The Fund measures its investments at fair value and has a floating NAV per share which is determined daily.

C. INVESTMENT RISKS

Custodial credit risk – investments – For investments in securities, custodial credit risk is the risk that in the event of failure of the counterparty to a transaction, the City will not be able to recover the value of its investment securities that are in the possession of an outside party. Investments in investment pools and money markets are not evidenced by securities that exist in physical or book entry form, and therefore are not subject to custodial credit risk disclosures. The City's investment policy requires the City's security broker/dealers to provide its audited financial statements, proof of NASD certification, proof of state registration, and certification of having read, understood and agreed to comply with the City's investment policy. Investments in securities are held by the City's broker-dealer of which $500,000 is insured through SIPC. Each broker-dealer has provided additional protection by providing additional insurance. This insurance is subject to aggregate limits applied to all of the broker-dealers accounts.

Interest rate risk – Interest rate risk is the risk that changes in interest rates of debt investments could adversely affect the fair value of an investment. The City's investment policy states the investment portfolio will remain sufficiently liquid to enable the City to meet all operating and capital requirements

that might be reasonably anticipated. The maximum maturity of investments shall not extend beyond five years, unless related to specific cash flow needs.

Credit risk – Credit risk is the risk that an issuer or other counterparty to an investment will be unable to fulfill its obligation to the holder of the investment. State law limits investments to commercial paper to those rated in the highest quality category by at least two nationally recognized rating agencies; in any security of the State of Minnesota or any of its municipalities which is rated "A" or better by a national bond rating service for general obligation and rated "AA" or better for a revenue obligation; a general obligation of the Minnesota Housing Finance Agency to those rated "A" or better by a national bond rating agency; mutual funds or money market funds whose investments are restricted to securities described in MS 118A.04. The City's investment policy does not place further restrictions on investment options.

Concentration of credit risk – Concentration of credit risk is the risk of loss that may be attributed to the magnitude of a government's investment in a single issuer. The City's investment policy states no more than 50% of its investment portfolio can be invested in municipal bonds or MHFA securities. Investments in a single issuer exceeding 5% of the City's overall cash and investment portfolio are in various holdings as follows:

US Treasuries	17.31%
US Agencies	19.70%

Note 3 RECEIVABLES

A. LOANS RECEIVABLE

The City has made loans to local businesses and individuals that qualify for various loan programs. The businesses and individuals pay varying installments on the loans. Depending on the loan program, some of the loans are secured by an interest in the property.

Certain loans are forgivable after 30 years if specific criteria are met. At this time, information is not available to develop an estimate for any loans which may be forgiven. Therefore, no allowance has been recorded. As loan maturity dates approach, the City will evaluate whether an allowance for forgivable loans should be recorded in the financial statements.

As of December 31, 2025, the loans receivable balance was $16,910,069.

Significant receivable balances not expected to be collected within one year of December 31, 2025 are as follows:

	Loans Receivable	Special Assessments Receivable	Property Taxes	Interfund Loans Receivable	Pledges Receivable	Total
Major Funds:						
General Fund	$ -	$ -	$ 161,300	$ -	$ -	$ 161,300
Housing Rehabilitation Fund	3,575,952	7,090,700	-	-	-	10,666,652
Affordable Housing Trust Fund	4,057,013	-	5,000	1,987,275	-	6,049,288
Debt Service Fund	1,045,000	-	-	-	-	1,045,000
Development EDA Fund	4,138,681	-		1,414,833	-	5,553,514
Redevelopment District Fund	2,686,336	-	-	-	-	2,686,336
Capital Fund	-	-	-	-	450,000	450,000
Water Fund	-	56,000	-	-	-	56,000
Sewer Fund	-	479,000	-	-	-	479,000
Nonmajor Governmental Funds	525,323	715,700	-	-	-	1,241,023
Total	$ 16,028,305	$ 8,341,400	$ 166,300	$ 3,402,108	$ 450,000	$ 28,388,113

Note 4 UNAVAILABLE REVENUE

Governmental funds report deferred inflows of resources in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. At the end of the current fiscal year, the various components of unavailable revenue reported in the governmental funds were as follows:

	Unavailable
Delinquent property taxes receivable (General Fund)	$ 322,573
Delinquent property taxes receivable (Affordable Housing Trust Fund)	10,044
Special assessments not yet due (Housing Rehabilitation Fund)	7,346,079
Special assessments not yet due (Nonmajor Funds)	847,924
Bond reimbursement payments not yet due (Debt Service Funds)	1,120,000
Due from other governments (Capital Fund)	112,902
Other miscellaneous (Development EDA Fund)	3,390,000
Other miscellaneous (Redevelopment District Fund)	2,043,330
Other miscellaneous (Capital Fund)	550,000
Other miscellaneous (Nonmajor Funds)	80,670
Total unavailable revenue for governmental funds	$ 15,823,522

Note 5 CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2025 is as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	$ 17,255,135	$ -	$ -	$ 17,255,135
Permanent easements	1,441,876	-	-	1,441,876
Construction in progress	12,952,158	13,546,942	17,710,063	8,789,037
Total capital assets, not being depreciated	31,649,169	13,546,942	17,710,063	27,486,048
Capital assets, being depreciated and amortized:				
Buildings and structures	70,204,775	131,110	-	70,335,885
Improvements other than buildings	55,867,159	667,305	-	56,534,464
Infrastructure	84,979,733	17,569,072	-	102,548,805
Machinery, furniture and equipment	15,631,039	703,987	405,794	15,929,232
Fleet	12,923,689	3,172,336	1,010,325	15,085,700
Lease assets - fleet	148,797	-	-	148,797
Lease assets - machinery, furniture and equipment	1,356,187	-	-	1,356,187
Subscription-based IT arrangements	258,303	1,023,403	206,034	1,075,672
Total capital assets, being depreciated and amortized	241,369,682	23,267,213	1,622,153	263,014,742
Less accumulated depreciation and amortization for:				
Buildings and structures	25,796,916	1,694,898	-	27,491,814
Improvements other than buildings	27,298,674	2,187,202	-	29,485,876
Infrastructure	43,331,677	4,472,900	-	47,804,577
Machinery, furniture and equipment	10,697,216	1,229,093	405,794	11,520,515
Fleet	7,573,727	1,315,964	1,010,325	7,879,366
Lease assets - fleet	82,231	30,694	-	112,925
Lease assets - machinery, furniture and equipment	239,345	275,049	-	514,394
Subscription-based IT arrangements	216,451	256,715	206,034	267,132
Total accumulated depreciation and amortization	115,236,237	11,462,515	1,622,153	125,076,599
Total capital assets being depreciated and amortized - net	126,133,445	11,804,698	-	137,938,143
Governmental activities capital assets - net	$ 157,782,614	$ 25,351,640	$ 17,710,063	$165,424,191

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Land	$ 515,082	$ -	$ -	$ 515,082
Construction in progress	4,973,101	5,613,683	8,978,577	1,608,207
Total capital assets, not being depreciated	5,488,183	5,613,683	8,978,577	2,123,289
Capital assets, being depreciated:				
Buildings and structures	5,088,651	-	-	5,088,651
Improvements other than buildings	10,003,517	515,811	-	10,519,328
Infrastructure	91,951,763	8,512,188	55,272	100,408,679
Machinery, furniture and equipment	9,444,972	245,888	-	9,690,860
Total capital assets, being depreciated	116,488,903	9,273,887	55,272	125,707,518
Less accumulated depreciation for:				
Buildings and structures	4,698,453	24,796	-	4,723,249
Improvements other than buildings	5,774,916	412,721	-	6,187,637
Infrastructure	37,867,164	1,543,588	-	39,410,752
Machinery, furniture and equipment	5,977,528	311,055	-	6,288,583
Total accumulated depreciation	54,318,061	2,292,160	-	56,610,221
Total capital assets being depreciated - net	62,170,842	6,981,727	55,272	69,097,297
Business-type activities capital assets - net	$ 67,659,025	$ 12,595,410	$ 9,033,849	$ 71,220,586

Depreciation and amortization expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	$ 67,880
Public safety	861,532
Operations	5,172,992
Parks and recreation	2,300,137
Public information	43,741
Social and economic development	96,063
Internal service	2,920,170
Total depreciation and amortization expense - governmental activities	$ 11,462,515
Business-type activities:	
Water	$ 1,183,402
Sewer	253,593
Storm water	855,165
Total depreciation expense - business-type activities	$ 2,292,160

Note 6 CITY INDEBTEDNESS

The City issues general obligation bonds, to provide funds for the acquisition and construction of major capital facilities. The City's long-term liabilities are segregated between the amounts to be repaid from governmental activities and amounts to be repaid from business-type activities. General obligation bonds are direct obligations and pledge the full faith and credit of the City.

As of December 31, 2025, long-term liabilities of the City consisted of the following:

	Issue Date	Final Maturity Date	Interest Rates	Authorized And Issued	Outstanding 12/31/2025
Governmental Activities:					
General Long-Term Debt:					
General Improvement Bonds:					
G.O. Improvement Bonds Series 2014A	12/18/2014	2/1/2026	2.00%	$ 5,070,000	$ 555,000
G.O. Improvement Bonds Series 2016A	7/14/2016	2/1/2027	1.375 - 2.375%	10,000,000	2,295,000
G.O. Improvement Bonds Series 2017A	7/13/2017	2/1/2028	2.125 - 3.00%	3,430,000	1,135,000
G.O. Improvement Bonds Series 2018A	6/14/2018	2/1/2033	3.00 - 4.00%	2,020,000	900,000
G.O. Improvement Bonds Series 2019A	4/10/2019	2/1/2035	2.00 - 4.00%	22,220,000	18,880,000
G.O. Improvement Bonds Series 2019B	11/26/2019	2/1/2032	3.00 - 5.00%	7,585,000	4,935,000
G.O. Improvement Bonds Series 2020A	11/10/2020	2/1/2042	2.00 - 4.00%	10,505,000	8,925,000
G.O. Improvement Bonds Series 2021A	4/15/2021	2/1/2038	1.15 - 2.00%	12,385,000	10,525,000
G.O. Improvement Bonds Series 2024A	6/25/2024	2/1/2040	3.45 - 3.90%	3,050,000	3,050,000
Total General Improvement Bonds				76,265,000	51,200,000
G.O. Special Assessment Bonds:					
G.O. Improvement Bonds Series 2012A HIA	10/17/2012	2/1/2033	0.75 - 3.90%	1,290,000	605,000
G.O. Improvement Bonds Series 2019C HIA	11/26/2019	2/1/2028	2.00 - 2.20%	2,200,000	690,000
G.O. Improvement Bonds Series 2022B	9/7/2022	2/1/2043	3.5 - 4.25%	4,900,000	4,635,000
Total G.O. Special Assessment Bonds				8,390,000	5,930,000
G.O. Revenue bonds:					
G.O. Improvement Refunding Bonds Series 2022A	6/21/2022	2/1/2037	3.8 - 4.125%	1,345,000	1,120,000
Total G.O. Revenue Bonds				1,345,000	1,120,000
Issuance premiums (discounts)	N/A	N/A	N/A	N/A	2,410,027
Total - bonded indebtedness				86,000,000	60,660,027
Lease liability	N/A	N/A	.31 - 7.28%	N/A	865,089
Subscription liability	N/A	N/A	2.31 - 2.86%	N/A	699,691
Compensated absences payable	N/A	N/A	N/A	N/A	5,240,420
Other post employment benefits	N/A	N/A	N/A	N/A	7,507,643
Net pension liability - GERF	N/A	N/A	N/A	N/A	7,671,727
Net pension liability - PEPFF	N/A	N/A	N/A	N/A	8,753,927
Total - net pension liability				N/A	16,425,654
Total governmental activities long-term liabilities				86,000,000	91,398,524

Business-Type Activities:					
General Obligation Revenue Bonds:					
Utility Revenue Bonds Series 2014A	12/18/2014	2/1/2026	2.00%	$ 4,930,000	$ 540,000
Utility G.O. Improvement Bonds Series 2017A	7/13/2017	2/1/2033	2.125 - 3.00%	4,985,000	2,910,000
Utility G.O. Revenue Bonds Series 2018A	6/14/2018	2/1/2033	3.00 - 4.00%	6,780,000	4,015,000
Utility G.O. Revenue Bonds Series 2019B	11/26/2019	2/1/2030	3.00 - 5.00%	7,520,000	4,220,000
Utility G.O. Revenue Bonds Series 2020A	11/10/2020	2/1/2036	2.00 - 4.00%	5,035,000	3,970,000
Utility G.O. Revenue Bonds Series 2024B	9/12/2024	2/1/2040	2.54 - 3.49%	5,750,000	5,750,000
Utility G.O. Revenue Bonds Series 2025A	8/26/2025	2/1/2036	2.5 - 3.52%	915,000	915,000
Total General Obligation Revenue Bonds				35,915,000	22,320,000
Issuance premiums (discounts)	N/A	N/A	N/A	N/A	1,527,695
Total - bonded indebtedness				35,915,000	23,847,695
Compensated absences payable	N/A	N/A	N/A	N/A	205,931
Pollution remediation liability	N/A	N/A	N/A	N/A	259,500
Total business-type activities long-term liabilities				35,915,000	24,313,126
Total long-term liabilities				$ 121,915,000	$ 115,711,650

GOVERNMENTAL ACTIVITIES

Annual debt service requirements to maturity for the governmental activities long-term debt are as follows:

Year Ending	G.O. Improvement Bonds		G.O. Special Assessment Bonds		G.O. Revenue Bonds	
December 31	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 5,400,000	$ 1,387,555	$ 525,000	$ 215,063	$ 75,000	$ 43,041
2027	5,230,000	1,233,258	545,000	198,853	80,000	39,941
2028	5,390,000	1,052,930	395,000	183,435	80,000	36,741
2029	5,200,000	867,699	280,000	171,508	85,000	33,441
2030	5,140,000	702,474	290,000	161,476	85,000	30,126
2031	4,465,000	566,971	300,000	150,903	90,000	26,801
2032	4,575,000	454,894	315,000	139,700	95,000	23,286
2033	3,405,000	357,497	320,000	127,780	100,000	19,481
2034	3,180,000	272,463	245,000	117,003	100,000	15,481
2035	3,265,000	184,988	255,000	107,248	105,000	11,381
2036	1,195,000	125,875	265,000	96,848	110,000	7,013
2037	1,225,000	97,200	275,000	85,979	115,000	2,372
2038	1,250,000	68,700	290,000	74,538	-	-
2039	655,000	45,750	300,000	62,440	-	-
2040	670,000	28,450	310,000	49,783	-	-
2041	475,000	14,950	325,000	36,444	-	-
2042	480,000	5,100	340,000	22,313	-	-
2043	-	-	355,000	7,544	-	-
Total	$ 51,200,000	$ 7,466,754	$ 5,930,000	$ 2,008,858	$ 1,120,000	$ 289,105

It is not practicable to determine the specific year for payment of long-term accrued compensated absences.

BUSINESS-TYPE ACTIVITIES

Annual debt service requirements to maturity for the business-type long-term debt are as follows:

Year Ending December 31	G.O. Revenue Bonds Principal	G.O. Revenue Bonds Interest
2026	$ 2,590,000	$ 744,878
2027	2,280,000	655,063
2028	2,390,000	563,713
2029	2,485,000	467,425
2030	2,585,000	375,934
2031	1,710,000	305,425
2032	1,775,000	249,575
2033	1,820,000	193,750
2034	900,000	150,875
2035	925,000	121,250
2036	955,000	91,200
2037	450,000	67,200
2038	465,000	48,900
2039	485,000	29,900
2040	505,000	10,100
Total	$ 22,320,000	$ 4,075,188

It is not practicable to determine the specific year for payment of long-term accrued compensated absences.

CHANGE IN LONG-TERM LIABILITIES

Long-term liability activity for the year ended December 31, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Bonds payable:					
G.O. improvement bonds	$ 56,285,000	$ -	$ 5,085,000	$ 51,200,000	$ 5,400,000
G.O. tax increment bonds	-	-	-	-	-
G.O. special assessment bonds	6,445,000	-	515,000	5,930,000	525,000
G.O. revenue bonds	1,190,000	-	70,000	1,120,000	75,000
Add:					
Premiums on bonds	2,716,273	-	300,600	2,415,673	-
Discounts on bonds	(6,436)	-	(790)	(5,646)	-
Total bonds payable	66,629,837	-	5,969,810	60,660,027	6,000,000
Lease liability	1,155,418	-	290,329	865,089	294,787
Subscription liability	17,420	944,804	262,533	699,691	231,975
Compensated absences *	4,681,049	559,371	-	5,240,420	3,841,283
Other post-employment benefits *	6,112,800	1,394,843	-	7,507,643	303,544
Net pension liability *	19,090,108	-	2,664,454	16,425,654	-
Total governmental activity long-term liabilities	$ 97,686,632	$ 2,899,018	$ 9,187,126	$ 91,398,524	$ 10,671,589
Business-type activities:					
Bonds payable:					
G.O. revenue bonds	$ 23,920,000	$ 915,000	$ 2,515,000	$ 22,320,000	$ 2,590,000
Add:					
Premiums on bonds	1,679,102	85,790	237,197	1,527,695	-
Total bonds payable	25,599,102	1,000,790	2,752,197	23,847,695	2,590,000
Compensated absences *	203,626	2,305		205,931	158,864
Pollution remediation liability	375,000	-	115,500	259,500	259,500
Total business-type activity long-term liabilities	$ 26,177,728	$ 1,003,095	$ 2,867,697	$ 24,313,126	$ 3,008,364

* The changes in compensated absences, other post-employment benefits, and net pension liability are presented as a net change.

REVENUE PLEDGED

Future revenue pledged for the payment of long-term debt is as follows:

Bond Issue	Use of Proceeds	Revenue Pledged				Remaining Principal and Interest	Current Year	
		Type	Percent of total debt service	Debt service as a % of net revenues	Pledged Through		Principal and Interest paid	Pledged Revenue received
G.O. Improvement Bonds Series 2012A	Housing Improvement Area	Fee	100%	99%	2033	$ 699,704	$ 87,500	$ 42,682
G.O. Improvement Bonds Series 2010A / Refunding 2019C	Housing Improvement Area	Fee	100%	100%	2028	708,653	292,085	62,148
Utility Revenue Bonds Series 2014A	Utility Infrastructure Projects	Utility charges	100%	100%	2026	545,400	546,100	546,100
Utility Revenue Bonds Series 2017A	Utility Infrastructure Projects	Utility charges	100%	100%	2033	3,244,913	404,875	404,875
Utility Refunding Revenue Bonds Series 2017A	Utility Infrastructure Projects	Utility charges	100%	100%	2025	-	211,150	211,150
Utility Revenue Bonds Series 2018A	Utility Infrastructure Projects	Utility charges	100%	100%	2033	4,518,600	568,600	568,600
Utility Revenue Bonds Series 2019B	Utility Infrastructure Projects	Utility charges	100%	100%	2030	4,684,300	940,650	940,650
G.O. Bonds Series 2020A - Utility portion	Utility Infrastructure Projects	Utility charges	100%	100%	2036	4,535,525	411,550	411,550
G.O. Bonds Series 2020A - Levy portion	Bikeway, Bridge, Pavement Management	Tax Levy	100%	n/a	2042	10,537,025	808,950	864,098
G.O. Bonds Series 2021A	Park Improvements, Louisiana Bridge, Wooddale Bikeway, Pavement Management	Tax Levy	100%	n/a	2038	11,575,684	1,072,568	1,143,206
2022A G.O. Refunding Bonds	Louisiana Court Project	Operating revenues of Louisiana Court	100%	n/a	2037	1,409,107	115,941	1,556
2024A G.O. Bonds	Street Improvements	Tax Levy	100%	n/a	2043	4,019,000	159,170	426,846
2024B G.O. Revenue Bonds	Utility Infrastructure Projects	Utility Charges	100%	n/a	2040	7,669,000	203,806	203,806
2025A G.O. Revenue Bonds	Utility Infrastructure Projects	Utility Charges	100%	n/a	2036	1,197,453	-	-

Note 7 DEFINED BENEFIT PENSION PLANS

A. PLAN DESCRIPTION

The City participates in the following cost-sharing multiple-employer defined benefit pension plans administered by the Public Employees Retirement Association of Minnesota (PERA). Plan provisions are established and administered according to Minnesota Statutes, Chapters 353, 353D, 353E, 353G and 356. Minnesota Statutes Chapter 356 defines each plan's financial reporting requirements. PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code.

1. General Employees Retirement Plan (General Plan)

   Membership in the General Plan includes employees of counties, cities, townships, schools in non-certified positions, and other governmental entities whose revenues are derived from taxation, fees, or assessments. Plan membership is required for any employee who is expected to earn more than $425 in a month, unless the employee meets exclusion criteria.

2. Public Employees Police and Fire Retirement Plan (Police and Fire Plan)

   Membership in the Police and Fire Plan includes full-time, licensed police officers and firefighters who meet the membership criteria defined in Minnesota Statutes section 353.64 and who are not earning service credit in any other PERA retirement plan or local relief association for the same service. Employers can provide Police and Fire Plan coverage for part-time positions and certain other public safety positions by submitting a resolution adopted by the entity's governing body. The resolution must state that the position meets plan requirements.

B. BENEFITS PROVIDED

PERA provides retirement, disability, and death benefits. Benefit provisions are established by state statute and can only be modified by the state legislature. Vested, terminated employees who are entitled to benefits but are not receiving them yet, are bound by the provisions in effect at the time they last terminated their public service. When a member is "vested," they have earned enough service credit to receive a lifetime monthly benefit after leaving public service and reaching an eligible retirement age. Members who retire at or over their Social Security full retirement age with at least one year of service qualify for a retirement benefit.

1. General Employees Plan Benefits

   The General Employees Plan requires three years of service to vest. Benefits are based on a member's highest average salary for any five successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for General Plan members. Members hired prior to July 1, 1989 receive the higher of the Step or Level formulas. Only the Level formula is used for members hired after June 30, 1989. Under the Step formula, General Plan members receive 1.2% of the highest average salary for each of the first ten years of service and 1.7% for each additional year. Under the Level formula, General Plan members receive 1.7% of the highest average salary for all years of service. For members hired prior to July 1, 1989, a full retirement benefit is available when age plus years of service equal 90 and normal retirement age is 65. Members can receive a reduced requirement benefit as early as age 55 if they have three or more years of service. Early retirement benefits are reduced by 0.25% for each month under age 65.

Members with 30 or more years of service can retire at any age with a reduction of 0.25% for each month the member is younger than age 62. The Level formula allows General Plan members to receive a full retirement benefit at age 65 if they were first hired before July 1, 1989 or at age 66 if they were hired on or after July 1, 1989. Early retirement begins at age 55 with an actuarial reduction applied to the benefit.

Benefit increases are provided to benefit recipients each January. The postretirement increase is equal to 50% of the cost-of-living adjustment (COLA) announced by the SSA, with a minimum increase of at least 1% and a maximum of 1.5%. The 2025 annual increase was 1.25%. Recipients that have been receiving the annuity or benefit for at least a full year as of the June 30 before the effective date of the increase will receive the full increase. Recipients receiving the annuity or benefit for at least one month but less than a full year as of the June 30 before the effective date of the increase will receive a prorated increase.

2. Police and Fire Plan Benefits

Benefits for Police and Fire Plan members hired before July 1, 2010, are vested after three years of service. Members hired on or after July 1, 2010, are 50% vested after five years of service and 100% vested after ten years. After five years, vesting increase by 10% each full year of service until members are 100% vested after ten years. Police and Fire Plan members receive 3% of highest average salary for all years of service. Police and Fire Plan members receive a full retirement benefit when they are age 55 and vested, or when their age plus their years of service equals 90 or greater if they were first hired before July 1, 1989. Early retirement starts at age 50, and early retirement benefits are reduced by 0.417% each month members are younger than age 55.

Benefit increases are provided to benefit recipients each January. The postretirement increase is fixed at 1%. Recipients that have been receiving the annuity or benefit for at least 36 months as of the June 30 before the effective date of the increase will receive the full increase. Recipients receiving the annuity or benefit for at least 25 months but less than 36 months as of the June 30 before the effective date of the increase will receive a prorated increase.

C. CONTRIBUTIONS

Minnesota Statutes Chapters 353, 353E, 353G, and 356 set the rates for employer and employee contributions. Contribution rates can only be modified by the state legislature.

1. General Employees Fund Contributions

General Plan members were required to contribute 6.50% of their annual covered salary in fiscal year 2025 and the City was required to contribute 7.50% for General Plan members. The City's contributions to the General Employees Fund for the year ended December 31, 2025, were $1,620,253. The City's contributions were equal to the required contributions as set by state statute.

2. Police and Fire Fund Contributions

Police and Fire Plan members were required to contribute 11.80% of their annual covered salary in fiscal year 2025 and the City was required to contribute 17.70% for Police and Fire Plan members. The City's contributions to the Police and Fire Fund for the year ended December 31, 2025, were $2,080,682. The City's contributions were equal to the required contributions as set by state statute.

D. PENSION COSTS

1. General Employees Fund Pension Costs

At December 31, 2025, the City reported a liability of $7,671,727 for its proportionate share of the General Employees Fund's net pension liability. The City's net pension liability reflected a reduction due to the State of Minnesota's contribution of $16 million. The State of Minnesota is considered a non-employer contributing entity and the state's contribution meets the definition of a special funding situation. The State of Minnesota's proportionate share of the net pension liability associated with the City totaled $185,066.

City's proportionate share of the net pension liability	$ 7,671,727
State of Minnesota's proportionate share of the net pension liability associated with the City	185,066
Total	$ 7,856,793

The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2024 through June 30, 2025, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was 0.2315% at the end of the measurement period and 0.2360% for the beginning of the period.

For the year ended December 31, 2025, the City recognized pension expense of ($382,882) for its proportionate share of the General Plan's pension expense. In addition, the City recognized an additional ($28,387) as pension expense (and grant revenue) for its proportionate share of the State of Minnesota's contribution of $16 million to the General Employees Fund.

At December 31, 2025, the City reported General Employees Fund deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 729,898	$ -
Changes in actuarial assumptions	184,844	1,753,737
Net difference between projected and actual earnings on pension plan investments	-	3,102,482
Changes in proportion	232,221	556,692
Employer contributions subsequent to the measurement date	814,754	-
Total	$ 1,961,717	$ 5,412,911

The $814,754 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Pension Expense
2026	$ (920,444)
2027	(1,692,701)
2028	(1,107,489)
2029	(545,314)
2030	-
Thereafter	-

2. Police and Fire Fund Pension Costs

At December 31, 2025, the City reported a liability of $8,753,927 for its proportionate share of the Police and Fire Fund's net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportionate share of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2024 through June 30, 2025, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was 0.7471% at the end of the measurement period and 0.7879% for the beginning of the period.

The State of Minnesota contributed $18 million to the Police and Fire Fund in the plan fiscal year ended June 30, 2025. The contribution consisted of $9 million in direct state aid that meets the definition of a special funding situation and $9 million in supplemental state aid that does not meet the definition of a special funding situation. The $9 million direct state aid was paid on October 1, 2024. The direct state aid payment will increase by $17.7 million which was paid on October 1, 2025. Thereafter, by October 1 of each year, the state will pay $26.7 million to the Police and Fire Fund until the fund is 110% funded for a minimum of three consecutive years (on an actuarial value of assets basis). The $9 million in supplemental state aid will continue until the fund and the State Patrol Plan (administered by the Minnesota State Retirement System) are 100% funded for three consecutive years (on an actuarial value of assets basis). The State of Minnesota's proportionate share of the net pension liability associated with the City totaled $303,454.

City's proportionate share of the net pension liability	$ 8,753,927
State of Minnesota's proportionate share of the net pension liability associated with the City	303,454
Total	$ 9,057,381

For the year ended December 31, 2025, the City recognized pension expense of $2,283,195 for its proportionate share of the Police and Fire Plan's pension expense. The City recognized an additional $146,826 as pension expense (and grant revenue) for its proportionate share of the State of Minnesota's contribution of $9 million to the Police and Fire Fund special funding situation.

The State of Minnesota is not included as a non-employer contributing entity in the Police and Fire Pension Plan pension allocation schedules for the $9 million in supplemental state aid, because this

contribution was not considered to meet the definition of a special funding situation. The City recognized $67,242 for the year ended December 31, 2025, as revenue and an offsetting reduction of net pension liability for its proportionate share of the State of Minnesota's on-behalf contributions to the Police and Fire Fund.

At December 31, 2025, the City reported Police and Fire Fund deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 4,000,695	$ -
Changes in actuarial assumptions	6,353,187	10,819,880
Net difference between projected and actual earnings on pension plan investments	-	4,001,688
Changes in proportion	807,428	1,110,258
Employer contributions subsequent to the measurement date	1,069,616	-
Total	$ 12,230,926	$ 15,931,826

The $1,069,616 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Pension Expense
2026	$ 1,773,977
2027	(1,973,388)
2028	(4,211,419)
2029	(478,984)
2030	119,298
Thereafter	-

The net pension liability will be liquidated by the Employee Benefits internal service fund.

E. ACTUARIAL METHODS AND ASSUMPTIONS

The total pension liability for each of the cost-sharing defined benefit plans was determined by an actuarial valuation as of June 30, 2025, using the entry-age normal actuarial cost method and the following actuarial assumptions:

Inflation	2.25% per year
Investment Rate of Return	7.00%

The long-term investment rate of return is based on a review of inflation and investment return assumptions from a number of national investment consulting firms. The review provided a range of

investment return rates considered reasonable by the actuary. An investment return of 7.00% is within that range.

Benefit increases after retirement are assumed to be 1.50% for the General Plan and 1.00% for the Police and Fire Plan.

Salary growth assumptions in the General Plan range in annual increments from 11.50% after one year of service to 3.00% after 27 years of service. In the Police and Fire Plan, salary growth assumptions range in annual increments from 10.75% after one year of service to 3.00% after 23 years of service.

Mortality rates for the General Plan are based on the Pub-2010 General Employee Mortality Table. Mortality rates for the Police and Fire Plan are based on the Pub-2010 Public Safety Employee Mortality tables. The tables are adjusted slightly to fit PERA's experience.

Actuarial assumptions for the General Plan are reviewed every four years. The General Plan was last reviewed in 2022. The assumption changes were adopted by the board and became effective with the July 1, 2023 actuarial valuation. The Police and Fire Plan was reviewed in 2024. The assumption changes were adopted by the board and became effective with the July 1, 2025 actuarial valuation.

The following changes in actuarial assumptions and plan provisions occurred in 2025:

General Employees Fund

Changes in Actuarial Assumptions:

- The combined service annuity loading factors increased from 15% to 19% for vested terminated members and from 3% to 44% for non-vested, terminated members.
- The assumed post-retirement benefit increase changed from 1.25% to 1.50%.

Changes in Plan Provisions:

- The post-retirement benefit increase formula changed to 100% of the Social Security annual increase, between 1.00% and 1.75%, beginning January 1, 2026. If the funded ratio (on a market value of assets basis) is less than 85% for the last two consecutive annual valuations or is less than 80% in the most recent actuarial valuation, the maximum is reduced to 1.50%. Previously, the benefit increase was 50% of the Social Security annual increase, between 1.00% and 1.50%.
- The 1.00% additional employer contribution is eliminated when the plan reaches 98% funded status (on an actuarial value of assets basis); this contribution was previously scheduled to stop when the plan reached 100% funded status.

Police and Fire Fund

Changes in Actuarial Assumptions:

- Assumed rates of salary increases were reduced slightly.
- Assumed rates of retirement were adjusted, resulting in an overall increase in unreduced (full) retirements and an overall increase in reduced (early) retirements.
- Assumed rates of withdrawal were modified; the new rates will increase predicted terminations, especially in the first few years of employment.
- Assumed rates of disabled retirement were significantly increased, especially for ages over age 30.
- Continued use of Pub-2010 Public Safety Mortality Table with rates adjusted to better fit observed experience.
- Percent married assumption for female retirees lowered from 70% to 65%.
- Minor changes were made to form of payment assumptions for retirees.
- Minor changes were made to assumptions made with respect to missing participant data.

- The combined service annuity load changed from 33% to 13% for vested, terminated members and from 2% to 38% for non-vested, terminated members.

Changes in Plan Provisions:

- The period of time needed for benefit recipients to receive their first benefit increase was reduced by one year (from 36 months to 24 months for a full increase).
- The January 1, 2026 benefit increase changed from 1.00% to 3.00%; subsequent January 1 increases will be 1.00%.
- The threshold to end the $9 million annual state aid contribution changed from the earlier of July 1, 2048 or 90% funded for both PERA Police and Fire and MSRS State Patrol for three consecutive years to 100% funded for both PERA Police and Fire and MSRS State Patrol for three consecutive years (on an actuarial value of assets basis).

The State Board of Investment, which manages the investments of PERA, prepares an analysis of the reasonableness on a regular basis of the long-term expected rate of return using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic equity	33.5%	5.10%
International equity	16.5%	5.30%
Fixed income	25%	0.75%
Private markets	25%	5.90%
Total	100%	

F. DISCOUNT RATE

The discount rate used to measure the total pension liability in 2025 was 7.00%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and employers will be made at rates set in Minnesota Statutes. Based on these assumptions, the fiduciary net position of the General Plan and Police and Fire Plan were projected to be available to make all projected future benefit payments of current plan members. The long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

G. PENSION LIABILITY SENSITIVITY

The following presents the City's proportionate share of the net pension liability, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current discount rate:

	1% Decrease in Discount Rate	Discount Rate	1% Increase in Discount Rate
City's Proportionate share of the GERF net pension liability	$ 18,633,422	$ 7,671,727	$ (1,220,674)
City's Proportionate share of the PEPFF net pension liability	$ 22,937,143	$ 8,753,927	$ (2,892,732)

H. PENSION PLAN FIDUCIARY NET POSITION

Detailed information about each pension plan's fiduciary net position is available in a separately-issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained at www.mnpera.org.

I. PENSION EXPENSE

Pension expense recognized by the City for the year ended December 31, 2025 is as follows:

General Plan	$ (382,882)
Police and Fire Plan	2,283,195
Total	$ 1,900,313

Note 8 DEFINED CONTRIBUTION PLAN

Four council members of the City of St. Louis Park, Minnesota, are covered by the Defined Contribution Plan, a multiple-employer deferred compensation plan administered by PERA. The Defined Contribution Plan is a tax qualified plan under Section 401(a) of the Internal Revenue Code and all contributions by or on behalf of employees are tax deferred until time of withdrawal.

Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses. Minnesota Statutes, Chapter 353D and 356, specifies plan provisions, including the employee and employer contribution rates for those qualified personnel who elect to participate. An eligible elected official who decides to participate contributes 5.00% of salary which is matched by the elected official's employer. For ambulance service personnel, employer contributions are determined by the employer, and for salaried employees contributions must be a fixed percentage of salary. Employer contributions for volunteer personnel may be a unit value for each call or period of alert duty. Employees who are paid for their services may elect to make member contributions in an amount not to exceed the employer share. Employer and employee contributions are combined and used to purchase shares in one or more of the seven accounts of the Minnesota Supplemental

Investment Fund. For administering the plan, PERA receives 2.00% of employer contributions and twenty-five hundredths of 1.00% (0.25%) of the assets in each member's account annually.

Total contributions made by the City during fiscal year 2025 were:

Contribution Amount		Percentage of Covered Payroll		Required
Employee	Employer (Pension Expense)	Employee	Employer	Rate
$ 3,204	$ 3,204	5%	5%	5%

Note 9 POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB)

A. PLAN DESCRIPTION

In addition to providing the pension benefits described in Notes 7 and 8, the City provides post-employment health care benefits, as defined in paragraph B, through its group health insurance plan (the plan). The plan is a single-employer defined benefit OPEB plan administered by the City. The authority to provide these benefits is established in Minnesota Statutes Sections 471.61 Subd. 2a and 299A.465. The benefits, benefit levels, employee contributions and employer contributions are governed by the City and can be amended by the City through its personnel manual and collective bargaining agreements with employee groups. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

B. BENEFITS PROVIDED

The City is required by State Statute to allow retirees to continue participation in the City's group health insurance plan if the individual terminates service with the City through service retirement or disability retirement. Police officers, police, sergeants, police lieutenants, dispatchers, and firefighters age 50 and over with 3 years of service, or age 65 with 1 year of service, may continue medical and dental coverage at their own expense. Non-union and 49ers union employees age 55 with 3 years of service, age 65 with 1 year of service, any age with 30 years of service, or those whose age plus service is at least 90 may continue medical and dental coverage at their own expense. Employees may obtain dependent coverage at retirement only if the employee was receiving dependent coverage immediately prior to retirement. The surviving spouse of an active employee may continue coverage in the group health insurance plan after the employee's death.

All health care coverage is provided through the City's group health insurance plans. The retiree is required to pay 100% of their premium cost for the City-sponsored group health insurance plan in which they participate. The premium is a blended rate determined on the entire active and retiree population. Since the projected claims costs for retirees exceed the blended premium paid by retirees, the retirees are receiving an implicit rate subsidy (benefit). The coverage levels are the same as those afforded to active employees. Upon a retiree reaching age 65, Medicare becomes the primary insurer.

C. PARTICIPANTS

As of the December 31, 2024 valuation date, participants of the plan consisted of:

Active employees electing coverage	287
Active employees waiving coverage	1
Retirees electing coverage	22
Total	310

D. TOTAL OPEB LIABILITY AND CHANGES IN TOTAL OPEB LIABILITY

The City's total OPEB liability of $7,507,643 was measured as of December 31, 2025 and was determined by an actuarial valuation as of December 31, 2024. Changes in the total OPEB liability during 2025 were:

Changes for the year:		
Service cost	$	345,229
Interest cost		237,746
Changes of benefit terms		-
Differences between expected and actual experience		248,038
Changes in assumptions		867,374
Benefit payments		(303,544)
Net changes		1,394,843
Balance - beginning of year		6,112,800
Balance - end of year	$	7,507,643

Changes in plan provisions since the prior measurement date include:

- Retiree premiums and explicit subsidy amounts were updated to current levels.

E. ACTUARIAL ASSUMPTIONS AND OTHER INPUTS

The total OPEB liability in the December 31, 2024 actuarial valuation, for reporting date December 31, 2025 was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation rate	2.50%
Salary increases	Based on the most recently disclosed assumptions for the pension plan in which the employee participates
Discount rate	4.08%
Index rate for 20-year tax-exempt municipal bonds	4.08%
Healthcare trend rates	12.00% for 2025, 7.70% for 2026, gradually decreasing over several decades to an ultimate rate of 3.90% in 2075 and later years
Retirees' share of benefit-related costs	100%

Since the plan is funded on a pay-as-you-go basis, both the discount rate and the investment rate of return were based on published rate information for 20-year, tax exempt municipal bonds as of the measurement date. (Fidelity 20-year Municipal GO AA Index)

Mortality rates for general employees were based on the Pub-2010 General mortality tables with projected mortality improvements based on scale MP-2021, and other adjustments. Mortality rates for Police and Fire employees were based on the Pub-2010 Public Safety mortality tables with projected mortality improvements based on scale MP-2021, and other adjustments.

The actuarial assumptions used in the valuation for reporting date December 31, 2025 are similar to those used to value pension liabilities for Minnesota public employees. The state pension plans base their assumptions on periodic experience studies.

Changes in assumptions and other inputs since the prior measurement date include:

- The discount rate was changed from 3.77% to 4.08% based on updated 20-year municipal bond rates.
- Healthcare trend rates were reset to reflect updated cost increase expectations.
- Medical per capita claims costs were updated to reflect recent experience and new plan offerings.
- Withdrawal, retirement, mortality, disability, and salary increase rates were updated from the rates used in the July 1, 2022 PERA General Employees Plan valuation to the rates used in the 2023 experience study.
- One current Medicare eligible retiree electing a pre-65 medical plan is assumed to remain on the plan for life.

- The percent of future non Medicare eligible retirees electing each medical plan changed to reflect recent plan experience and new plan offerings. The following table provides the changes for the assumed percent electing each plan:

Medical Plan	Fiscal 2025 Valuation	Fiscal 2025 Valuation
$30 Co-Pay	30%	20%
$2,500 Deductible	45%	45%
$4,500 Deductible - Open Access	20%	35%
$4,500 Deductible - Select	5%	0%

F. SENSITIVITY OF THE TOTAL OPEB LIABILITY TO CHANGES IN THE DISCOUNT RATE

The following table presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1% lower (3.08%) or 1% higher (5.08%) than the current discount rate of 4.08%:

	1% Decrease	Current Discount Rate	1% Increase
Total OPEB liability	$ 8,274,184	$ 7,507,643	$ 6,830,472

G. SENSITIVITY OF THE TOTAL OPEB LIABILITY TO CHANGES IN HEALTHCARE COST TREND RATES

The following table presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower (11.00% decreasing to 2.90%) or 1% higher (13.00% decreasing to 4.90%) than the current healthcare cost trend rates (12.00% decreasing to 3.90%):

	1% Decrease	Current Healthcare Cost Trend Rates	1% Increase
Total OPEB liability	$ 6,670,205	$ 7,507,643	$ 8,489,342

H. OPEB EXPENSE AND DEFERRED OUTFLOWS AND INFLOWS OF RESOURCES RELATED TO OPEB

For the year ended December 31, 2025, the City recognized $563,987 of OPEB expense. At December 31, 2025, the City reported deferred outflows and inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual liability	$ 1,130,895	$ 2,977
Changes in actuarial assumptions	1,060,089	816,145
Contributions between the measurement date and reporting date	275,194	-
Total	$ 2,466,178	$ 819,122

The $275,194 of the deferred outflows of resources relates to contributions subsequent to the measurement date will be recognized as a reduction of the OPEB liability in the year ending December 31, 2026. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended December 31,	OPEB Expense
2026	$ 261,690
2027	253,590
2028	240,170
2029	231,969
2030	83,315
Thereafter	301,128
	$1,371,862

Note 10 INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The City has established interfund loans to finance infrastructure improvements, project reimbursements, housing rehabilitation loans and to provide initial financing for TIF districts. A summary at December 31, 2025 is as follows:

	Interfund Loan Receivable	Interfund Loan Payable
Major Funds:		
Housing Rehabilitation	$ -	$ 1,045,273
Affordable Housing Trust	1,987,275	-
Development EDA	1,567,610	-
Redevelopment District	-	2,509,612
Total	$ 3,554,885	$ 3,554,885

The city has two interfund loans which are repaid by tax increment generated by the City's TIF districts totaling $1,567,610 and will be repaid on or before 12/31/2057 at year-end. The City has one interfund loan repaid with special assessments totaling $1,987,275, repayment to occur over the collection of the receivable special assessment balance

The City provides temporary advances to funds that have insufficient cash balances by means of an advance from another fund shown as due from other funds in the advancing fund, and a due to other fund in the fund with the deficit, until adequate resources are received. At December 31, 2025, amounts due from other funds and due to other funds were $0.

Interfund transfers at December 31, 2025 are as follows:

	Transfers in							
Fund	General	Affordable Housing Trust	Debt Service	Development EDA	Capital Fund	Nonmajor Governmental	Internal Service Funds	Totals
Transfers out:								
General	$ -	$ -	$ -	$ -	$ -	$ 28,700	$ 3,871,509	$ 3,900,209
Housing Rehabilitation	10,369	-	748,250	-	-	-	-	758,619
Development EDA	36,717	-	-	-	1,634,433	-	-	1,671,150
Redevelopment District	-	2,535,000	-	966,923	-	-	-	3,501,923
Capital	-	-	-	18,221	-	-	-	18,221
Nonmajor Governmental	3,261,183	-	-	-	-	-	68,374	3,329,557
Water	786,856	-	-	-	-	-	-	786,856
Sewer	1,056,966	-	-	-	-	-	-	1,056,966
Storm Water	395,072	-	-	-	-	-	-	395,072
Solid Waste	269,594	-	-	-	-	-	-	269,594
Internal Service - Property Casualty	371,266	-	-	-	-	-	-	371,266
Total transfers in	$ 6,188,023	$ 2,535,000	$ 748,250	$ 985,144	$ 1,634,433	$ 28,700	$ 3,939,883	$ 16,059,433

Generally, transfers are used to (1) move revenues from the fund that collects them to the fund that the budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to a debt service fund in accordance with bond documents, (3) move funds in accordance with the City's adopted capital improvement plan to support project costs, and (4) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with City policy.

Note 11 LEASE AND SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENT DISCLOSURES

A. LESSOR LEASES

The City leases space on its water towers for cellular tower antenna sites. There are ten leases with terms ranging from 108 to 240 months, including up to four renewal periods of 60 months each at the lessee's option. The lease terms include options which the City considers the likelihood of being exercised to be greater than 50%. The agreements call for annual lease payments ranging from $8,979 to $69,643. The lease receivables are measured at the present value of future minimum lease payments expected to be received during the lease term at discount rates of 1.085% to 3.398%.

The City has a ground lease with a term of 142 months including two, 60 month extensions at the lessee's option. The agreement calls for annual payments of $15,764. The lease receivable is measured at the present value of future minimum lease payments expected to be received during the lease term at a discount rate of .31%.

The City has a vehicle towing and impounding lease agreement with a term of 36 months. The agreement calls for monthly payments starting at $2,100 and payments increasing by the Consumer Price Index annually. The lease receivable is measured at the present value of future minimum lease payments expected to be received during the lease term at a discount rate of .22%.

At December 31, 2025, the City recorded lease receivables of $4,939,711 and deferred inflows for these arrangements of $4,551,717. Lease related inflows of resources (revenue) recognized during the year ended December 31, 2025, was $479,675 including interest revenue of $79,922. There were no variable revenues associated with these agreements.

B. LESSEE LEASES

As of December 31, 2025, the City has six outstanding vehicle leases. Each lease requires 60 monthly payments from commencement of the lease, ranging from $360 to $508. The lease liability is measured at discount rates ranging from 0.31% to 7.28%. The City also has three outstanding office equipment leases for a piece of office equipment. The lease has a term of 60 months with no extension options. The lease requires monthly payments of $3,410. The lease liability is measured at a discount rate of 2.616%. The city also has two outstanding police equipment leases. Each lease requires five annual payments from commencement of the lease, ranging from $43,455 to $199,994. The lease liability is measured at a discount rate of 2.282%.

As a result of the leases, the City has recorded right-to-use lease assets with a net book value of $877,665 as of December 31, 2025.

The lease liability and right-to-use lease asset for the year ended December 31, 2025 are shown in Note 6 and Note 5, respectively.

Scheduled lease liability payments are as follows:

Year Ending December 31	Governmental Activities Lease Liability Principal	Interest
2026	$ 294,787	$ 20,321
2027	281,550	13,022
2028	278,564	6,271
2029	10,188	44
Total	$ 865,089	$ 39,658

C. SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

As of December 31, 2025, the City had five outstanding right-to-use subscription-based IT arrangements. The subscriptions have annual payments that range from $17,822 to $149,923. The subscription liability is measured at discount rates ranging from 2.31% to 2.86%. As of December 31, 2025, the total combined value of the subscription liability is $699,691, and the total combined value of the short-term subscription liability is $231,975. The combined value of the right-to-use asset, as of December 31, 2025 is $1,075,672 with accumulated amortization of $267,132. There were no variable or other payments associated with these subscriptions, not included in the subscription liability, within the fiscal year.

The subscription liability and subscription-based IT asset for the year ended December 31, 2025 are shown in Note 6 and Note 5, respectively.

Scheduled subscription liability payments are as follows:

	Governmental Activities	
	Subscription Liability	
Year Ending December 31	Principal	Interest
2026	$ 231,975	$ 18,677
2027	244,165	12,356
2028	107,110	5,711
2029	116,441	2,976
Total	$ 699,691	$ 39,720

Note 12 FUND BALANCE

A. CLASSIFICATIONS

At December 31, 2025, a summary of the governmental fund balance classifications are as follows:

Fund/Description	Nonspendable	Restricted	Committed	Assigned	Unassigned
General Fund					
Prepaid items	$ 64,491	$ -	$ -	$ -	$ -
Inventories	254,738	-	-	-	-
E-911 purposes	-	32,225	-	-	-
Public safety aid	-	124,464	-	-	-
Police - community engagement	-	-	-	81,181	-
Tax court petitions	-	-	-	500,000	-
Weather emergencies	-	-	-	150,000	-
Future budgeted years	-	-	-	165,366	-
Unassigned	-	-	-	-	28,494,628
Housing Rehabilitation	-	-	-	7,695,051	-
Affordable Housing Trust	-	15,786,100	-	-	-
Debt Service	-	9,065,171	-	-	-
Development EDA					
Prepaid items	1,484	-	-	-	-
Redevelopment efforts	-	-	-	16,385,837	-
Redevelopment District	-	8,739,501	-	-	(1,824,717)
Capital Fund					
Police and fire purposes	-	1,370,676	-	-	-
Capital projects	-	-	-	6,816,640	-
Nonmajor Governmental Funds					
Cable TV equipment purchases	4,580	16,251	1,550,386	987,187	-
Community development	-	463,063	-	-	-
Special service districts	-	-	-	554,896	-
Climate investment	-	-	115,367	-	-
Opioid settlement	-	125,579	-	-	-
Special assessment (cost recovery)	-	-	-	805	-
Total	$ 325,293	$ 35,723,030	$ 1,665,753	$ 33,336,963	$ 26,669,911

Unless separately displayed, constraints are not more specific than the purpose of the fund.

B. MINIMUM FUND BALANCE POLICY

The City Council has formally adopted a fund balance policy for the General Fund.

The policy establishes a year-end target of unassigned fund balance amount for cash flow timing needs in the range of 40-50% of the subsequent years budget expenditures. At December 31, 2025, the unassigned fund balance for the General Fund was 45% of the subsequent year's budgeted expenditures.

C. DEFICIT FUND BALANCE MINIMUM FUND BALANCE POLICY

The negative unassigned fund balance in the Redevelopment District will be resolved with the collection of receivables that are currently offset with unavailable revenue.

Note 13 COMMITMENTS AND CONTINGENCIES

A. RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City continues to carry commercial insurance for risks of loss, including workers compensation, property and general liability and employee health and accident insurance. There were no significant reductions in insurance from the previous year or settlements in excess of insurance coverage for any of the past three fiscal years.

PROPERTY AND CASUALTY INSURANCE

Property and casualty insurance coverage is provided through the League of Minnesota Cities Insurance Trust (LMCIT), a public entity risk pool currently operating as a common risk management and insurance program for Minnesota cities: general liability, excess liability property, automobile, marine, crime, employee dishonesty, boiler and open meeting law.

The City pays an annual premium to the LMCIT for its insurance coverage. The LMCIT is self-sustaining through member premiums and reinsures through commercial companies for claims in excess of various amounts. The City retains risk for the deductible portions of the insurance policies. The deductible amounts are $50,000 for each occurrence and a $150,000 annual aggregate.

Current State Statute (Minnesota Statute subd. 466.04) provides limits of liability for the City. These limits are that the combination of defense expense and indemnification expense shall not exceed $500,000 in the case of one claimant or $1,500,000 for any number of claims arising out of a single occurrence.

B. LITIGATION

The City attorney has indicated that existing and pending lawsuits, claims and other actions in which the City is a defendant are either covered by insurance; of an immaterial amount; or, in the judgment of the City attorney, remotely recoverable by plaintiffs.

C. FEDERAL AND STATE FUNDS

The City receives financial assistance from federal and state governmental agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with the terms and conditions specified in the grant agreements and is subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the applicable fund. However, in the opinion of management, any such disallowed claims will not have a material effect on any of the financial statements of the individual fund types included herein or on the overall financial position of the City at December 31, 2025.

D. TAX ABATEMENTS – PAY-AS-YOU-GO TAX INCREMENT

The City EDA provides tax abatements pursuant to Minnesota Statutes 469.174 to 469.1794 (Tax Increment Financing) through a pay-as-you-go note program. Tax increment financing (TIF) can be used to encourage private development, redevelopment, renovation and renewal, growth in low-to-moderate-income housing, and economic development within the City. TIF captures the increase in tax capacity and property taxes from development or redevelopment to provide funding for the related project.

The City has numerous tax increment pay-as-you-go agreements. The agreements are not a general obligation of the City and are payable solely from available tax increment. Accordingly, these agreements are not reflected in the financial statements of the City. The pay-as-you-go note provides for payment to the developer a percentage of all tax increment received in the prior six months. The payment reimburses the developer for public improvements. Principal and interest shall be paid on February 1 and August 1. Payments are payable solely from available tax increment derived from the developed/redeveloped property and paid to the City. The City shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment.

Details of the pay-as-you-go notes are as follows:

District Name / Note Description	Issue Date	Principal Amount	Interest Rate	First Note Pymt	Final Note Pymt	% TIF Available	2025 Payments	12/31/2025 Balance
Park Commons TIF District								
Excelsior & Grand Phase NE	6/5/2006	$ 4,668,633	8.50%	8/1/2006	2/1/2028	97.00%	$ 1,101,235	$ 942,596
Excelsior & Grand Phase NW	6/5/2006	4,079,105	8.50%	8/1/2007	2/1/2028	97.00%	1,232,035	480,509
Excelsior & Grand Phase E	6/5/2006	3,300,715	8.50%	8/1/2006	2/1/2028	97.00%	660,676	2,670,904
							2,993,946	
Elmwood Apartments TIF District								
Elmwood Apartments	4/4/2022	950,000	4.25%	8/1/2022	2/1/2030	95.00%	234,383	63,717
Highway 7 Corporate Center TIF District								
Highway 7 Business Center Note A	7/24/2008	2,100,000	1.00%	8/1/2008	2/1/2034	95.00%	123,908	145,572
Highway 7 Business Center Note B	7/24/2008	360,000	1.00%	8/1/2008	2/1/2034	95.00%	21,241	24,955
Parkway Residual TIF District								
Parkway Place LLC	1/12/2023	3,350,000	3.32%	8/1/2023	8/1/2037	95.00%	320,708	2,827,155
West End TIF District								
Duke Realty Limited Partnership	11/1/2010	21,100,000	6.75%	2/1/2012	2/1/2031	95.00%	4,175,140	17,204,009
Texa Tonka TIF District								
Texa Tonka Apartments LLC	9/14/2023	2,600,000	3.80%	2/1/2024	2/1/2035	95.00%	265,134	2,281,355
Beltline Residences (Opus) TIF District								
Beltline Residences LLC	6/5/2024	5,200,000	4.25%	8/1/2024	2/1/2032	95.00%	559,414	4,728,816
Wooddale Avenue Apartments TIF District								
St. Louis Park AH I, LLLP	3/22/2024	470,000	4.30%	8/1/2024	2/1/2039	95.00%	25,999	462,933
Mera Wayzata TIF District								
Bigos-9920 Wayzata LLC	1/22/2025	6,045,000	4.25%	2/1/2025	8/1/2038	95.00%	392,677	5,786,186
TIF Spending Plan								
Beltline Mixed Use LLC				11/26/2025	11/26/2025		1,710,109	-
Wooddale Station TIF District								
Bigos-Zelia On Seven LLC	2/1/2025	2,066,352	5.00%	2/1/2025	2/1/2033	95.00%	620,031	1,486,624

E. LOUISIANA COURT PROJECT

The City of St. Louis Park has entered into an agreement with Project for Pride in Living Louisiana Court Limited Partnership to issue $4,505,000 in General Obligation Bonds – Series 2000A for the purpose of acquiring and renovating certain rental housing facilities within the City of St. Louis Park intended primarily for low and moderate income persons and their families. During 2010, the 2000A bonds were refunded by the $1,770,000 General Obligation Refunding Bonds, Series 2010C. The City of St. Louis Park will receive monthly principal and interest payments from Project for Pride in Living Louisiana Court Limited Partnership to cover all debt service obligations of the City of St. Louis Park on a semi-annual basis. In the event that the City of St. Louis Park does not receive payment from Project for Pride in Living, the City of St. Louis Park is still under obligation to make all debt service payments. At such time, the City of St. Louis Park would pursue collection of above referenced principal and interest payments per the agreement dated May 1, 2000. As of December 31, 2025, the outstanding principal on the bonds is $1,190,000.

F. CONSTRUCTION AND OTHER SIGNIFICANT COMMITMENTS

At December 31, 2025, the City had commitments for the following major construction projects:

Project Name	Contract Number	Remaining Construction Commitment
MSA Street Rehab Monterey Phase 2	4020-1101	$ 184,797
Beltline SWLRT Pedestrian Improvements	4022-2000	37,688
2025/26 Cedar Lake Road Construction(Phase II)	4024-1100	7,544,492
South Oak Pond Water Quality Improvement Project	4024-4000	1,799
2025 Alley Reconstruction	4025-1500	32,600
25 Excelsior Blvd Street Light	5025-4102	5,425
2025 Sanitary Sewer Gravity Mainline Rehab Rebid	4025-3000	618,823
Minnetonka Blvd	4023-7000	274,011
		$ 8,699,635

G. POLLUTION REMEDIATION OBLIGATION

At December 31, 2025, the City has recorded a cost estimate for a pollution remediation liability, which is included in the City's long-term liabilities expected to be due within one year. The estimate totals $259,500 and relates to contamination discovered from soil testing as part of the 2025-2026 Cedar Lake Road and Louisiana Avenue design process. The City has a commitment to create a Remedial Action Plan (RAP) for cleaning up contaminated sites. The RAP was developed in 2024-2025, but removal of contamination will not occur until 2026. The estimate used to establish the liability was developed through site analysis by independent engineers retained by the City. The liability could change due to price increases or decreases, changes in technology, or other factors. There are $0 expected recoveries from other responsible parties or the City's insurer.

Note 14 CONDUIT DEBT OBLIGATIONS

From time to time, the City has issued industrial, hospital or housing revenue bonds to provide financial assistance to private-sector entities for the acquisition and construction of industrial, commercial or housing facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the City, the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of December 31, 2025, there were 15 revenue bonds issued. The aggregate principal amount payable as of December 31, 2025 is $162,321,016.

Note 15 CHANGE IN REPORTING ENTITY

During the year ended December 31, 2025, the City's Affordable Housing Trust Fund was changed from a nonmajor governmental fund to a major governmental fund and the City's Special Assessment (Cost Recovery) Fund was changed from a major governmental fund to a nonmajor governmental fund, resulting in a reduction of beginning fund balance for the nonmajor governmental funds. Below is a summary of those changes:

	Governmental Funds		
	Special Assessment (Cost Recovery)	Affordable Housing Trust	Other Nonmajor Governmental Funds
Fund balances - January 1, as previously presented	$ 3,027,716	$ -	$ 15,320,185
Change within financial reporting entity (nonmajor to major)	-	11,625,161	(11,625,161)
Change within financial reporting entity (major to nonmajor)	(3,027,716)	-	3,027,716
Fund balances - January 1, as adjusted	$ -	$ 11,625,161	$ 6,722,740

The Special Assessment (Cost Recovery) Fund was previously named the Permanent Improvement Fund.

Note 16 SUBSEQUENT EVENTS

Subsequent events have been evaluated for recognition or disclosure through June 15, 2026, the date the financial statements were available to be issued.

Note 17 RECENTLY ISSUED ACCOUNTING STANDARDS

The Governmental Accounting Standards Boards (GASB) recently approved the following statements which were not implemented for these financial statements:

Statement No. 103 *Financial Reporting Model Improvements.* The provisions of this Statement are effective for reporting periods beginning after June 15, 2025.

Statement No. 104 *Disclosure of Certain Capital Assets.* The provisions of this Statement are effective for reporting periods beginning after June 15, 2025.

Statement No. 105 *Subsequent Events.* The provisions of this Statement are effective for reporting periods beginning after June 15, 2026.

The effect these standards may have on future financial statements is not determinable at this time.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF ST. LOUIS PARK, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND
For The Year Ended December 31, 2025

Statement 9

	Budgeted Amounts			Variance with Final
	Original	Final	Actual Amounts	Budget
Revenues				
Property taxes	$ 38,808,815	$ 38,808,815	$ 38,476,376	$ (332,439)
Licenses and permits	4,700,412	4,700,412	5,960,760	1,260,348
Intergovernmental	3,944,443	3,944,443	4,810,091	865,648
Charges for services	3,282,075	3,282,075	3,330,269	48,194
Fines and forfeitures	7,000	7,000	24,561	17,561
Interest income (loss)	500,000	500,000	1,276,248	776,248
Miscellaneous	1,134,925	575,925	1,137,130	561,205
Total revenues	52,377,670	51,818,670	55,015,435	3,196,765
Expenditures				
Current				
General government	13,949,218	13,949,218	13,169,820	(779,398)
Public safety	24,128,936	24,128,936	24,408,209	279,273
Operations	6,202,629	6,202,629	5,884,942	(317,687)
Parks and recreation	8,507,393	8,507,393	8,933,616	426,223
Miscellaneous	843,088	843,088	820,775	(22,313)
Non-departmental internal charges	-	-	1,021,337	1,021,337
Capital outlay				
Public safety	-	-	1,330,898	1,330,898
Operations	290,000	290,000	494,241	204,241
Total expenditures	53,921,264	53,921,264	56,063,838	2,142,574
Revenues over (under) expenditures	(1,543,594)	(2,102,594)	(1,048,403)	1,054,191
Other financing sources (uses)				
Transfers in	2,555,574	2,555,574	6,188,023	3,632,449
Transfers out	(2,100,074)	(1,050,037)	(3,900,209)	(2,850,172)
Total other financing sources (uses)	455,500	1,505,537	2,287,814	782,277
Net change in fund balances	$ (1,088,094)	$ (597,057)	1,239,411	$ 1,836,468
Fund balance - January 1			28,627,682	
Fund balance - December 31			$ 29,867,093	

See accompanying notes to the required supplementary information.

CITY OF ST. LOUIS PARK, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE - HOUSING REHABILITATION FUND
For The Year Ended December 31, 2025

Statement 10

	Budgeted Amounts			Variance with Final
	Original	Final	Actual Amounts	Budget
Revenues				
Special assessments	$ -	$ -	$ 990,331	$ 990,331
Interest income (loss)	-	-	203,632	203,632
Total revenues	-	-	1,193,963	1,193,963
Expenditures				
Current				
Housing and rehabilitation	53,000	53,000	94,462	41,462
Debt service				
Interest and other	-	-	49,572	49,572
Total expenditures	53,000	53,000	144,034	91,034
Revenues over (under) expenditures	(53,000)	(53,000)	1,049,929	1,102,929
Other financing sources (uses)				
Transfers in	747,050	747,050	-	(747,050)
Transfers out	(757,419)	(757,419)	(758,619)	(1,200)
Total other financing sources (uses)	(10,369)	(10,369)	(758,619)	(748,250)
Net change in fund balances	$ (63,369)	$ (63,369)	291,310	$ 354,679
Fund balances - January 1			7,403,741	
Fund balances - December 31			$ 7,695,051	

See accompanying notes to the required supplementary information.

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CITY OF ST. LOUIS PARK, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE - AFFORDABLE HOUSING TRUST FUND
For The Year Ended December 31, 2025

Statement 11

	Budgeted Amounts			Variance with Final
	Original	Final	Actual Amounts	Budget
Revenues				
Property taxes	$ 1,228,250	$ 1,228,250	$ 1,150,917	$ (77,333)
Intergovernmental	-	-	848,543	848,543
Charges for services	-	-	2,100	2,100
Interest income (loss)	-	-	401,307	401,307
Miscellaneous	-	-	57,799	57,799
Total revenues	1,228,250	1,228,250	2,460,666	1,232,416
Expenditures				
Current				
Housing and rehabilitation	1,950,000	1,950,000	834,727	(1,115,273)
Total expenditures	1,950,000	1,950,000	834,727	(1,115,273)
Revenues over (under) expenditures	(721,750)	(721,750)	1,625,939	2,347,689
Other financing sources (uses)				
Transfers in	-	-	2,535,000	2,535,000
Transfers out	(747,050)	(747,050)	-	747,050
Total other financing sources (uses)	(747,050)	(747,050)	2,535,000	3,282,050
Net change in fund balances	$ (1,468,800)	$ (1,468,800)	4,160,939	$ 5,629,739
Fund balances - January 1			11,625,161	
Fund balances - December 31			$ 15,786,100	

CITY OF ST. LOUIS PARK, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE TOTAL OPEB LIABILITY AND RELATED RATIOS
Last Ten Years*

	2025	2024
Total OPEB Liability:		
Service cost	$ 345,229	$ 320,296
Interest cost	237,746	237,569
Differences between expected and actual experience	248,038	(487)
Changes in assumptions	867,374	158,893
Benefit payments	(303,544)	(298,130)
Net change in total OPEB liability	1,394,843	418,141
Total OPEB liability - beginning	6,112,800	5,694,659
Total OPEB liability - ending	$ 7,507,643	$ 6,112,800
Covered-employee payroll	$29,510,114	$27,187,358
Total OPEB liability as a percentage of covered-employee payroll	25.4%	22.5%

* The schedule is provided prospectively beginning with the City's fiscal year ended December 31, 2018 and is intended to show a ten year trend. Additional years will be added as they become available.

See accompanying notes to the required supplementary information.

Statement 12

2023	2022	2021	2020	2019	2018
$ 390,372	$ 369,731	$ 310,714	$ 273,727	$ 312,898	$ 273,798
117,569	120,277	119,920	148,042	122,728	126,654
480,554	(4,674)	1,214,476	-	269,604	-
(1,176,364)	93,700	169,400	131,969	(170,614)	120,221
(233,409)	(214,438)	(226,393)	(214,270)	(211,503)	(140,966)
(421,278)	364,596	1,588,117	339,468	323,113	379,707
6,115,937	5,751,341	4,163,224	3,823,756	3,500,643	3,120,936
$ 5,694,659	$ 6,115,937	$ 5,751,341	$ 4,163,224	$ 3,823,756	$ 3,500,643
$25,827,906	$26,492,137	$24,937,137	$24,950,067	$23,867,837	$22,206,835
22.0%	23.1%	23.1%	16.7%	16.0%	15.8%

See accompanying notes to the required supplementary information.

CITY OF ST. LOUIS PARK, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY -
GENERAL EMPLOYEES RETIREMENT FUND
Last Ten Years

Statement 13

Measurement Date June 30	Fiscal Year Ending December 31	City's Proportionate Share (Percentage) of the Net Pension Liability	City's Proportionate Share (Amount) of the Net Pension Liability (a)	State's Proportionate Share (Amount) of the Net Pension Liability Associated with City (b)	City's Proportionate Share of the Net Pension Liability and the State's Proportionate Share of the Net Pension Liability Associated with City (a+b)	Covered Payroll (c)	City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll ((a+b)/c)	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2016	2016	0.2258%	$ 18,333,840	$ 239,395	$ 18,573,235	$ 14,027,206	132.4%	68.9%
2017	2017	0.2269%	14,485,146	182,131	14,667,277	14,714,583	99.7%	75.9%
2018	2018	0.2307%	12,798,290	419,668	13,217,958	15,513,575	85.2%	79.5%
2019	2019	0.2358%	13,036,854	405,149	13,442,003	16,684,548	80.6%	80.2%
2020	2020	0.2373%	14,227,219	438,865	14,666,084	16,929,758	86.6%	79.1%
2021	2021	0.2397%	10,236,264	312,569	10,548,833	17,305,663	61.0%	87.0%
2022	2022	0.2387%	18,905,119	554,246	19,459,365	17,852,413	109.0%	76.7%
2023	2023	0.2449%	13,694,534	377,584	14,072,118	19,401,899	72.5%	83.1%
2024	2024	0.2360%	8,724,424	225,596	8,950,020	19,973,187	44.8%	89.1%
2025	2025	0.2315%	7,671,727	185,066	7,856,793	20,960,802	37.5%	90.8%

See accompanying notes to the required supplementary information.

CITY OF ST. LOUIS PARK, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION
Statement 14
SCHEDULE OF PENSION CONTRIBUTIONS - GENERAL EMPLOYEES RETIREMENT FUND
Last Ten Years

Fiscal Year Ending	Statutorily Required Contribution (a)	Contributions in Relation to the Statutorily Required Contribution (b)	Contribution Deficiency (Excess) (a-b)	Covered Payroll (c)	Contributions as a Percentage of Covered Payroll (b/c)
December 31, 2016	$ 1,076,319	$ 1,076,319	$ -	$ 14,350,435	7.50%
December 31, 2017	1,122,359	1,122,359	-	14,965,469	7.50%
December 31, 2018	1,206,070	1,206,070	-	16,080,867	7.50%
December 31, 2019	1,270,160	1,270,160	-	16,935,462	7.50%
December 31, 2020	1,330,896	1,330,896	-	17,746,254	7.50%
December 31, 2021	1,320,869	1,320,869	-	17,605,379	7.50%
December 31, 2022	1,366,394	1,366,394	-	18,218,564	7.50%
December 31, 2023	1,443,924	1,443,924	-	19,252,322	7.50%
December 31, 2024	1,537,072	1,537,072	-	20,494,293	7.50%
December 31, 2025	1,620,253	1,620,253	-	21,603,378	7.50%

See accompanying notes to the required supplementary information.

CITY OF ST. LOUIS PARK, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY -
PUBLIC EMPLOYEES POLICE AND FIRE FUND
Last Ten Years

Statement 15

Measurement Date June 30	Fiscal Year Ending December 31	City's Proportionate Share (Percentage) of the Net Pension Liability	City's Proportionate Share (Amount) of the Net Pension Liability (a)	State's Proportionate Share (Amount) of the Net Pension Liability Associated with City (b)	City's Proportionate Share of the Net Pension Liability and the State's Proportionate Share of the Net Pension Liability Associated with City (a+b)	Covered Payroll (c)	City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll ((a+b)/c)	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2016	2016	0.7090%	$ 28,453,404	$ -	$ 28,453,404	$ 6,826,711	416.8%	63.9%
2017	2017	0.7010%	9,464,334	-	9,464,334	7,214,850	131.2%	85.4%
2018	2018	0.7220%	7,695,776	-	7,695,776	7,675,241	100.3%	88.8%
2019	2019	0.7803%	8,307,082	-	8,307,082	8,227,972	101.0%	89.3%
2020	2020	0.7570%	9,978,070	235,086	10,213,156	8,551,806	119.4%	87.2%
2021	2021	0.7605%	5,870,254	263,913	6,134,167	8,990,234	68.2%	93.7%
2022	2022	0.7696%	33,489,952	1,463,172	34,953,124	9,345,528	374.0%	70.5%
2023	2023	0.7788%	13,448,864	541,749	13,990,613	10,229,973	136.8%	86.5%
2024	2024	0.7879%	10,365,684	395,136	10,760,820	10,910,365	98.6%	90.2%
2025	2025	0.7471%	8,753,927	303,454	9,057,381	11,348,819	79.8%	91.8%

See accompanying notes to the required supplementary information.

CITY OF ST. LOUIS PARK, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION
Statement 16
SCHEDULE OF PENSION CONTRIBUTIONS - PUBLIC EMPLOYEES POLICE AND FIRE FUND
Last Ten Years

Fiscal Year Ending	Statutorily Required Contribution (a)	Contributions in Relation to the Statutorily Required Contribution (b)	Contribution Deficiency (Excess) (a-b)	Covered Payroll (c)	Contributions as a Percentage of Covered Payroll (b/c)
December 31, 2016	$ 1,127,487	$ 1,127,487	$ -	$ 6,959,796	16.20%
December 31, 2017	1,210,648	1,210,648	-	7,473,136	16.20%
December 31, 2018	1,284,219	1,284,219	-	7,927,279	16.20%
December 31, 2019	1,433,661	1,433,661	-	8,458,178	16.95%
December 31, 2020	1,602,879	1,602,879	-	9,055,812	17.70%
December 31, 2021	1,635,494	1,635,494	-	9,240,074	17.70%
December 31, 2022	1,700,317	1,700,317	-	9,606,308	17.70%
December 31, 2023	1,799,416	1,799,416	-	10,166,187	17.70%
December 31, 2024	2,008,062	2,008,062	-	11,344,984	17.70%
December 31, 2025	2,080,682	2,080,682	-	11,755,266	17.70%

See accompanying notes to the required supplementary information.

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CITY OF ST. LOUIS PARK, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION
NOTES TO RSI
December 31, 2025

Note A LEGAL COMPLIANCE – BUDGETS

The General Fund and Housing Rehabilitation budgets are legally adopted on a basis consistent with accounting principles generally accepted in the United States of America. The legal level of budgetary control is at the fund level for the major funds. General Fund expenditures exceeded budget by $2,142,574. Housing Rehabilitation Fund expenditures exceeded budget by $91,034.

Note B PENSION INFORMATION

PERA – General Employees Retirement Fund

2025 Changes

Changes in Actuarial Assumptions:

- The combined service annuity loading factors increased from 15% to 19% for vested terminated members and from 3% to 44% for non-vested, terminated members.
- The assumed post-retirement benefit increase changed from 1.25% to 1.50%.

Changes in Plan Provisions:

- The post-retirement benefit increase formula changed to 100% of the Social Security annual increase, between 1.00% and 1.75%, beginning January 1, 2026. If the funded ratio (on a market value of assets basis) is less than 85% for the last two consecutive annual valuations or is less than 80% in the most recent actuarial valuation, the maximum is reduced to 1.50%. Previously, the benefit increase was 50% of the Social Security annual increase, between 1.00% and 1.50%.
- The 1.00% additional employer contribution is eliminated when the plan reaches 98% funded status (on an actuarial value of assets basis); this contribution was previously scheduled to stop when the plan reached 100% funded status.

2024 Changes

Changes in Actuarial Assumptions:

- Rates of merit and seniority were adjusted, resulting in slightly higher rates.
- Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirements, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members.
- Minor increase in assumed withdrawals for males and females.
- Lower rates of disability.
- Continued use of Pub-2010 general mortality table with slight rate adjustments as recommended in the most recent experience study.
- Minor changes to form of payment assumptions for male and female retirees.
- Minor changes to assumptions made with respect to missing participant data.

Changes in Plan Provisions:

- The workers' compensation offset for disability benefits was eliminated. The actuarial equivalent factors updated to reflect the changes in assumptions.

2023 Changes

Changes in Actuarial Assumptions:

- The investment return assumption and single discount rate were changed from 6.50% to 7.00%.

Changes in Plan Provisions:

- An additional one-time direct state aid contribution of $170.1 million was contributed to the Plan on October 1, 2023.
- The vesting period of those hired after June 30, 2010, was changed from five years of allowable service to three years of allowable service.
- The benefit increase delay for early retirements on or after January 1, 2024, was eliminated.
- A one-time, non-compounding benefit increase of 2.50% minus the actual 2024 adjustment will be payable in a lump sum for calendar year 2024 by March 31, 2024.

2022 Changes

Changes in Actuarial Assumptions:

- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.

2021 Changes

Changes in Actuarial Assumptions:

- The investment return and single discount rates were changed from 7.50% to 6.50% for financial reporting purposes.
- The mortality improvement scale was changed from Scale MP-2019 to Scale MP-2020.

2020 Changes

Changes in Actuarial Assumptions:

- The price inflation assumption was decreased from 2.50% to 2.25%.
- The payroll growth assumption was decreased from 3.25% to 3.00%.
- Assumed salary increase rates were changed as recommended in the June 30, 2019, experience study. The net effect is assumed rates that average 0.25% less than previous rates.
- Assumed rates of retirement were changed as recommended in the June 30, 2019, experience study. The changes result in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements.
- Assumed rates of termination were changed as recommended in the June 30, 2019, experience study. The new rates are based on service and are generally lower than the previous rates for years 2-5 and slightly higher thereafter.
- Assumed rates of disability were changed as recommended in the June 30, 2019, experience study. The change results in fewer predicted disability retirements for males and females.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2010 General Mortality table, with adjustments. The base mortality table for disabled annuitants was changed from the RP-2014 disabled annuitant mortality table to the Pub-2010 General/Teacher disabled annuitant mortality table, with adjustments.
- The mortality improvement scale was changed from Scale MP-2018 to Scale MP-2019.
- The assumed spouse age difference was changed from two years older for females to one year older.
- The assumed number of married male new retirees electing the 100% Joint & Survivor option changed from 35% to 45%. The assumed number of married female new retirees electing the 100% Joint & Survivor option changed from 15% to 30%. The corresponding number of married new retirees electing the Life annuity option was adjusted accordingly.

Changes in Plan Provisions:

- Augmentation for current privatized members was reduced to 2.00% for the period July 1, 2020 through December 31, 2023 and 0.00% after. Augmentation was eliminated for privatizations occurring after June 30, 2020.

2019 Changes

Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2017 to MP-2018.

Changes in Plan Provisions:

- The employer supplemental contribution was changed prospectively, decreasing from $31 million to $21 million per year. The State's special funding contribution was changed prospectively, requiring $16 million due per year through 2031.

2018 Changes

Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2015 to MP-2017.
- The assumed benefit increase was changed from 1.00% per year through 2044 and 2.50% per year thereafter to 1.25% per year.

Changes in Plan Provisions:

- The augmentation adjustment in early retirement factors is eliminated over a five-year period starting July 1, 2019, resulting in actuarial equivalence after June 30, 2024.
- Interest credited on member contributions decreased from 4.00% to 3.00%, beginning July 1, 2018.
- Deferred augmentation was changed to 0.00%, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Contribution stabilizer provisions were repealed.
- Annual increases were changed from 1.00% per year with a provision to increase to 2.50% upon attainment of 90% funding ratio to 50% of the Social Security Cost-of Living Adjustment, not less than 1.00% and not more than 1.50%, beginning January 1, 2019.
- For retirements on or after January 1, 2024, the first benefit increase is delayed until the retiree reaches normal retirement age; does not apply to Rule of 90 retirees, disability benefit recipients, or survivors.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 Changes

Changes in Actuarial Assumptions:

- The Combined Service Annuity (CSA) loads were changed from 0.80% for active members and 60% for vested and non-vested deferred members. The revised CSA loads are now 0.00% for active member liability, 15.00% for vested deferred member liability, and 3.00% for non-vested deferred member liability.
- The assumed annual increase rate was changed from 1.00% per year for all years to 1.00% per year through 2044 and 2.50% per year thereafter.

Changes in Plan Provisions:

- The State's contribution for the Minneapolis Employees Retirement Fund equals $16 million in 2017 and 2018 and $6 million thereafter.
- The Employer Supplemental Contribution for the Minneapolis Employees Retirement Fund changed from $21 million to $31 million in calendar years 2019 to 2031. The State's contribution changed from $16 million to $6 million in calendar years 2019 to 2031.

2016 Changes

Changes in Actuarial Assumptions:

- The assumed annual benefit increase rate was changed from 1.00% per year through 2035 and 2.50% per year thereafter to 1.00% per year for all years.
- The assumed investment return was changed from 7.90% to 7.50%. The single discount rate was changed from 7.90% to 7.50%.
- Other assumptions were changed pursuant to the experience study dated June 30, 2015. The assumed future salary increases, payroll growth, and inflation were decreased by 0.25% to 3.25% for payroll growth and 2.50% for inflation.

PERA – Public Employees Police and Fire Fund

2025 Changes

Changes in Actuarial Assumptions:

- Assumed rates of salary increases were reduced slightly.
- Assumed rates of retirement were adjusted, resulting in an overall increase in unreduced (full) retirements and an overall increase in reduced (early) retirements.
- Assumed rates of withdrawal were modified; the new rates will increase predicted terminations, especially in the first few years of employment.
- Assumed rates of disabled retirement were significantly increased, especially for ages over age 30.
- Continued use of Pub-2010 Public Safety Mortality Table with rates adjusted to better fit observed experience.
- Percent married assumption for female retirees lowered from 70% to 65%.
- Minor changes were made to form of payment assumptions for retirees.
- Minor changes were made to assumptions made with respect to missing participant data.
- The combined service annuity load changed from 33% to 13% for vested, terminated members and from 2% to 38% for non-vested, terminated members.

Changes in Plan Provisions:

- The period of time needed for benefit recipients to receive their first benefit increase was reduced by one year (from 36 months to 24 months for a full increase).
- The January 1, 2026 benefit increase changed from 1.00% to 3.00%; subsequent January 1 increases will be 1.00%.
- The threshold to end the $9 million annual state aid contribution changed from the earlier of July 1, 2048 or 90% funded for both PERA Police and Fire and MSRS State Patrol for three consecutive years to 100% funded for both PERA Police and Fire and MSRS State Patrol for three consecutive years (on an actuarial value of assets basis).
- The threshold to end the additional $9 million annual state aid contribution changed from the earlier of July 1, 2048 or 100% funded for a minimum of three consecutive years to 110% funded for a minimum of three consecutive years (on an actuarial value of assets basis).
- An additional $17.7 million in direct state aid will be paid annually each October 1 beginning October 1, 2025 through June 30, 2048.
- Joint and survivor actuarial equivalent factors were updated to reflect changes in assumptions.

2024 Changes

Changes in Plan Provisions:

- The State contribution of $9.0 million per year will continue until the earlier of 1) both the Police and Fire Plan and the State Patrol Retirement Fund attain 90 percent funded status for three consecutive years (on an actuarial value of assets basis) or 2) July 1, 2048. The contribution was previously due to expire after attaining a 90 percent funded status for one year.
- The additional $9.0 million contribution will continue until the Police and Fire Plan is fully funded for a minimum of three consecutive years on an actuarial value of assets basis, or July 1, 2048, whichever is earlier. This contribution was previously due to expire upon attainment of fully funded status on an actuarial value of assets basis for one year (or July 1, 2048 if earlier).

2023 Changes

Changes in Actuarial Assumptions:

- The investment return assumption was changed from 6.50% to 7.00%.
- The single discount rate changed from 5.40% to 7.00%.

2023 Changes (continued)

Changes in Plan Provisions:

- An additional one-time direct state aid contribution of $19.4 million was contributed to the Plan on October 1, 2023.
- Vesting requirement for new hires after June 30, 2014, was changed from a graded 20-year vesting schedule to a graded 10-year vesting schedule, with 50% vesting after five years, increasing incrementally to 100% after 10 years.
- A one-time, non-compounding benefit increase of 3.00% will be payable in a lump sum for calendar year 2024 by March 31, 2024.
- Psychological treatment is required effective July 1, 2023, prior to approval for a duty disability benefit for a psychological condition relating to the member's occupation.
- The total and permanent duty disability benefit was increased, effective July 1, 2023.

2022 Changes

Changes in Actuarial Assumptions:

- The single discount rate changed from 6.50% to 5.40%.
- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.

2021 Changes

Changes in Actuarial Assumptions:

- The investment return and single discount rates were changed from 7.50% to 6.50%, for financial reporting purposes.
- The inflation assumption was changed from 2.50% to 2.25%.
- The payroll growth assumption was changed from 3.25% to 3.00%.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2010 Public Safety Mortality table. The mortality improvement scale was changed from MP-2019 to MP-2020.
- The base mortality table for disabled annuitants was changed from the RP-2014 healthy annuitant mortality table (with future mortality improvement according to Scale MP-2019) to the Pub-2010 Public Safety disabled annuitant mortality table (with future mortality improvement according to Scale MP-2020).
- Assumed rates of salary increase were modified as recommended in the July 14, 2020, experience study. The overall impact is a decrease in gross salary increase rates.
- Assumed rates of retirement were changed as recommended in the July 14, 2020, experience study. The changes result in slightly more unreduced retirements and fewer assumed early retirements.
- Assumed rates of withdrawal were changed from select and ultimate rates to service-based rates. The changes result in more assumed terminations.
- Assumed rates of disability were increased for ages 25-44 and decreased for ages over 49. Overall, proposed rates result in more projected disabilities.
- Assumed percent married for active female members was changed from 60% to 70%. Minor changes to form of payment assumptions were applied.

2020 Changes

Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2018 to MP-2019.

2019 Changes

Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2017 to MP-2018.

2018 Changes

Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2016 to MP-2017.

Changes in Plan Provisions:

- Annual increases were changed to 1.00% for all years, with no trigger.
- An end date of July 1, 2048, was added to the existing $9 million state contribution.
- New annual state aid will equal $4.5 million in fiscal years 2019 and 2020, and $9 million thereafter until the plan reaches 100% funding, or July 1, 2048, if earlier.
- Member contributions were changed from 10.80% to 11.30% of pay, effective January 1, 2019, and 11.80% of pay, effective January 1, 2020.
- Employer contributions were changed from 16.20% to 16.95% of pay, effective January 1, 2019, and 17.70% of pay, effective January 1, 2020.
- Interest credited on member contributions decreased from 4.00% to 3.00%, beginning July 1, 2018.
- Deferred augmentation was changed to 0.00%, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 Changes

Changes in Actuarial Assumptions:

- The single discount rate was changed from 5.60% to 7.50%.
- Assumed salary increases were changed as recommended in the June 30, 2016 experience study. The net effect is proposed rates that average 0.34% lower than the previous rates.
- Assumed rates of retirement were changed, resulting in fewer retirements.
- The Combined Service Annuity (CSA) load was 30% for vested and non-vested deferred members. The CSA was changed to 33% for vested members and 2% for non-vested members.
- The base mortality table for healthy annuitants was changed from the RP-2000 fully generational table to the RP-2014 fully generational table (with a base year of 2006), with male rates adjusted by a factor of 0.96. The mortality improvement scale was changed from Scale AA to Scale MP-2016. The base mortality table for disabled annuitants was changed from the RP-2000 disabled mortality table to the mortality tables assumed for healthy retirees.
- Assumed termination rates were decreased to 3.00% for the first three years of service. Rates beyond the select period of three years were adjusted, resulting in more expected terminations overall.
- Assumed percentage of married female members was decreased from 65% to 60%.
- Assumed age difference was changed from separate assumptions for male members (wives assumed to be three years younger) and female members (husbands assumed to be four years older) to the assumption that males are two years older than females.
- The assumed percentage of female members electing Joint and Survivor annuities was increased.
- The assumed annual benefit increase rate was changed from 1.00% for all years to 1.00% per year through 2064 and 2.50% thereafter.

2016 Changes

Changes in Actuarial Assumptions:

- The assumed annual benefit increase rate was changed from 1.00% per year through 2037 and 2.50% per year thereafter to 1.00% per year for all future years.
- The assumed investment return was changed from 7.90% to 7.50%. The single discount rate changed from 7.90% to 5.60%.
- The assumed future salary increases, payroll growth, and inflation were decreased by 0.25% to 3.25% for payroll growth and 2.50% for inflation.

CITY OF ST. LOUIS PARK, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION
NOTES TO RSI
December 31, 2025

Note C OPEB INFORMATION

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 to pay related benefits. There are no factors that affect trends in the amounts reported, such as changes in benefit terms or assumptions.

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COMBINING FUND STATEMENTS AND SCHEDULES

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NONMAJOR GOVERNMENTAL FUNDS

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NONMAJOR GOVERNMENTAL FUNDS

NONMAJOR SPECIAL REVENUE FUNDS – the Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects.

Cable Television Fund – used to account for revenues received from franchise fees and expenditures related to regulation of the privately owned cable television company.

Community Development Fund – used to account for funds received under Title I of the Housing and Community Development Act of 1974.

Special Service Districts Fund – used to account for the operations of Special Service Districts. Revenues are received from each district's property owners and are used to provide additional services, primarily snow removal, within each District.

Climate Investment Fund – used to account for programs related to supporting climate change efforts.

Opioid Settlement Fund – used to account for opioid settlement funds.

Special Assessment (Cost Recovery) – used to account for improvement projects such as fire alarm installations, and mandated safety improvements for hazardous buildings. Revenues are through the use of special assessments, interest income, and other miscellaneous revenues.

CITY OF ST. LOUIS PARK, MINNESOTA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
December 31, 2025

Statement 17

	Special Revenue Funds						
	Cable Television	Community Development	Special Service Districts	Climate Investment	Opioid Settlement	Special Assessment (Cost Recovery)	Total
Assets							
Cash and investments	$ 2,453,082	$ 18,412	$ 568,137	$ 247,428	$ 128,452	$ -	$ 3,415,511
Accounts receivable	126,184	-	1,993	-	-	395	128,572
Prepaid items	4,580	-	-	-	-	-	4,580
Special assessments receivable - delinquent	-	-	2,565	-	-	9,102	11,667
Special assessments receivable - deferred	-	-	276,304	-	-	561,650	837,954
Loans receivable - noncurrent	-	525,323	-	-	-	-	525,323
Total assets	$ 2,583,846	$ 543,735	$ 848,999	$ 247,428	$ 128,452	$ 571,147	$ 4,923,607
Liabilities							
Accounts payable	$ 2,457	$ 2	$ 16,245	$ 132,061	$ 2,873	$ 276	$ 153,914
Salaries payable	22,985	-	-	-	-	-	22,985
Total liabilities	25,442	2	16,245	132,061	2,873	276	176,899
Deferred inflows of resources							
Unavailable revenue	-	80,670	277,858	-	-	570,066	928,594
Fund balances							
Nonspendable	4,580	-	-	-	-	-	4,580
Restricted	16,251	463,063	-	-	125,579	-	604,893
Committed	1,550,386	-	-	115,367	-		1,665,753
Assigned	987,187	-	554,896	-	-	805	1,542,888
Total fund balances	2,558,404	463,063	554,896	115,367	125,579	805	3,818,114
Total liabilities, deferred inflows of resources, and fund balances	$ 2,583,846	$ 543,735	$ 848,999	$ 247,428	$ 128,452	$ 571,147	$ 4,923,607

CITY OF ST. LOUIS PARK, MINNESOTA
COMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For The Year Ended December 31, 2025

	Special Revenue Funds	
	Cable Television	Community Development
Revenues		
Franchise taxes	$ 535,244	$ -
Intergovernmental	-	-
Special assessments	-	-
Interest income (loss)	111,120	846
Miscellaneous	1,012	-
Total revenues	647,376	846
Expenditures		
Current		
General government	-	-
Public safety	-	-
Public information	482,218	-
Housing and rehabilitation	-	13
Social and economic development	-	-
Non-departmental internal charges	9,062	-
Capital outlay		
Public safety	-	-
Total expenditures	491,280	13
Revenues over (under) expenditures	156,096	833
Other financing sources (uses)		
Transfers in	-	-
Transfers out	-	-
Total other financing sources (uses)	-	-
Net change in fund balances	156,096	833
Fund balances:		
Fund balance - January 1, as previously presented	2,402,308	462,230
Changes within financial reporting entity (nonmajor to major fund)	-	-
Changes within financial reporting entity (major to nonmajor fund)	-	-
Fund balance - January 1, as adjusted	2,402,308	462,230
Fund balance - December 31	$ 2,558,404	$ 463,063

Statement 18

Special Revenue Funds					
Special Service Districts	Affordable Housing Trust	Climate Investment	Opioid Settlement	Special Assessment (Cost Recovery)	Total
$ -		$ -	$ -	$ -	$ 535,244
-		-	209,579	-	209,579
281,869		-	-	160,778	442,647
19,766		18,115	8,085	147,087	305,019
997		-	-	-	2,009
302,632	-	18,115	217,664	307,865	1,494,498
-		-	-	73,581	73,581
-		-	13,571	12	13,583
-		-	-	-	482,218
-		-	-	-	13
144,249		358,027	-	-	502,276
-		-	-	-	9,062
-		-	17,534	-	17,534
144,249	-	358,027	31,105	73,593	1,098,267
158,383	-	(339,912)	186,559	234,272	396,231
28,700		-	-	-	28,700
-		-	(68,374)	(3,261,183)	(3,329,557)
28,700	-	-	(68,374)	(3,261,183)	(3,300,857)
187,083	-	(339,912)	118,185	(3,026,911)	(2,904,626)
367,813	11,625,161	455,279	7,394	-	15,320,185
-	(11,625,161)	-	-	-	(11,625,161)
-	-	-	-	3,027,716	3,027,716
367,813	-	455,279	7,394	3,027,716	6,722,740
$ 554,896	$ -	$ 115,367	$ 125,579	$ 805	$ 3,818,114

CITY OF ST. LOUIS PARK, MINNESOTA
CABLE TELEVISION FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL
For The Year Ended December 31, 2025

Statement 19

	2025			
	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Franchise taxes	$ 616,397	$ 616,397	$ 535,244	$ (81,153)
Interest income (loss)	-	-	111,120	111,120
Miscellaneous	-	-	1,012	1,012
Total revenues	616,397	616,397	647,376	30,979
Expenditures				
Current				
Public information	466,305	466,305	482,218	15,913
Non-departmental internal charges	-	-	9,062	9,062
Capital outlay				
Public information	160,000	160,000	-	(160,000)
Total expenditures	626,305	626,305	491,280	(135,025)
Revenues over (under) expenditures	(9,908)	(9,908)	156,096	166,004
Other financing sources (uses)				
Transfers out	(9,062)	(9,062)	-	9,062
Total other financing sources (uses)	(9,062)	(9,062)	-	9,062
Net change in fund balances	$ (18,970)	$ (18,970)	156,096	$ 175,066
Fund balances - January 1			2,402,308	
Fund balances - December 31			$ 2,558,404	

CITY OF ST. LOUIS PARK, MINNESOTA
COMMUNITY DEVELOPMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL
For The Year Ended December 31, 2025

Statement 20

	2025			
	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Intergovernmental	$ 165,000	$ 165,000	$ -	$ (165,000)
Interest income (loss)	-	-	846	846
Total revenues	165,000	165,000	846	(164,154)
Expenditures				
Current				
Housing and rehabilitation	165,000	165,000	13	(164,987)
Total expenditures	165,000	165,000	13	(164,987)
Net change in fund balances	$ -	$ -	833	$ 833
Fund balances - January 1			462,230	
Fund balances - December 31			$ 463,063	

CITY OF ST. LOUIS PARK, MINNESOTA
SPECIAL SERVICE DISTRICTS FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL
For The Year Ended December 31, 2025

Statement 21

	2025			
	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Special assessments	$ 274,415	$ 274,415	$ 281,869	$ 7,454
Interest income (loss)	-	-	19,766	19,766
Miscellaneous	1,933	1,933	997	(936)
Total revenues	276,348	276,348	302,632	26,284
Expenditures				
Current				
Social and economic development	311,195	311,195	144,249	(166,946)
Total expenditures	311,195	311,195	144,249	(166,946)
Revenues over (under) expenditures	(34,847)	(34,847)	158,383	193,230
Other financing sources (uses)				
Transfers in	28,700	28,700	28,700	-
Net change in fund balances	$ (6,147)	$ (6,147)	187,083	$ 193,230
Fund balances - January 1			367,813	
Fund balances - December 31			$ 554,896	

CITY OF ST. LOUIS PARK, MINNESOTA
CLIMATE INVESTMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL
For The Year Ended December 31, 2025

Statement 22

	2025			
	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Interest income (loss)	$ -	$ -	$ 18,115	$ 18,115
Total revenues	-	-	18,115	18,115
Expenditures				
Current				
Social and economic development	183,000	183,000	358,027	175,027
Total expenditures	183,000	183,000	358,027	175,027
Net change in fund balances	$ (183,000)	$ (183,000)	(339,912)	$ (156,912)
Fund balances - January 1			455,279	
Fund balances - December 31			$ 115,367	

CITY OF ST. LOUIS PARK, MINNESOTA
DEVELOPMENT EDA FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL
For The Year Ended December 31, 2025

Statement 23

	2025			
	Budgeted Amounts			Variance with Final
	Original	Final	Actual Amounts	Budget
Revenues				
Property taxes	$ 187,000	$ 187,000	$ 228,965	$ 41,965
Lodging tax	783,969	783,969	1,095,421	311,452
Intergovernmental	-	-	4,739,261	4,739,261
Charges for services	158,000	158,000	188,472	30,472
Interest income (loss)	45,000	45,000	625,722	580,722
Miscellaneous	3,473,000	3,473,000	2,095,611	(1,377,389)
Total revenues	4,646,969	4,646,969	8,973,452	4,326,483
Expenditures				
Current				
Social and economic development	1,717,871	1,717,871	11,402,766	9,684,895
Capital outlay				
Social and economic development	3,100,000	3,100,000	-	(3,100,000)
Total expenditures	4,817,871	4,817,871	11,402,766	6,584,895
Revenues over (under) expenditures	(170,902)	(170,902)	(2,429,314)	(2,258,412)
Other financing sources (uses)				
Transfers in	-	-	985,144	985,144
Transfers out	(36,717)	(36,717)	(1,671,150)	(1,634,433)
Total other financing sources (uses)	(36,717)	(36,717)	(686,006)	(649,289)
Net change in fund balances	$ (207,619)	$ (207,619)	(3,115,320)	$ (2,907,701)
Fund balance - January 1			19,502,641	
Fund balance - December 31			$ 16,387,321	

See accompanying notes to the required supplementary information.

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INTERNAL SERVICE FUNDS

The City has five Internal Service Funds to account for the financing of goods or services provided by one department or agency to other departments or agencies of the City, or to other governments on a cost reimbursement basis. The City's internal service funds account for employee benefits including pensions and other postemployment benefits, insurance, and capital replacement.

CITY OF ST. LOUIS PARK, MINNESOTA
COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
December 31, 2025

Statement 24

	Employee Benefits	Property Casualty	Vehicles & Equipment	Municipal Building and Infrastructure	Technology	Total
Assets						
Current assets						
Cash and investments	$ 248,233	$ 552,087	$ 2,164,012	$ 1,849,351	$ 1,173,885	$ 5,987,568
Due from other governments	-	-	30,000	175,038	3,919	208,957
Taxes receivable - unremitted	391	-	-	1,340	3,010	4,741
Prepaid items	518,213	293,434	-	-	439,787	1,251,434
Total current assets	766,837	845,521	2,194,012	2,025,729	1,620,601	7,452,700
Noncurrent assets						
Capital assets						
Nondepreciable capital assets, at cost						
Land	-	-	-	-	818,094	818,094
Construction in progress	-	-	-	228,600	-	228,600
Total nondepreciable capital assets	-	-	-	228,600	818,094	1,046,694
Depreciable capital assets, at cost						
Building and structures	-	-	-	9,612,834	38,598	9,651,432
Improvements other than buildings	-	-	49,248	3,441,199	323,087	3,813,534
Infrastructure	-	-	-	622,563	691,238	1,313,801
Machinery, furniture and equipment	-	-	6,279,315	509,882	4,137,756	10,926,953
Fleet	-	-	13,181,457	-	589,840	13,771,297
Total depreciable capital assets, at cost	-	-	19,510,020	14,186,478	5,780,519	39,477,017
Less: accumulated depreciation	-	-	(11,296,343)	(5,059,276)	(4,381,236)	(20,736,855)
Total depreciable capital assets, net of accumulated depreciation	-	-	8,213,677	9,127,202	1,399,283	18,740,162
Amortizable capital assets, at cost						
Subscription-based IT arrangements	-	-	-	-	1,075,672	1,075,672
Lease assets - machinery, furniture and equipment	-	-	-	-	1,356,187	1,356,187
Lease assets - fleet	-	-	148,797	-	-	148,797
Total amortizable capital assets, at cost	-	-	148,797	-	2,431,859	2,580,656
Less: accumulated amortization	-	-	(112,925)	-	(781,526)	(894,451)
Total amortizable capital assets, net of accumulated amortization	-	-	35,872	-	1,650,333	1,686,205
Total capital assets, net of accumulated depreciation and amortization	-	-	8,249,549	9,355,802	3,867,710	21,473,061
Total noncurrent assets	-	-	8,249,549	9,355,802	3,867,710	21,473,061
Total assets	766,837	845,521	10,443,561	11,381,531	5,488,311	28,925,761
Deferred outflows of resources						
Related to pensions	14,192,643	-	-	-	-	14,192,643
Related to OPEB	2,466,178	-	-	-	-	2,466,178
Total deferred outflows of resources	16,658,821	-	-	-	-	16,658,821
Liabilities						
Current liabilities						
Accounts payable	45,666	104,043	19,588	15,301	9,961	194,559
Salaries payable	-	2,001	-	-	-	2,001
Due to other governments	1,717	-	-	-	74,610	76,327
Contracts payable	-	-	-	5,425	-	5,425
Accrued interest payable	-	-	189	-	44,392	44,581
Compensated absences payable - current	3,841,283	-	-	-	-	3,841,283
Lease liability - current	-	-	29,219	-	265,568	294,787
Subscription-based IT arrangements liability - current	-	-	-	-	231,975	231,975
Other postemployment benefits payable - current	303,544	-	-	-	-	303,544
Total current liabilities	4,192,210	106,044	48,996	20,726	626,506	4,994,482
Noncurrent liabilities						
Compensated absences payable	1,399,137	-	-	-	-	1,399,137
Lease liability	-	-	10,235	-	560,067	570,302
Subscription-based IT arrangements liability	-	-	-	-	467,716	467,716
Other postemployment benefits payable	7,204,099	-	-	-	-	7,204,099
Net pension liability	16,425,654	-	-	-	-	16,425,654
Total noncurrent liabilities	25,028,890	-	10,235	-	1,027,783	26,066,908
Total liabilities	29,221,100	106,044	59,231	20,726	1,654,289	31,061,390
Deferred inflows of resources						
Related to pensions	21,344,737	-	-	-	-	21,344,737
Related to OPEB	819,122	-	-	-	-	819,122
Total deferred inflows of resources	22,163,859	-	-	-	-	22,163,859
Net position						
Net investment in capital assets	-	-	8,210,095	9,355,802	2,342,384	19,908,281
Unrestricted	(33,959,301)	739,477	2,174,235	2,005,003	1,491,638	(27,548,948)
Total net position	$ (33,959,301)	$ 739,477	$ 10,384,330	$ 11,360,805	$ 3,834,022	$ (7,640,667)

CITY OF ST. LOUIS PARK, MINNESOTA
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
INTERNAL SERVICE FUNDS
For The Year Ended December 31, 2025

Statement 25

	Employee Benefits	Property Casualty	Vehicles & Equipment	Municipal Building and Infrastructure	Technology	Total
Operating revenues						
Charges for services	$ 3,700,935	$ -	$ 1,406,358	$ -	$ 161,088	$ 5,268,381
Other	313,499	122,008	157	11,563	688	447,915
Total operating revenues	4,014,434	122,008	1,406,515	11,563	161,776	5,716,296
Operating expenses						
Personal services	3,897,627	46,181	-	-	-	3,943,808
Supplies	-	-	64,710	11,822	310,176	386,708
Professional services	42,273	-	-	407,322	1,041,149	1,490,744
Insurance	-	368,049	-	-	-	368,049
Repairs and maintenance	-	-	-	-	18,489	18,489
Depreciation and amortization	-	-	1,538,467	466,516	915,187	2,920,170
Other	1,758	795	11,703	777	209,043	224,076
Total operating expenses	3,941,658	415,025	1,614,880	886,437	2,494,044	9,352,044
Operating income (loss)	72,776	(293,017)	(208,365)	(874,874)	(2,332,268)	(3,635,748)
Nonoperating revenues (expenses)						
Interest income (loss)	73,616	57,340	1,816	55,264	17,532	205,568
Property taxes	200,000	-	-	685,031	1,538,465	2,423,496
Intergovernmental revenue	329,496	-	22,500	5,825	12,801	370,622
Gain on disposal of capital assets	-	-	418,976	5,400	2,623	426,999
Interest expense	-	-	(3,021)	-	(47,898)	(50,919)
Total nonoperating revenues (expenses)	603,112	57,340	440,271	751,520	1,523,523	3,375,766
Income (loss) before transfers	675,888	(235,677)	231,906	(123,354)	(808,745)	(259,982)
Transfers						
Transfers in	280,712	-	2,077,928	579,602	1,001,641	3,939,883
Transfers out	-	(371,266)	-	-	-	(371,266)
Change in net position	956,600	(606,943)	2,309,834	456,248	192,896	3,308,635
Net position - January 1	(34,915,901)	1,346,420	8,074,496	10,904,557	3,641,126	(10,949,302)
Net position - December 31	$ (33,959,301)	$ 739,477	$ 10,384,330	$ 11,360,805	$ 3,834,022	$ (7,640,667)

CITY OF ST. LOUIS PARK, MINNESOTA
COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
For The Year Ended December 31, 2025

Statement 26
Page 1 of 2

	Employee Benefits	Property Casualty	Vehicles & Equipment	Municipal Building and Infrastructure	Technology	Total
Cash flows from operating activities						
Receipts from interfund services provided	$ 3,700,935	$ -	$ 1,406,358	$ -	$ 161,088	$ 5,268,381
Other operating cash receipts	313,499	122,008	157	11,563	688	447,915
Payments to suppliers	(43,150)	(573,962)	(111,795)	(486,413)	(2,014,894)	(3,230,214)
Payments to employees	(4,707,374)	(45,941)	-	-	-	(4,753,315)
Net cash flows provided (used) by operating activities	(736,090)	(497,895)	1,294,720	(474,850)	(1,853,118)	(2,267,233)
Cash flows from noncapital financing activities						
Transfers in	280,712	-	2,077,928	579,602	1,001,641	3,939,883
Transfers out	-	(371,266)	-	-	-	(371,266)
Property taxes	200,499	-	-	688,046	1,540,795	2,429,340
Intergovernmental receipts	329,496	-	7,582	134,538	8,882	480,498
Net cash flows provided (used) by noncapital financing activities	810,707	(371,266)	2,085,510	1,402,186	2,551,318	6,478,455
Cash flows from capital and related financing activities						
Acquisition of capital assets	-	-	(2,103,190)	(701,937)	(126,774)	(2,931,901)
Proceeds from sale of capital assets	-	-	418,976	5,400	2,623	426,999
Principal paid						
Leases	-	-	(30,820)	-	(259,510)	(290,330)
Subscription-based IT arrangements	-	-	-	-	(262,533)	(262,533)
Interest paid						
Leases	-	-	(3,000)	-	(39,324)	(42,324)
Subscription-based IT arrangements	-	-	-	-	(497)	(497)
Net cash flows provided (used) by capital and related financing activities	-	-	(1,718,034)	(696,537)	(686,015)	(3,100,586)
Cash flows from investing activities						
Investment income	73,616	57,340	1,816	55,264	17,532	205,568
Net increase in cash and cash equivalents	148,233	(811,821)	1,664,012	286,063	29,717	1,316,204
Cash and cash equivalents - January 1	100,000	1,363,908	500,000	1,563,288	1,144,168	4,671,364
Cash and cash equivalents - December 31	$ 248,233	$ 552,087	$ 2,164,012	$ 1,849,351	$ 1,173,885	$ 5,987,568

CITY OF ST. LOUIS PARK, MINNESOTA
COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
For The Year Ended December 31, 2025

Statement 26
Page 2 of 2

	Employee Benefits	Property Casualty	Vehicles & Equipment	Municipal Building and Infrastructure	Technology	Total
Reconciliation of operating income (loss) to net cash provided (used) by operating activities						
Operating income (loss)	$ 72,776	$ (293,017)	$ (208,365)	$ (874,874)	$ (2,332,268)	$ (3,635,748)
Adjustments to reconcile operating income (loss) to net cash flows from operating activities						
Depreciation and amortization	-	-	1,538,467	466,516	915,187	2,920,170
(Increase) decrease in assets/deferred outflows						
Accounts receivable	-	-	-	-	-	-
Prepaid items	242	(293,434)	-	-	(211,839)	(505,031)
Deferred outflows of resources	3,989,708	-	-	-	-	3,989,708
Increase (decrease) in liabilities/deferred inflows						
Accounts payable	(293)	88,316	(35,382)	(66,492)	(55,641)	(69,492)
Accrued salaries payable	-	240	-	-	-	240
Accrued flex spending	(65,241)	-	-	-	-	(65,241)
Due to other governments	932	-	-	-	(168,557)	(167,625)
Compensated absences payable	559,371	-	-	-	-	559,371
Other postemployment benefits	1,394,843	-	-	-	-	1,394,843
Net pension liability	(2,664,454)	-	-	-	-	(2,664,454)
Deferred inflows of resources	(4,023,974)	-	-	-	-	(4,023,974)
Net cash provided (used) by operating activities	$ (736,090)	$ (497,895)	$ 1,294,720	$ (474,850)	$ (1,853,118)	$ (2,267,233)
Noncash capital and related financing activities						
Capital assets acquired via subscription-based IT arrangements	$ -	$ -	$ -	$ -	$ 944,804	$ 944,804
Acquisition of capital assets via contracts payable	$ -	$ -	$ -	$ 5,425	$ -	$ 5,425

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III. STATISTICAL SECTION (UNAUDITED)

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Statistical Section (Unaudited)

This statistical part of the City of St. Louis Park's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	Table
Financial Trends These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	**1 - 5**
Revenue Capacity These schedules contain information to help the reader assess the factors affecting the City's ability to generate its property tax.	**6 - 9**
Debt Capacity These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	**10 - 14**
Demographic and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place and to help make comparisons over time and with other governments.	**15 - 16**
Operating Information These schedules contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and the activities it performs.	**17 - 19**

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS

	Fiscal Year			
	2016	2017	2018	2019
Governmental activities				
Net investment in capital assets	$ 96,458,787	$ 103,279,857	$ 107,090,668	$ 102,644,391
Restricted	10,658,889	11,439,977	13,200,855	22,391,884
Unrestricted	31,751,796	26,888,688	23,914,099	11,937,764
Total governmental activities net position	$ 138,869,472	$ 141,608,522	$ 144,205,622	$ 136,974,039
Business-type activities				
Net investment in capital assets	$ 23,030,284	$ 25,716,982	$ 25,992,377	$ 27,805,955
Unrestricted	5,849,650	4,979,057	6,163,907	6,426,698
Total business-type activities net position	$ 28,879,934	$ 30,696,039	$ 32,156,284	$ 34,232,653
Total primary government				
Net investment in capital assets	$ 119,489,071	$ 128,996,839	$ 133,083,045	$ 130,450,346
Restricted	10,658,889	11,439,977	13,200,855	22,391,884
Unrestricted	37,601,446	31,867,745	30,078,006	18,364,462
Total primary government	$ 167,749,406	$ 172,304,561	$ 176,361,906	$ 171,206,692

Source(s):
Source 1: Data was provided by the annual comprehensive financial report (ACFR)

Table 1

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 103,325,878	$ 86,983,523	$ 81,133,330	$ 76,348,500	$ 88,402,821	$ 102,412,153
15,556,085	24,710,300	27,223,707	33,471,783	36,962,412	38,977,074
24,180,714	35,856,005	40,861,576	39,871,997	52,188,562	55,721,826
$ 143,062,677	$ 147,549,828	$ 149,218,613	$ 149,692,280	$ 177,553,795	$ 197,111,053
$ 30,198,068	$ 30,830,919	$ 32,352,244	$ 38,639,429	$ 42,481,743	$ 47,257,055
8,071,994	12,031,336	17,010,155	16,365,396	16,419,147	17,604,137
$ 38,270,062	$ 42,862,255	$ 49,362,399	$ 55,004,825	$ 58,900,890	$ 64,861,192
$ 133,523,946	$ 117,814,442	$ 113,485,574	$ 114,987,929	$ 130,884,564	$ 149,669,208
15,556,085	24,710,300	27,223,707	33,471,783	36,962,412	38,977,074
32,252,708	47,887,341	57,871,731	56,237,393	68,607,709	73,325,963
$ 181,332,739	$ 190,412,083	$ 198,581,012	$ 204,697,105	$ 236,454,685	$ 261,972,245

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(accrual basis of accounting)

	Fiscal Year			
	2016	2017	2018	2019
Expenses				
Governmental activities				
General government	$ 11,182,348	$ 10,648,181	$ 11,051,775	$ 12,022,082
Public safety	20,091,787	17,870,131	17,621,109	18,868,900
Public information	549,940	647,316	642,350	594,521
Operations	-	-	-	20,692,741
Parks and recreation	-	-	-	7,463,862
Operations and recreation	13,352,637	13,448,470	15,146,290	-
Engineering	5,091,818	7,859,907	7,491,753	-
Housing and rehabilitation	528,467	480,911	530,192	1,001,834
Housing maintenance	144,204	72,244	19,768	89,828
Social and economic development	8,826,281	10,987,654	12,549,378	16,536,420
Interest on long-term debt	1,620,489	1,511,329	1,456,241	2,139,962
Total governmental activities expenses	61,387,971	63,526,143	66,508,856	79,410,150
Business-type activities				
Water	4,773,624	4,786,816	5,445,760	5,922,733
Sewer	6,002,088	6,227,919	6,083,196	6,387,860
Storm water	1,514,761	1,611,785	2,372,829	2,179,955
Solid waste	3,256,804	3,390,874	3,463,412	3,527,810
Total business-type activities expenses	15,547,277	16,017,394	17,365,197	18,018,358
Total expenses	$ 76,935,248	$ 79,543,537	$ 83,874,053	$ 97,428,508
Program revenues				
Governmental activities				
Charges for services				
General government	$ 1,184,122	$ 1,143,220	$ 1,214,710	$ 1,231,454
Public safety	4,354,793	3,962,306	4,049,914	5,212,202
Public information	-	-	-	-
Operations	-	-	-	2,566,014
Parks and recreation	-	-	576	156,330
Operations and recreation	2,122,730	2,308,221	2,516,191	-
Engineering	97,688	134,508	136,648	-
Housing and rehabilitation	7,607	4,514	633,932	3,467
Social and economic development	259,910	255,109	213,944	216,989
Operating grants and contributions	2,512,011	3,670,054	2,666,090	3,360,346
Capital grants and contributions	3,960,739	5,205,879	3,526,377	2,693,816
Total governmental activities program revenue	14,499,600	16,683,811	14,958,382	15,440,618
Business-type activities				
Charges for services				
Water	5,674,239	6,089,295	6,469,268	6,908,538
Sewer	6,663,731	7,261,014	7,360,679	7,634,597
Storm water	2,642,860	2,816,349	2,887,425	3,059,282
Solid waste	2,905,899	3,237,506	3,348,948	3,538,931
Operating grants and contributions	181,525	159,376	174,250	196,100
Capital grants and contributions	799,894	279,801	429,928	556,508
Total business-type activities program revenue	18,868,148	19,843,341	20,670,498	21,893,956
Total program revenues	$ 33,367,748	$ 36,527,152	$ 35,628,880	$ 37,334,574

Table 2
Page 1 of 2

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 12,065,668	$ 11,981,562	$ 14,543,794	$ 14,731,230	$ 14,808,262	$ 15,994,719
18,283,411	18,168,010	23,014,115	25,488,917	24,630,534	26,024,009
924,428	496,229	1,832,219	1,885,527	2,410,905	525,100
18,700,327	21,980,357	19,750,249	23,418,451	10,928,402	9,132,239
6,454,814	6,782,740	8,419,354	9,889,201	9,717,552	11,871,229
-	-	-	-	-	-
-	-	-	-	-	-
1,085,356	780,257	5,473,490	1,897,395	1,396,062	929,202
709,009	-	-	-	-	-
11,642,624	11,246,159	14,493,892	11,924,027	12,702,937	24,783,468
1,818,341	1,991,765	2,103,528	1,721,000	1,864,221	1,725,271
71,683,978	73,427,079	89,630,641	90,955,748	78,458,875	90,985,237
5,539,880	5,743,764	6,261,586	6,874,231	6,551,873	7,063,157
6,434,245	6,828,464	6,176,756	6,331,986	8,104,364	8,113,815
2,206,992	2,331,779	2,190,790	2,061,980	2,778,018	2,956,245
3,666,565	3,681,072	3,788,443	4,484,177	7,017,489	7,478,953
17,847,682	18,585,079	18,417,575	19,752,374	24,451,744	25,612,170
$ 89,531,660	$ 92,012,158	$ 108,048,216	$ 110,708,122	$ 102,910,619	$ 116,597,407
$ -	$ 1,266,925	$ 1,323,472	$ 1,275,983	$ 547,692	$ 908,681
6,353,145	4,719,500	6,756,712	4,605,015	4,001,428	5,662,593
-	-	-	-	-	-
1,703,896	2,939,026	654,428	746,010	453,951	238,110
89,008	43,602	3,347,770	3,078,421	3,094,847	3,288,514
-	-	-	-	-	-
-	-	-	-	-	-
-	750	2,676	4,982	4,904	2,100
330,072	213,828	239,886	217,058	177,279	188,472
6,426,976	2,886,299	3,247,517	4,876,812	7,665,211	12,173,036
3,646,262	3,996,798	8,958,110	3,010,970	10,930,059	5,115,294
18,549,359	16,066,728	24,530,571	17,815,251	26,875,371	27,576,800
7,989,679	8,535,668	9,156,315	9,045,322	8,709,379	9,581,479
8,059,428	8,528,207	8,971,596	8,957,027	9,308,774	10,316,945
3,158,072	3,322,640	3,541,917	3,710,665	3,817,281	4,121,198
3,782,579	4,267,345	4,540,176	4,420,169	6,205,281	6,799,987
196,223	212,446	206,308	288,228	1,690,778	1,271,802
629,172	430,010	829,382	251,800	224,578	520,244
23,815,153	25,296,316	27,245,694	26,673,211	29,956,071	32,611,655
$ 42,364,512	$ 41,363,044	$ 51,776,265	$ 44,488,462	$ 56,831,442	$ 60,188,455

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(accrual basis of accounting)

	Fiscal Year			
	2016	2017	2018	2019
Net (expenses) revenues				
Governmental activities	$ (46,888,371)	$ (46,842,332)	$ (51,550,474)	$ (63,969,532)
Business-type activities	3,320,871	3,825,947	3,305,301	3,875,598
Total primary government	$ (43,567,500)	$ (43,016,385)	$ (48,245,173)	$ (60,093,934)
General Revenues and Other Changes in Net Position				
Governmental activities				
Taxes				
Property taxes	$ 30,185,703	$ 31,582,993	$ 33,449,668	$ 34,566,143
Tax increment	7,733,689	8,961,792	10,266,075	11,027,616
Franchise taxes	3,079,399	3,763,394	3,804,678	4,212,728
Lodging taxes	-	-	1,021,855	1,074,002
Grants and contributions not restricted to specific programs	584,639	590,978	618,645	319,322
Unrestricted investment earnings (loss)	388,647	408,945	739,130	1,669,916
Gain on sale of capital assets	142,713	106,204	1,751,339	178,509
Miscellaneous	3,201,122	2,091,334	491,591	1,619,458
Transfers	1,879,956	2,075,742	2,004,593	2,070,255
Total governmental activities general revenues	47,195,868	49,581,382	54,147,574	56,737,949
Business-type activities				
Unrestricted investment earnings	65,391	65,900	159,537	271,026
Gain on sale of capital assets	-	-	-	-
Miscellaneous	-	-	-	-
Transfers	(1,879,956)	(2,075,742)	(2,004,593)	(2,070,255)
Total business-type activities general revenues	(1,814,565)	(2,009,842)	(1,845,056)	(1,799,229)
Total primary government	$ 45,381,303	$ 47,571,540	$ 52,302,518	$ 54,938,720
Change in net position				
Governmental activities	$ 307,497	$ 2,739,050	$ 2,597,100	$ (7,231,583)
Business-type activities	1,506,306	1,816,105	1,460,245	2,076,369
Total primary government	$ 1,813,803	$ 4,555,155	$ 4,057,345	$ (5,155,214)

Source(s):
Source 1: Data was provided by the annual comprehensive financial report (ACFR)

Table 2
Page 2 of 2

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ (53,134,619)	$ (57,360,351)	$ (65,100,070)	$ (73,140,497)	$ (51,583,504)	$ (63,408,437)
5,967,471	6,711,237	8,828,119	6,920,837	5,504,327	6,999,485
$ (47,167,148)	$ (50,649,114)	$ (56,271,951)	$ (66,219,660)	$ (46,079,177)	$ (56,408,952)
$ 36,651,274	$ 37,841,783	$ 41,059,104	$ 43,092,885	$ 46,118,820	$ 49,633,154
12,081,105	12,875,438	14,185,011	14,262,120	15,666,627	15,552,090
4,569,901	5,122,147	5,469,040	5,442,999	5,502,940	5,467,558
339,055	543,133	905,461	959,428	1,096,864	1,095,421
331,454	587,658	816,658	760,407	3,748,369	-
1,232,923	(215,865)	(888,151)	3,350,315	3,706,433	3,954,009
56,625	149,946	164,728	329,110	270,524	426,999
1,858,081	2,289,514	2,826,100	3,119,068	899,016	4,327,976
2,102,839	2,196,105	2,230,904	2,297,832	2,435,426	2,508,488
59,223,257	61,389,859	66,768,855	73,614,164	79,445,019	82,965,695
172,777	(45,939)	(97,071)	1,019,421	825,709	921,793
-	-	-	-	1,455	2,275
-	-	-	-	-	545,237
(2,102,839)	(2,196,105)	(2,230,904)	(2,297,832)	(2,435,426)	(2,508,488)
(1,930,062)	(2,242,044)	(2,327,975)	(1,278,411)	(1,608,262)	(1,039,183)
$ 57,293,195	$ 59,147,815	$ 64,440,880	$ 72,335,753	$ 77,836,757	$ 81,926,512
$ 6,088,638	$ 4,029,508	$ 1,668,785	$ 473,667	$ 27,861,515	$ 19,557,258
4,037,409	4,469,193	6,500,144	5,642,426	3,896,065	5,960,302
$ 10,126,047	$ 8,498,701	$ 8,168,929	$ 6,116,093	$ 31,757,580	$ 25,517,560

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CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED) **Table 3**
GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS

Fiscal Year	Property Taxes	Franchise Taxes	Lodging Taxes	Total
2016	$ 37,919,392	$ 3,079,399	$ -	$ 40,998,791
2017	40,544,785	3,763,394	-	44,308,179
2018	43,715,743	3,804,678	1,021,855	48,542,276
2019	45,593,759	4,212,728	1,074,002	50,880,489
2020	48,732,379	4,569,901	339,055	53,641,335
2021	50,717,221	5,122,147	543,133	56,382,501
2022	55,244,115	5,469,040	905,461	61,618,616
2023	57,355,005	5,442,999	959,428	63,757,432
2024	61,785,447	5,502,940	1,096,864	68,385,251
2025	65,185,244	5,467,558	1,095,421	71,748,223

Source(s):
Source 1: Hennepin County tax settlement data
Source 2: Financial data provided by the City's Finance division related to franchise and lodging taxes

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

	Fiscal Year			
	2016	2017	2018	2019
General fund				
Nonspendable	$ 330,483	$ 292,821	$ 258,932	$ 340,247
Restricted	413,787	392,004	272,840	126,683
Assigned	936,663	1,050,569	1,025,207	1,602,523
Unassigned	16,193,763	17,054,520	17,697,405	18,762,374
Total General fund	$ 17,874,696	$ 18,789,914	$ 19,254,384	$ 20,831,827
All other governmental funds				
Nonspendable	$ 23,563	$ 6,500	$ 19,700	$ 6,799
Restricted	10,057,843	11,725,590	12,196,553	28,145,222
Committed	466,287	696,235	1,064,284	913,497
Assigned	41,068,221	33,609,392	33,843,896	31,598,020
Unassigned	(5,187,339)	(3,628,247)	(7,382,436)	(7,310,832)
Total all other governmental funds	$ 46,428,575	$ 42,409,470	$ 39,741,997	$ 53,352,706

Source(s):
Source 1: Data provided by the annual comprehensive financial report (ACFR)

Table 4

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 362,022	$ 517,589	$ 324,139	$ 445,964	$ 650,292	$ 319,229
82,986	94,311	87,357	2,409,288	1,525,482	156,689
992,938	1,275,140	1,304,322	700,000	1,714,823	896,547
25,386,153	21,928,316	23,945,846	24,443,962	24,737,085	28,494,628
$ 26,824,099	$ 23,815,356	$ 25,661,664	$ 27,999,214	$ 28,627,682	$ 29,867,093
$ -	$ 9,500	$ 3,100	$ 11,929	$ 14,657	$ 6,064
18,877,118	23,013,971	25,561,608	27,755,191	33,000,355	35,566,341
812,078	1,535,938	2,118,897	2,068,003	1,972,106	1,665,753
30,398,365	33,433,213	35,172,356	35,640,204	37,395,065	32,440,416
(5,887,231)	(4,954,407)	(10,883,317)	(6,082,211)	(2,093,353)	(1,824,717)
$ 44,200,330	$ 53,038,215	$ 51,972,644	$ 59,393,116	$ 70,288,830	$ 67,853,857

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

	Fiscal Year			
	2016	2017	2018	2019
Revenues				
Taxes	$ 27,734,546	$ 28,941,646	$ 31,853,551	$ 32,598,016
Tax increments	7,733,689	8,961,792	10,266,075	11,368,332
Abatement of property taxes	-	-	-	(340,716)
Franchise taxes	3,079,399	3,763,394	3,804,678	1,074,002
Lodging tax	-	-	1,021,855	4,212,728
Licenses and permits	4,320,078	3,985,517	4,001,645	5,264,659
Intergovernmental	4,345,482	8,228,158	5,240,175	5,383,495
Charges for services	3,406,964	3,529,125	3,708,327	3,847,458
Fines and forfeits	299,808	293,236	282,146	274,339
Special assessments	1,192,628	1,169,859	1,150,577	1,183,508
Interest income (loss)	362,196	369,203	677,131	1,616,635
Miscellaneous	3,230,390	2,218,712	1,529,337	1,701,458
Total revenues	55,705,180	61,460,642	63,535,497	68,183,914
Expenditures				
General government	8,188,193	8,142,675	9,075,636	9,372,448
Public safety	14,669,251	15,824,577	17,050,302	17,651,051
Public information	477,721	495,256	567,653	477,150
Operations	-	-	-	14,448,732
Parks and recreation	-	-	-	6,571,735
Operations and recreation	9,688,872	10,665,329	11,031,544	-
Engineering	480,162	7,754,421	4,449,897	-
Housing and rehabilitation	482,313	453,940	512,029	796,010
Housing maintenance	144,204	57,370	12,040	60,315
Social and economic development	8,673,638	10,857,645	10,479,359	15,396,270
Miscellaneous	-	-	-	26,282
Internal charges	-	-	-	-
Debt service				
Principal	1,681,876	3,650,297	2,055,000	2,990,000
Interest and other	1,446,371	1,493,780	1,462,325	1,468,620
Other charges	2,717	-	-	-
Bond issuance costs	111,922	40,419	33,060	309,945
Capital outlay	19,894,828	10,159,659	14,388,878	16,857,464
Total expenditures	65,942,068	69,595,368	71,117,723	86,426,022
Revenues over (under) expenditures	(10,236,888)	(8,134,726)	(7,582,226)	(18,242,108)
Other financing sources (uses)				
Transfers in	8,148,651	5,586,488	7,282,081	3,919,120
Transfers out	(6,994,545)	(4,182,613)	(5,608,462)	(2,299,247)
Refunding bonds issued	-	-	-	-
Bonds issued	10,000,000	3,430,000	2,020,000	32,005,001
Proceeds from long term debt	-	-	-	-
Premium on bonds issued	396,655	196,964	5,659	1,965,386
Payments to refunded bond escrow agent	-	-	-	(2,160,000)
Proceeds from sale of capital assets	3,000	-	1,679,945	-
Total other financing sources (uses)	11,553,761	5,030,839	5,379,223	33,430,260
Net change in fund balances	$ 1,316,873	$ (3,103,887)	$ (2,203,003)	$ 15,188,152
Debt service as a percentage of noncapital expenditures	6.02%	8.61%	5.60%	6.00%

Source(s):
Source 1: Data provided by the annual comprehensive financial report (ACFR)

Table 5

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 34,531,332	$ 36,198,206	$ 39,294,300	$ 41,356,429	$ 43,757,582	$ 47,222,480
12,081,105	12,875,438	14,185,011	14,262,120	15,666,627	15,552,090
112,630	(257,203)	-	-	-	-
4,569,901	5,122,147	5,469,040	5,442,999	5,502,940	5,467,558
339,055	543,133	905,461	959,428	1,096,864	1,095,421
5,294,314	4,997,981	7,282,483	5,164,020	4,662,869	5,960,760
6,904,307	6,868,059	6,561,710	8,461,941	20,545,819	16,972,981
3,055,615	4,034,686	4,849,157	4,577,185	3,353,019	3,524,704
126,192	150,964	175,090	179,508	14,261	24,561
1,127,497	1,322,729	1,316,841	1,566,668	1,686,870	1,432,978
1,176,200	(238,771)	(849,382)	3,113,385	3,532,380	3,770,912
1,901,751	2,348,898	3,052,915	1,542,728	1,045,067	4,265,309
71,219,899	73,966,267	82,242,626	86,626,411	100,864,298	105,289,754
9,490,394	9,458,536	9,365,669	10,427,128	11,230,640	13,243,401
17,806,753	19,290,081	20,750,758	21,647,295	23,352,784	24,422,741
875,890	452,420	388,391	387,851	525,564	482,218
17,097,698	21,366,729	16,876,505	6,400,754	5,595,095	5,886,176
6,454,814	6,813,935	8,079,262	9,167,718	9,708,495	9,657,713
-	-	-	-	-	-
-	-	-	-	-	-
1,060,588	776,654	5,424,459	1,852,640	1,419,612	929,202
709,009	-	30,000	30,000	-	-
11,513,051	11,110,229	14,307,230	11,415,678	13,806,076	25,803,046
517,651	482,494	585,774	831,287	618,487	820,775
-	-	-	-	1,030,400	1,030,399
11,915,000	3,495,000	4,195,000	4,985,000	5,990,000	5,670,000
2,138,151	1,907,737	2,153,150	2,134,560	2,134,508	2,051,183
-	-	-	-	-	-
124,200	157,707	195,260	-	-	-
8,140,774	6,339,203	3,502,579	8,934,470	17,069,393	15,428,333
87,843,973	81,650,725	85,854,037	78,214,381	92,481,054	105,425,187
(16,624,074)	(7,684,458)	(3,611,411)	8,412,030	8,383,244	(135,433)
7,537,016	10,843,129	5,443,812	12,514,209	12,417,597	12,119,550
(5,573,129)	(10,260,254)	(6,097,836)	(11,168,217)	(12,515,585)	(13,179,679)
-	-	1,345,000	-	-	-
10,505,000	12,385,000	4,900,000	-	3,050,000	-
-	-	-	-	-	-
938,458	529,431	36,282	-	188,926	-
-	-	(1,345,000)	-	-	-
56,625	16,294	109,890	-	-	-
13,463,970	13,513,600	4,392,148	1,345,992	3,140,938	(1,060,129)
$ (3,160,104)	$ 5,829,142	$ 780,737	$ 9,758,022	$ 11,524,182	$ (1,195,562)
17.6%	7.4%	7.7%	9.1%	10.8%	8.6%

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
ASSESSED VALUE/TAX CAPACITY VALUE AND ESTIMATED MARKET VALUE
OF ALL TAXABLE PROPERTY
LAST TEN FISCAL YEARS

	Fiscal Year			
	2016	2017	2018	2019
Population	48,354	48,747	49,039	48,677
Real Property				
Total assessed/tax capacity value	$ 71,118,692	$ 77,324,247	$ 81,272,437	$ 88,023,090
Less tax increment districts -	(6,798,025)	(8,211,886)	(8,746,231)	(10,129,650)
Area-wide allocation (net)	(3,168,815)	(4,255,021)	(4,787,086)	(4,741,344)
Net assessed/tax capacity value	$ 61,151,852	$ 64,857,340	$ 67,739,120	$ 73,152,096
Estimated market value	$ 5,841,548,800	$ 6,306,324,900	$ 6,637,473,500	$ 7,205,288,500
Personal Property				
Assessed/tax capacity value	$ 614,793	$ 650,504	$ 710,227	$ 747,358
Estimated market value	$ 31,212,200	$ 33,056,300	$ 36,048,400	$ 37,926,900
Total Real and Personal Property				
Assessed/tax capacity value	$ 61,766,645	$ 65,507,844	$ 68,469,347	$ 73,899,454
Estimated market value	$ 5,872,761,000	$ 6,339,381,200	$ 6,673,521,900	$ 7,243,215,400
Tax Capacity Rate	46.2%	46.2%	46.4%	44.7%

Source(s):
Source 1: Data was provided by Hennepin County, MN taxing district information

Table 6

Fiscal Year					
2020	2021	2022	2023	2024	2025
49,834	50,010	48,827	49,786	49,321	50,027
$ 95,317,915	$ 101,379,851	$ 105,817,137	$ 116,291,091	$ 120,551,050	$ 120,762,859
(10,875,524)	(11,817,305)	(12,614,033)	(13,838,198)	(13,822,199)	(14,165,903)
(5,233,557)	(5,628,072)	(6,248,597)	(6,106,046)	(6,025,679)	(6,396,054)
$ 79,208,834	$ 83,934,474	$ 86,954,507	$ 96,346,847	$ 100,703,172	$ 100,200,902
$ 7,731,035,100	$ 8,164,996,400	$ 8,539,554,600	$ 9,410,555,500	$ 9,730,434,300	$ 9,905,994,800
$ 739,713	$ 777,794	$ 302,259	$ 335,559	$ 361,440	$ 406,100
$ 37,525,400	$ 39,320,700	$ 15,556,200	$ 17,187,900	$ 18,445,400	$ 20,678,400
$ 79,948,547	$ 84,712,268	$ 87,256,766	$ 96,682,406	$ 101,064,612	$ 100,607,002
$ 7,768,560,500	$ 8,204,317,100	$ 8,555,110,800	$ 9,427,743,400	$ 9,748,879,700	$ 9,926,673,200
43.4%	42.9%	44.7%	42.9%	44.2%	48.8%

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
PROPERTY TAX RATES - DIRECT AND OVERLAPPING
LAST TEN FISCAL YEARS

	Fiscal Year			
City of St. Louis Park	2016	2017	2018	2019
Operating Rate	43.744	42.933	41.759	40.090
Debt Service Rate	2.451	3.267	4.624	4.616
Total City Direct Rates	46.195	46.200	46.383	44.706
Overlapping Rates				
County				
Operating Rate	45.356	44.087	42.808	41.861
School District				
Operating Rate	14.887	12.364	14.506	13.578
Debt Service Rate	13.627	13.247	14.529	13.444
Other Taxing Districts				
St. Louis Park HRA Levy	1.634	1.661	1.718	1.667
Metro Mosquito Control	0.483	0.475	0.456	0.427
Metro Council	0.925	0.883	0.844	0.659
Metro Transit Debt	1.491	1.463	1.383	1.456
Hennepin County HRA	0.439	0.497	0.457	0.535
Hennepin Parks	3.601	3.365	3.161	2.961
Park Museum	0.712	0.711	0.710	0.705
HC Regional Railroad Authority	1.879	1.925	1.962	1.807
Referendum Market Value Based Rate	-	-	-	-
Watershed	1.724	1.738	1.694	1.569
Total Overlapping Rates	86.758	82.416	84.228	80.669
Total Direct and Overlapping Rates	132.953	128.616	130.611	125.375

Source(s):
Source 1: Hennipen County "Rate Cards" available on Hennipen County taxing district information

Table 7

Fiscal Year					
2020	2021	2022	2023	2024	2025
38.656	37.652	38.647	36.299	37.941	41.981
4.742	5.203	6.034	6.562	6.240	6.865
43.398	42.855	44.681	42.861	44.181	48.846
41.084	38.210	38.535	34.542	34.681	37.081
13.946	14.273	15.594	16.718	18.917	15.913
13.244	12.205	11.189	8.288	7.996	9.526
1.668	1.699	1.743	1.630	1.734	1.143
0.412	0.381	0.377	0.331	0.312	0.328
0.616	0.631	0.659	0.576	0.614	0.567
1.433	1.256	1.204	1.066	0.927	1.134
0.801	0.722	0.771	0.663	0.624	0.797
2.859	2.793	2.787	2.473	2.399	2.471
0.710	0.707	0.722	0.647	0.694	0.744
1.388	1.323	1.329	1.188	1.153	1.205
-	-	-	-	-	
1.493	1.422	1.368	1.220	1.135	1.129
79.654	75.622	76.278	69.342	71.186	72.038
123.052	118.477	120.959	112.203	115.367	120.884

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO

Table 8

Taxpayer	2025 Taxable Assessed Value	2025 Rank	2025 Percentage of Total Taxable Assessed Value	2016 Taxable Assessed Value	2016 Rank	2016 Percentage of Total Taxable Assessed Value
Bigos Management	$ 207,476,500	1	2.09			
Excelsior & Grand LLC	101,347,000	2	1.02	$ 88,702,000	4	1.51
BOF III MN 10 West End Office Park. LLC	95,170,000	3	0.96			
BOF II MN W END OFF PK LLC	89,631,000	4	0.90			
BRI 1880 Towers at West LLC	78,256,000	5	0.79			
Gateway Knollwood, LLC	73,223,000	6	0.74	80,134,000	5	1.36
PNMC Holdings	72,630,500	7	0.73	57,879,100	7	0.99
MSP West End LLC	70,216,300	8	0.71			
Beltline Residences LLC	64,362,000	9	0.65			
Middleton Park Place Investors, LLC	52,862,000	10	0.53	58,821,000	6	1.00
Interchange Investors				109,627,000	1	1.87
ARC WEMPSMN001, LLC				106,623,000	2	1.82
G & I VII 1600 & Moneygram LLC				95,755,700	3	1.63
Ellipse on Excelsior, LLC				44,557,000	8	0.76
WTC No 459 Corp				43,500,000	9	0.74
West End Office MN, LLC				42,953,000	10	0.73
Total	$ 905,174,300		9.12 %	$ 728,551,800		12.41
Total taxable assessed value	$ 9,926,673,200			$ 5,872,761,000		

Source(s):

Source 1: 2025 Data - Assessing Division (City of St. Louis Park, MN)
Source 2: 2016 Data - 2016 Annual Comprehensive Financial Report

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Table 9

Fiscal Year Ended December 31	Total Tax Levy for Fiscal Year	Collected Within the Fiscal Year of the Levy		Total Collections to Date	
		Amount	Percentage of Levy	Amount	Percentage of Levy
2016	$ 29,615,682	$ 29,462,804	99.48	$ 29,591,629	99.92
2017	31,350,534	30,559,213	97.48	31,345,761	99.98
2018	32,921,154	32,737,859	99.44	32,891,773	99.91
2019	34,362,862	34,204,350	99.54	34,331,011	99.99
2020	36,103,499	35,746,281	99.01	36,051,454	99.89
2021	37,772,505	37,266,514	98.66	37,652,243	99.69
2022	39,023,549	37,124,572	95.13	38,934,392	99.77
2023	43,144,457	42,662,701	98.88	42,746,411	99.11
2024	46,299,083	45,372,194	98.00	45,787,414	98.89
2025	49,979,665	48,692,722	97.43	48,692,722	97.43

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City of St. Louis Park. This schedule estimates the portion of the outstanding debt of those overlapping governments businesses that is borne by the residents and of the City of St. Louis Park. This process recognizes that, when considering the term debt, the City's ability to issue and repay long- entire burden borne by the residents and taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.

Source(s):
Source 1: Data provided related to the collection of taxes from Hennipen County, MN
Source 2: Property tax levies are approved annually by the City of St. Louis Park, MN City Council

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Table 10

Fiscal Year	Governmental Activities: General Obligation Bonds	Tax Increment Bonds	Special Assessment Bonds	Revenue Bonds	Lease Liabilities (2)	Subscription Liabilities (3)	Notes Payable	Net Unamortized Premiums/ (Discounts)	Business Type Activities: Revenue Bonds	Net Unamortized Premiums/ (Discounts)	Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
2016	$ 31,230,000	$ 3,805,000	$ -	$ -	$ 215,619	$ -	$ 2,025,297	$ 348,099	$ 10,515,000	$ 91,538	$ 48,230,553	2.46	997.45
2017	28,375,000	3,410,000	3,495,000	1,560,000	165,931	-	-	497,335	14,070,000	375,930	51,949,196	2.53	1,065.69
2018	28,975,000	2,995,000	3,315,000	1,520,000	180,382	-	-	445,293	19,475,000	677,443	57,583,118	2.67	1,174.23
2019	56,450,000	2,560,000	3,170,000	1,480,000	121,005	-	-	2,323,277	24,900,000	1,853,981	92,858,263	3.95	1,909.09
2020	55,790,000	2,100,000	2,925,000	1,435,000	81,699	-	-	3,082,423	27,870,000	2,194,446	95,478,568	3.87	1,915.93
2021	65,525,000	1,615,000	2,610,000	1,390,000	103,026	-	-	3,337,534	25,735,000	1,977,066	102,292,626	2.40	1,265.95
2022	62,205,000	1,105,000	7,190,000	1,345,000	140,862	-	-	3,108,098	23,230,000	1,759,686	100,083,646	2.76	1,348.43
2023	58,160,000	570,000	6,870,000	1,260,000	105,354	136,118	-	2,820,721	20,600,000	1,542,977	92,065,170	2.48	1,233.08
2024	56,285,000	-	6,445,000	1,190,000	1,155,418	17,420	-	2,709,837	23,920,000	1,679,102	93,401,777	2.31	1,141.20
2025	51,200,000	-	5,930,000	1,120,000	865,089	699,691	-	2,410,027	22,320,000	1,527,695	86,072,502	2.05	1,023.45

Note(s):
Note 1: Details regarding the City's outstanding debt can be found in the notes in the annual comprehensive financial report.

(1) Data was provided by the Federal Census Bureau.
(2) The City implemented GASB 87 for the year ended December 31, 2022. Liabilities listed for earlier years are capital lease payables.
(3) The City implemented GASB 96 for the year ended December 31, 2023. Liabilities listed for earlier years are not restated.

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS

Table 11

Fiscal Year	Governmental Activities: General Obligation Bonds	Governmental Activities: Tax Increment Bonds	Governmental Activities: Special Assessment Bonds	Governmental Activities: Revenue Bonds	Governmental Activities: Net Unamortized Premiums/ (Discounts)	Business Type Activities: Revenue Bonds	Business Type Activities: Net Unamortized Premiums/ (Discounts)	Less: Amounts Restricted for Debt Service Funds	Total	Percentage of Estimated Actual Taxable Value of Property (1)	Per Capita (2)
2016	$ 31,230,000	$ 3,805,000	$ -	$ -	$ 348,099	$ 10,515,000	$ 91,538	$ (3,146,018)	$ 42,843,619	0.48	588.14
2017	28,375,000	3,410,000	3,495,000	1,560,000	497,335	14,070,000	375,930	(3,325,205)	48,458,060	0.48	627.90
2018	28,975,000	2,995,000	3,315,000	1,520,000	445,293	19,475,000	677,443	(4,727,310)	52,675,426	0.44	602.23
2019	56,450,000	2,560,000	3,170,000	1,480,000	2,323,277	24,900,000	1,853,981	(13,942,465)	78,794,793	0.69	1,019.52
2020	55,790,000	2,100,000	2,925,000	1,435,000	3,082,423	27,870,000	2,194,446	(4,923,698)	90,473,171	0.75	1,170.06
2021	65,525,000	1,615,000	2,610,000	1,390,000	3,337,534	25,735,000	1,977,066	(5,296,548)	96,893,052	0.82	1,280.59
2022	62,205,000	1,105,000	7,190,000	1,345,000	3,108,098	23,230,000	1,759,686	(6,553,029)	93,389,755	0.81	1,305.71
2023	58,160,000	570,000	6,870,000	1,260,000	2,820,721	20,600,000	1,542,977	(7,810,235)	84,013,463	0.60	899.71
2024	56,285,000	-	6,445,000	1,190,000	2,709,837	23,920,000	1,679,102	(8,250,784)	83,978,155	0.86	1,702.69
2025	51,200,000	-	5,930,000	1,120,000	2,410,027	22,320,000	1,527,695	(9,065,171)	75,442,551	0.76	1,508.04

Note(s):
Note 1: Details regarding the City's outstanding debt can be found in the notes in the annual comprehensive financial report.

(1) Data was provided by Hennepin County, MN and the City's Assessing Division
(2) Data was provided by the Federal Census Bureau

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CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED) **Table 12**
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF DECEMBER 31, 2025

Governmental Unit	Debt Outstanding (1)	Percentage Applicable (2)	Share of Overlapping Debt
Overlapping Debt			
Hennepin County	$ 1,532,160,000	3.66 %	$ 44,291,810
St. Louis Park Independent School District	232,490,000	99.41 %	227,355,023
Hopkins Independent School District	123,865,000	2.53 %	3,019,554
Edina Independent School District	166,745,000	0.06 %	83,261
Hennepin County Suburban Park District	63,065,000	4.92 %	2,547,725
Hennepin Regional RR Authority	71,980,000	3.66 %	2,617,978
Metropolitan Council	1,159,185,118	1.63 %	6,956
Metro Transit	405,060,000	1.94	1,425,496
Subtotal of Overlapping Debt	3,754,550,118		281,347,803
Direct Debt			
City of St. Louis Park	$ 62,224,807	100.00 %	$ 62,224,807
Total of Direct and Overlapping Debt	$ 3,816,774,925		$ 343,572,610

Note(s):
Note 1: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City of St. Louis Park. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of St. Louis Park. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.

(1) Net debt which excludes revenue and special assessment bonds.
(2) The percentage applicable to the City of St. Louis Park was determined by dividing the portion of tax capacity within the City by the total tax capacity of the of the taxing jurisdiction.

Source(s):
Source 1: Data provided by Hennepin County, Minnesota

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS

	Fiscal Year			
	2016	2017	2018	2019
Debt Limit	$ 176,182,830	$ 190,181,436	$ 200,205,657	$ 216,158,655
Total Net Debt Applicable to Limit	23,934,703	28,375,000	28,975,000	56,450,000
Legal Debt Margin	$ 152,248,127	$ 161,806,436	$ 171,230,657	$ 159,708,655
Total Net Debt Applicable to the Limit as a percentage of Debt Limit	13.59%	14.92%	14.47%	26.12%
Legal Debt Margin Calculation for Fiscal Year				
Estimated Taxable Market Value	$ 5,872,761,000	$ 6,339,381,200	$ 6,673,521,900	$ 7,205,288,500
Debt Limit (3% of taxable market value)	$ 176,182,830	$ 190,181,436	$ 200,205,657	$ 216,158,655
Debt applicable to limit				
Total Bonded Debt	$ 45,550,000	$ 50,910,000	$ 56,280,000	$ 88,560,000
Less:				
G.O. Revenue Bonds	(10,515,000)	(15,630,000)	(20,995,000)	(26,380,000)
G.O. Improvement Bonds	(5,270,000)	-	-	(12,460,000)
G.O. Special Assessment Bonds	-	(3,495,000)	(3,315,000)	(3,170,000)
G.O. Tax Increment Bonds	(3,805,000)	(3,410,000)	(2,995,000)	(2,560,000)
Notes payable	(2,025,297)	-	-	-
Total Net Debt Applicable to Limit:	23,934,703	28,375,000	28,975,000	43,990,000
Legal Debt Margin:	$ 152,248,127	$ 161,806,436	$ 171,230,657	$ 159,708,655

Source(s):
Source 1: Estimated taxable market value was provided by City's Assessing Division and Hennepin County, MN taxing district information.
Source 2: Data regarding bonded information was provided by City's Finance Division

Note(s):
Note 1: Under State of Minnesota law, the City of St. Louis Park's outstanding general obligation debt should not exceed 3 percent of the market value of the taxable property. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for the extinguishment of those obligations.

Table 13

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 233,056,815	$ 246,129,513	$ 256,653,324	$ 282,832,302	$ 289,527,126	$ 297,800,196
55,790,000	65,525,000	62,205,000	58,740,000	43,825,000	38,740,000
$ 177,266,815	$ 180,604,513	$ 194,448,324	$ 224,092,302	$ 245,702,126	$ 259,060,196
23.94%	26.62%	24.24%	20.77%	15.14%	13.01%
$ 7,768,560,500	$ 8,204,317,100	$ 8,555,110,800	$ 9,427,743,400	$ 9,650,904,194	$ 9,926,673,200
$ 233,056,815	$ 246,129,513	$ 256,653,324	$ 282,832,302	$ 289,527,126	$ 297,800,196
$ 90,120,000	$ 96,875,000	$ 95,075,000	$ 87,460,000	$ 87,840,000	$ 80,570,000
(29,305,000)	(27,125,000)	(24,575,000)	(21,860,000)	(25,110,000)	(23,440,000)
(12,460,000)	(12,460,000)	(12,460,000)	(12,460,000)	(12,460,000)	(12,460,000)
(2,925,000)	(2,610,000)	(7,190,000)	(6,870,000)	(6,445,000)	(5,930,000)
(2,100,000)	(1,615,000)	(1,105,000)	(570,000)	-	-
-	-	-	-	-	-
43,330,000	53,065,000	49,745,000	45,700,000	43,825,000	38,740,000
$ 177,266,815	$ 180,604,513	$ 194,448,324	$ 224,092,302	$ 245,702,126	$ 259,060,196

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
PLEDGED REVENUE BOND COVERAGE
LAST TEN FISCAL YEARS

Table 14

Fiscal Year	Revenue Bonds[1] Gross Revenue [2]	Less: Operating Expenses [3]	Net Revenue Available	Debt Service Principal	Debt Service Interest	Coverage
2016	$ 15,481,494	$ (10,328,560)	$ 5,152,934	$ 1,155,000	[5] $ 301,051	3.54
2017	16,495,157	(10,186,997)	6,308,160	1,360,000	[6] 197,658	4.05
2018	16,851,218	(11,354,272)	5,496,946	1,375,000	320,608	3.24
2019	17,827,318	(11,848,046)	5,979,272	2,095,000	543,388	2.27
2020	19,334,536	(11,095,215)	8,239,321	2,065,000	697,976	2.95
2021	20,311,000	(11,982,334)	8,328,666	2,135,000	858,728	2.78
2022	21,582,506	(11,883,813)	9,698,693	2,505,000	824,730	2.91
2023	22,553,570	(12,646,390)	9,319,345	2,630,000	736,665	2.77
2024	22,548,558	(13,276,567)	10,763,944	2,430,000	651,250	3.49
2025	25,394,967	(13,553,182)	11,841,785	2,515,000	771,731	3.60

Note(s):

Note 1: Details regarding the government's outstanding debt can be found in the notes to the annual comprehensive financial report.

[1] Includes Water Utility, Sewer Utility and Storm Water Utility revenue bonds.

[2] Gross revenue includes investment income and excludes intergovermental and miscellaneous revenues.

[3] Expenses exclude depreciation, interest on bonds and miscellaneous expenses.

[4] Excludes $2,145,000 refunded principal paid through cash with fiscal agent.

[5] Excludes $1,840,000 refunded principal paid through cash with fiscal agent.

[6] Excludes $1,555,000 refunded principal paid through issuance of 2017A bonds.

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
DEMOGRAPHIC STATISTICS
LAST TEN FISCAL YEARS

Table 15

Year	Population (1)	Personal Income (amounts expressed in thousands)	Per Capita Income (1)	Median Age (1)	School Enrollment (2)	Unemployment Rate (3)
2016	48,354	1,962,641	40,589	35.2	4,627	2.9
2017	48,747	2,053,370	42,123	35.7	4,571	2.1
2018	49,039	2,157,275	43,991	35.7	4,560	2.2
2019	48,677	2,286,261	46,968	35.6	4,692	2.5
2020	49,834	2,469,026	49,545	35.3	5,000	5.2
2021	50,010	2,639,628	52,782	36.1	4,523	3.0
2022	48,827	2,721,470	55,737	35.6	4,373	1.8
2023	49,786	3,119,392	62,656	36.0	4,476	2.1
2024	49,321	3,085,029	62,550	36.0	4,370	2.6
2025	50,027	3,220,238	64,370	36.0	4,446	3.4

Source(s):
(1) Data was provided by the Federal Census Bureau
(2) School enrollment data was provided by the Minnesota Department of Education (MDE)
(3) Data provided by the Metropolitan Council, MN
(4) Data provided by MN DEED

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CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
DEMOGRAPHIC STATISTICS
LAST TEN FISCAL YEARS

Table 16

Employer	Fiscal Year 2025 Employees	Rank	Percentage of Total City Employment	Fiscal Year 2016 Employees	Rank	Percentage of Total City Employment
Park Nicollet Health Services and Methodist Hospita	4,650	1	12.0 %	6,286	1	15.2 %
Wells Fargo Mortgage	1,100	2	2.8	1,450	2	5.3
St. Louis Park Public Schools (I.S.D. No. 283)	731	3	1.9	950	3	2.3
Japs-Olson Company	600	4	1.6	659	5	1.6
Sholom Home West	420	5	1.1	650	4	1.6
Target (formerly Super Target)	405	6	1.0	377	8	0.9
Costco Wholesale	340	7	0.9			
Cub Foods	300	8	0.8			
Lifetime Fitness	300	9	0.8			
St. Louis Park, City of	299	10	0.8	269	9	0.7
MoneyGram International				409	6	1.0
Health Partners				400	7	1.5
Epicor Software Corporation				250	10	0.6
Total	9,145		23.70 %	11,700		30.70 %
Total City employment			38,686			41,339

Source(s):
Data Axle Reference Solutions, written and telephone survey,and the Minnesota Department of Employment and Economic Development.
Source 2: 2025 Data - Total City Employment: Met Council Community Profile website

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
FULL-TIME EQUIVALENT EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS

	Fiscal Year			
	2016	2017	2018	2019
Function				
General government	91.6	97.9	91.8	93.9
Public safety				
Police				
Officers	55.0	57.0	57.0	57.0
Civilians	35.0	35.0	35.0	36.0
Fire				
Firefighters and officers	26.0	28.0	28.0	28.0
Operations and recreation and Engineering	35.0	28.1	35.0	36.0
Water	11.4	12.5	14.6	12.2
Sewer	6.0	6.4	5.1	6.1
Solid Waste	5.8	5.3	4.9	5.6
Storm Water	6.7	7.1	6.2	6.8
Total Employees	272.5	277.3	277.6	281.6

Source(s):
Source 1: Data & records maintained in the Human Resources Division of the City of St. Louis Park, MN

Table 17

Fiscal Year					
2020	2021	2022	2023	2024	2025
128.0	126.8	129.0	127.8	130.6	130.6
58.0	58.0	58.0	60.0	57.0	59.0
15.0	15.0	16.0	15.0	16.0	16.0
28.0	30.0	30.0	31.0	32.0	33.0
37.0	37.0	38.0	28.7	20.2	23.2
9.7	9.0	18.0	11.0	11.3	11.3
6.0	7.0	-	7.5	8.8	9.8
3.0	3.0	3.0	5.0	4.2	4.2
4.0	4.0	1.0	7.0	6.5	6.5
288.7	289.8	293.0	293.0	286.6	293.6

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

Table 18

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Police										
Medical calls	3,623	3,705	4,375	4,479	3,559	3,683	3,947	3,798	4,054	4,136
Traffic stops	6,939	7,401	6,267	3,956	3,352	3,429	2,700	5,229	5,210	4,981
Other	31,462	31,052	31,882	37,399	43,757	44,508	40,164	50,331	37,430	41,140
Fire										
Inspections/medical/all other calls	6,130	5,513	6,308	5,712	5,032	5,301	5,648	5,844	5,434	5,504
Fire calls - residential/structural	53	202	297	95	87	130	44	34	74	108
Fire calls - other	41	85	68	50	40	198	76	85	103	132
Cable TV										
Hours of new programming	400	368	362	377	249	377	382	425	382	224
Inspections										
Permits	10,099	11,246	10,106	10,619	11,215	12,180	11,305	11,208	12,296	12,278
Inspections	23,372	28,484	25,187	21,419	23,090	26,928	26,091	25,845	25,662	22,937
Culture and recreation										
Aquatic park attendance	72,439	65,665	71,977	65,000	26,762	39,963	28,649	65,102	43,661	45,100
Hours of ice time	4,125	6,000	6,400	6,900	4,460	5,718	6,650	6,550	6,708	6,600
Water										
Gallons of water production (billions)	1.78	1.79	1.91	1.83	1.77	1.9	1.96	2.03	1.83	1.93
Average watermain breaks per year	20	11	38	33	33	29	28	11	16	32
Public Works										
Snowplowing hours	3,781	2,859	5,466	4,334	2,546	3,275	4,483	3,751	1,874	1,762

Source(s):
Source 1: Data above is retained by departments and divisions of the City of St. Louis Park, MN

CITY OF ST. LOUIS PARK, MINNESOTA
STATISTICAL SECTION (UNAUDITED) **Table 19**
CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Function										
Public safety										
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units	28	29	29	29	29	29	35	35	36	36
Fire										
Stations	2	2	2	2	2	2	2	2	2	2
Vehicles	14	15	15	15	15	15	15	15	15	15
Fire hydrants	1,772	1,773	1,774	1,774	1,774	1,774	1,774	1,774	1,790	1,790
Culture and recreation										
Parks	53	53	53	53	53	53	53	53	53	53
Trails	22	22	22	22	22	22	22	22	22	22
Streets										
Lane miles of streets	311	311	311	311	311	311	417	417	321	321
Miles of streets	155	155	155	155	155	155	149	149	149	149
Water										
Wells	10	10	10	10	10	10	9	9	9	9
Water treatment plants	6	6	6	6	6	6	6	6	6	6
Miles of watermain	175	175	175	175	175	178	159	159	159	159
Sanitary Sewer										
Lift stations	23	23	23	23	23	23	23	23	23	23
Miles of sewermain	143	143	143	143	143	144	137	137	137	137
Storm Sewer										
Lift stations	10	11	11	11	11	11	12	12	11	11
Ponds and lakes	52	52	52	52	52	51	99	99	51	51
Catch basins	3,885	3,885	3,940	3,940	3,940	4,143	4,129	4,129	4,131	4,179

Source(s):
Source 1: Data is retained by departments and divisions of the City of St. Louis Park, MN

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REDPATH AND COMPANY

MINNESOTA LEGAL COMPLIANCE REPORT

To the Honorable Mayor and
Members of the City Council
City of St. Louis Park, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of St. Louis Park, Minnesota, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City of St. Louis Park, Minnesota's basic financial statements, and have issued our report thereon dated June 15, 2026.

In connection with our audit, nothing came to our attention that caused us to believe that City of St. Louis Park, Minnesota failed to comply with the provisions of the contracting – bid laws, depositories of public funds and public investments, conflicts of interest, public indebtedness, claims and disbursements, miscellaneous provisions, and tax increment financing sections of the *Minnesota Legal Compliance Audit Guide for Cities,* promulgated by the State Auditor pursuant to Minnesota Statute § 6.65, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding City of St. Louis Park, Minnesota's noncompliance with the above referenced provisions, insofar as they relate to accounting matters.

The purpose of this report is solely to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance. Accordingly, this communication is not suitable for any other purpose.

Redpath and Company LLC

REDPATH AND COMPANY, LLC
St. Paul, Minnesota

June 15, 2026

REDPATH AND COMPANY

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and
Members of the City Council
City of St. Louis Park, Minnesota

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of St. Louis Park, Minnesota, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City of St. Louis Park, Minnesota's basic financial statements, and have issued our report thereon dated June 15, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of St. Louis Park, Minnesota's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of St. Louis Park, Minnesota's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of St. Louis Park, Minnesota's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material

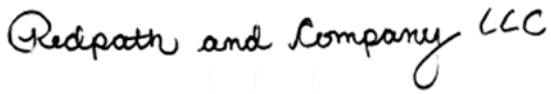
weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of St. Louis Park, Minnesota's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



REDPATH AND COMPANY, LLC
St. Paul, Minnesota

June 15, 2026

REDPATH AND COMPANY

COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

To the Honorable Mayor and
Members of the City Council
City of St. Louis Park, Minnesota

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of St. Louis Park, Minnesota for the year ended December 31, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated January 20, 2026. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of St. Louis Park, Minnesota are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. We noted no transactions entered into by the City of St. Louis Park, Minnesota during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The most sensitive estimates affecting the financial statements are the:

- Estimated present value of the lease receivables, lease liabilities, and the subscription-based information technology arrangement (SBITA) liability
- Estimates used to calculate the net pension liability and OPEB liability, the pension and OPEB related deferred outflows and inflows of resources, and pension and OPEB expense
- Estimated value of land held for resale
- Estimated cost of construction projects undertaken in conjunction with the County
- Estimated cost of the environmental pollution remediation liability

These estimates are based on the City of St. Louis Park, Minnesota's estimated incremental borrowing rates, actuarial studies and engineering estimates. We evaluated the methods, assumptions and data used to develop the estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. Determining sensitivity is subjective, however, we believe the disclosure most likely to be considered sensitive is Note 7 – Defined Benefit Pension.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. There were no uncorrected misstatements that have an effect on our opinion on the financial statements. The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the financial statements under audit. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated June 15, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City of St. Louis Park, Minnesota's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City of St. Louis Park, Minnesota's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

During the course of our audit, the following matter came to our attention:

- The City has implemented updated capitalization thresholds for capital assets in the City's financial statements. However, the City's Financial Management Policy has not been updated to incorporate the increased thresholds. We recommend the City amend the Financial Management Policy to align with the thresholds used in practice.

Other Matters

We applied certain limited procedures to the management's discussion and analysis, budgetary comparison schedules, and schedules of OPEB and pension information, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the individual and combining nonmajor fund financial statements and schedules, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory and statistical sections, which accompany the financial statements but are not RSI. Such information has not been subjected to auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the information and use of the City of St. Louis Park, Minnesota's City Council and management and is not intended to be, and should not be, used by anyone other than these specified parties.

Redpath and Company LLC

REDPATH AND COMPANY, LLC
St. Paul, Minnesota

June 15, 2026

Executive summary

Title: Budget to actuals for Q2 of fiscal year 2026

Recommended action: None

Policy consideration: Reporting on the City of St. Louis Park's quarterly performance adheres to the city's financial reporting policy.

Summary: The quarterly budget-to-actuals report provides an overview of the city's performance for the second quarter of fiscal year 2026. Finance staff closely monitor city spending daily, comparing all transactions to the adopted budget. Figures are approximate as these are unaudited numbers; both revenue and expenses can experience a delay in posting and may not be reflected in a specific quarter.

In addition to the Q2 budget to actuals, finance is also providing the most recent investment report from PTMA, as a follow up to their Spring presentation.

Financial or budget considerations: Budget-to-actuals breakdown is attached for additional detail.

Strategic priority consideration: St. Louis Park is committed to being a city that delivers reliable services, uses city resources responsibly, operates transparently and builds strong relationships with residents.

Supporting documents: FY26 Q2 – Budget to Actuals
City of St. Louis Park PTMA Investment Review

Prepared by: Tiffany Stephens, interim deputy finance director/financial analyst
Reviewed by: Cheyenne Brodeen, administrative services director
Approved by: Kim Keller, city manager

St. Louis Park
MINNESOTA
Experience LIFE in the Park

FY2026 Q2 - Budget to Actuals

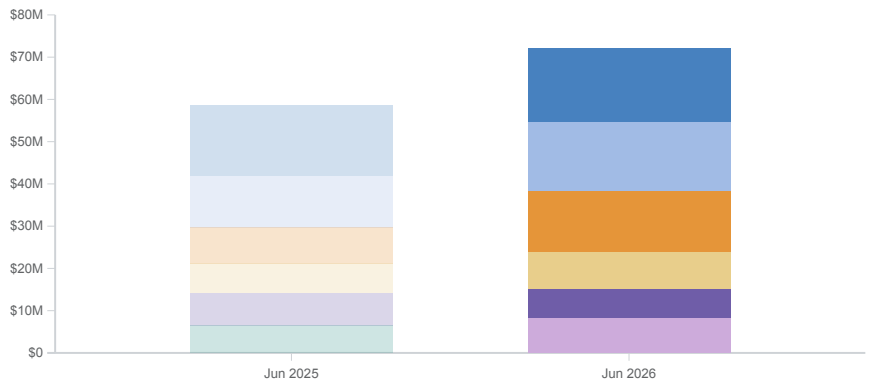
FY25 vs FY26

This first section shows a comparison of FY25 Q2 actuals - both expenses and revenues vs FY26 Q2 actuals. This allows us to see if we are on track and dig deeper into any extreme changes or fluctuations that were not expected. Please note in the graphs it shows "Jun 2026" this is simply because June is the end of the second quarter.

FY2025 Q2 vs FY2026 Q2 (all funds)

FY25 vs FY26 Q2 - Expenses (all funds)

Data Updated Jul 13, 2026, 7:40 AM



$72,142,284.28
Expenses in Jun 2026

FY25 Q2 vs FY26 Q2 Expenses (all funds)

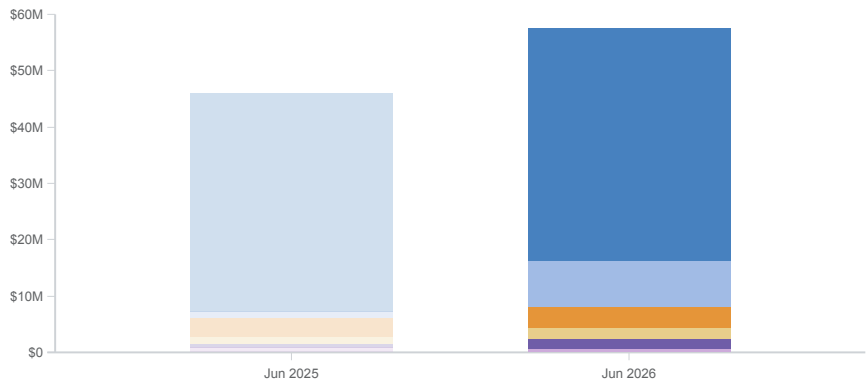
	2025 Budget	Q2 2025 Actual	2026 Budget	Q2 2026 Actual
Personnel - Salaries Expense	$35,795,359	$16,794,851	$37,860,760	$17,579,376
Service Expenses	$27,001,851	$12,118,146	$28,809,722	$16,218,998
Personnel - Benefits Expense	$13,212,844	$6,590,716	$13,733,872	$4,391,824
Capital Expenses	$21,356,027	$971,954	$8,093,629	$4,065,280
Debt Expenses	$8,083,373	$6,852,651	$10,750,279	$8,402,537
Miscellaneous Expenses	$1,285,624	$7,640,044	$10,899,703	$7,049,547
Internal Service Fund Charges	$1,325,446	$1,325,446	$8,176,063	$8,176,063
Other Financing Uses	$3,298,218	$3,331,324	$3,632,303	$3,632,303
Supplies & Materials Expenses	$3,592,258	$3,016,701	$3,657,046	$2,626,357
Depreciation Expense	$2,102,626	$0	$2,134,773	$0

	2025 Budget	Q2 2025 Actual	2026 Budget	Q2 2026 Actual
Gain on Fund Balance	$0	$0	$2,739,748	$0
TOTAL	**$117,053,625**	**$58,641,832**	**$130,487,897**	**$72,142,284**

FY25 Q2 vs FY26 Q2 Revenue (all funds)

FY25 vs FY26 Q2 Revenue (all funds)

Data Updated Jul 13, 2026, 7:40 AM



$57,494,164.40
Revenues in Jun 2026

FY25 Q2 vs FY26 Q2 Revenue (all funds)

FY25 vs FY26 Q2 Revenue (all funds)

	2025 Budget	Q2 2025 Actual	2026 Budget	Q2 2026 Actual
Local Revenues & Local Sales	$98,987,471	$38,650,122	$110,862,447	$41,275,307
Internal Service Fund Charges (Revenues)	$1,164,358	$1,325,446	$8,203,463	$8,176,063
Other Financing Sources	$3,331,324	$3,331,324	$3,632,303	$3,632,303
State Revenues	$3,497,235	$1,180,073	$3,771,303	$1,989,018
Use of Fund Balance	$597,057	$0	$8,906,208	$0
Sale of Fixed Assets/Surplus equipment, Insurance Recovery and Judgment	$3,571,000	$533,069	$1,573,847	$440,934
Non-State/Non-Federal Revenues Aid/Grants	$1,333,733	$707,410	$1,280,109	$1,839,445
Federal Revenues	$500,000	$323,532	$3,267,000	$141,095
TOTAL	**$112,982,178**	**$46,050,976**	**$141,496,680**	**$57,494,164**

FY26 Q2 Only

In this section we move out of comparisons between the two fiscal years and instead look a little closer at the actuals just for the current FY26. Please note in the graphs it shows "Jun 2026" this is simply because June is the end of the second quarter.

FY26 - Q2 Expenses (all funds)

FY26 - Q2 Expenses (all funds)

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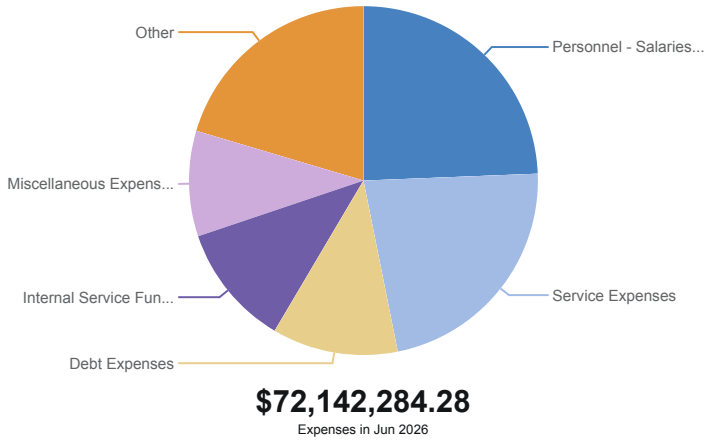

FY26 - Q2 Expenses (all funds)

	2026 Budget	Q2 2026 Actual
Personnel - Salaries Expense	$37,860,760	$17,579,376
Service Expenses	$28,809,722	$16,218,998
Debt Expenses	$10,750,279	$8,402,537
Personnel - Benefits Expense	$13,733,872	$4,391,824
Miscellaneous Expenses	$10,899,703	$7,049,547
Internal Service Fund Charges	$8,176,063	$8,176,063
Capital Expenses	$8,093,629	$4,065,280
Other Financing Uses	$3,632,303	$3,632,303
Supplies & Materials Expenses	$3,657,046	$2,626,357
Gain on Fund Balance	$2,739,748	$0
Depreciation Expense	$2,134,773	$0
TOTAL	**$130,487,897**	**$72,142,284**

FY26 - Q2 Revenues (all funds)

FY26 - Q2 Revenues (all funds)

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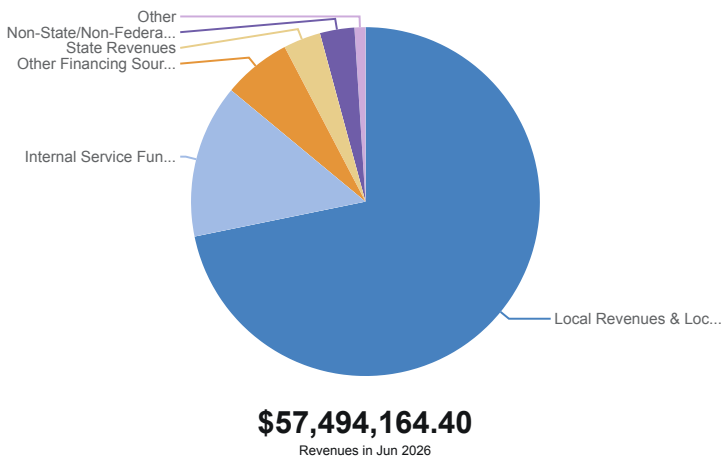

FY26 - Q2 Revenues (all funds)

	2026 Budget	Q2 2026 Actual
Local Revenues & Local Sales	$110,862,447	$41,275,307
Internal Service Fund Charges (Revenues)	$8,203,463	$8,176,063
Use of Fund Balance	$8,906,208	$0
Other Financing Sources	$3,632,303	$3,632,303
State Revenues	$3,771,303	$1,989,018
Federal Revenues	$3,267,000	$141,095
Non-State/Non-Federal Revenues Aid/Grants	$1,280,109	$1,839,445
Sale of Fixed Assets/Surplus equipment, Insurance Recovery and Judgment	$1,573,847	$440,934
TOTAL	**$141,496,680**	**$57,494,164**

FY26 - Q2 Expenses (General Fund)

FY26 - Q2 Expenses (General Fund)

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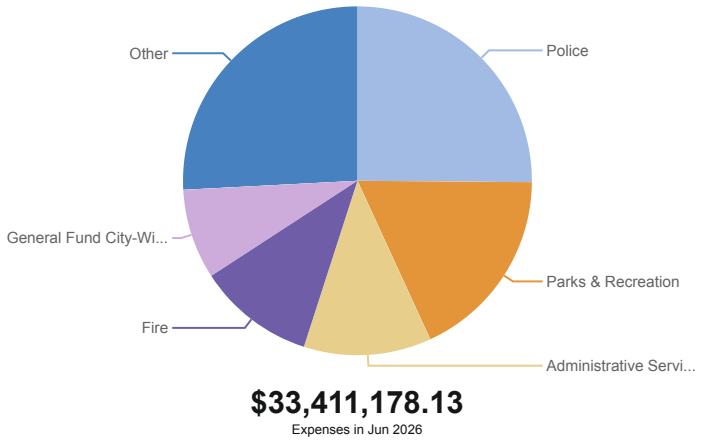

FY26 - Q2 Expenses (General Fund)

	2026 Budget	Q2 2026 Actual
Police	$16,478,631	$8,396,007
Parks & Recreation	$13,512,557	$6,019,879
Administrative Services	$7,826,631	$3,950,590
Fire	$7,105,885	$3,625,238
Building & Energy	$3,950,625	$2,089,463
Communication & Technology	$3,622,913	$2,314,427
Public Works	$3,940,382	$1,996,239
General Fund City-Wide	$2,693,100	$2,791,162
Community Development	$2,878,711	$1,377,120
Engineering	$1,178,534	$851,053
TOTAL	**$63,187,969**	**$33,411,178**

FY26 - Q2 Revenue (General Fund)

FY26 - Q2 Revenue (General Fund)

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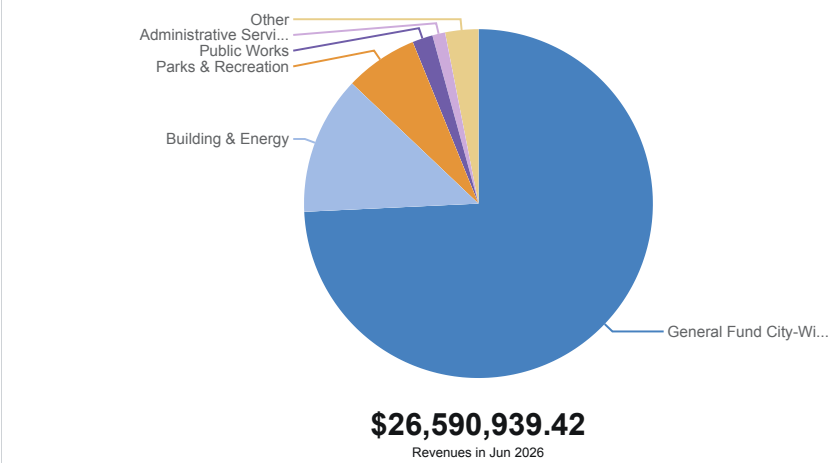

FY26 - Q2 Revenue (General Fund)

	2026 Budget	Q2 2026 Actual
General Fund City-Wide	$50,726,386	$19,744,637
Building & Energy	$4,131,533	$3,412,924
Parks & Recreation	$3,811,616	$1,797,341
Police	$1,468,512	$222,957
Public Works	$1,011,140	$503,582
Community Development	$1,071,409	$261,763
Fire	$587,000	$177,204
Administrative Services	$288,800	$314,669
Engineering	$225,000	$128,080
Communication & Technology	$0	$27,781
TOTAL	**$63,321,396**	**$26,590,939**

FY26 - Q2 Expenses (Utility Funds)

FY26 - Q2 Expenses (Utility Funds)

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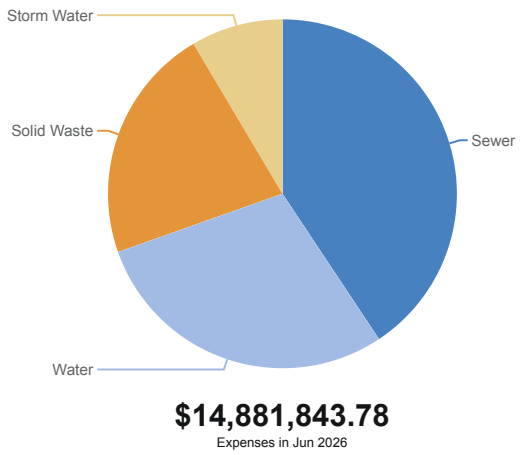

FY26 - Q2 Expenses (Utility Funds)

	2026 Budget	Q2 2026 Actual
Sewer	$10,685,545	$6,052,297
Water	$10,466,154	$4,301,960
Solid Waste	$7,736,342	$3,259,284
Storm Water	$3,463,648	$1,268,303
TOTAL	**$32,351,689**	**$14,881,844**

FY26 - Q2 Revenue (Utility Funds)

FY26 - Q2 Revenue (Utility Funds)

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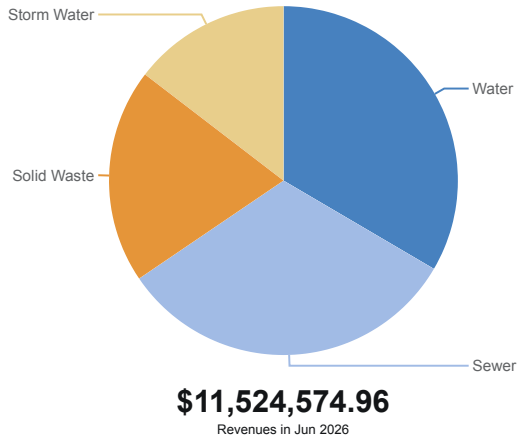

$11,524,574.96
Revenues in Jun 2026

FY26 - Q2 Revenue (Utility Funds)

	2026 Budget	Q2 2026 Actual
Sewer	$10,684,667	$3,695,242
Water	$10,465,275	$3,854,666
Solid Waste	$7,726,670	$2,293,259
Storm Water	$4,158,083	$1,681,408
TOTAL	**$33,034,695**	**$11,524,575**

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PTMA

St. Louis Park, City of

Investment Review

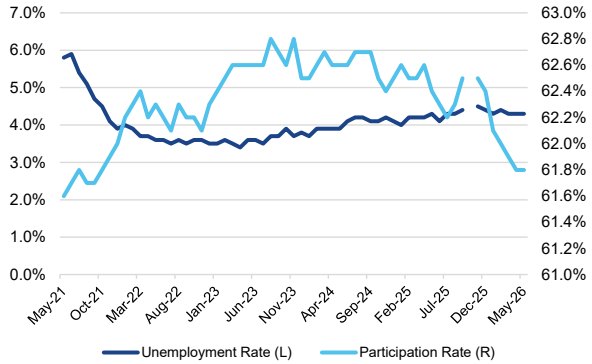
June 1 - June 30, 2026

PTMA FINANCIAL SOLUTIONS

Economic Commentary

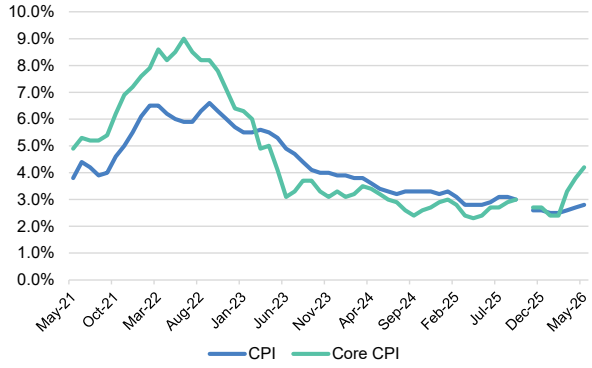
April 1 - June 30, 2026

LABOR FORCE PARTICIPATION AND UNEMPLOYMENT RATES



Source: BLS, FRED, PTMA, Data as of 06/30/26

CONSUMER PRICE INDEXES



Source: BEA, FRED, PTMA, Data as of 06/30/26

TREASURY AND FORWARD YIELD CURVE

Source: Bloomberg, PTMA, Data as of 07/01/26

The consumer remained resilient in the second quarter on the back of a modestly improving labor market. April and May nonfarm payroll growth were both above expectations and jobless claims remained at relatively low levels. Though not reported until after the end of the second quarter, June unemployment was softer than expected with job growth of 57,000. Further, job growth was revised down by 31,000 to 148,000 in April and the change for May was revised down by 43,000 to 129,000.

The unemployment rate trended near steady through the quarter and dipped to 4.2% in June. However, the labor force participation rate decreased by 0.3% to 61.5% in June. The number of unemployed declined, but the data suggests that many may have left the labor force.

Taken together, the labor market appears to have stabilized from weaker conditions in 2025. An employed U.S. consumer continued spending as evidenced by ongoing strength in retail sales despite ongoing weakness in consumer confidence.

May CPI rose sharply for a third straight month due to higher gas prices. Headline CPI increased to 4.2% in May from 3.8% in April. Core CPI, which excludes food and energy, grew 2.9%, a slightly more modest pace than economists forecasted.

Prices of goods and services both contributed to slower overall growth in core CPI prices in May. Prices for clothing, new cars, auto insurance and housing all slowed or declined. There was also some good news within the headline CPI number as growth in grocery prices slowed. This helped slow the overall growth of food prices even as rising costs of dining out accelerated in May.

The U.S. and Iran reached a memorandum of understanding in June which renewed the flow of some oil tanker traffic through the Strait of Hormuz and helped push WTI crude oil futures below $70 per barrel. If a deal holds and energy markets continue to stabilize, headline inflation could gradually revert toward the disinflationary path that characterized much of 2024 and 2025.

The Federal Reserve's leadership transition added a new dimension to the policy outlook during the second quarter. Kevin Warsh was sworn in as Chair in late May, taking the helm at a time when the committee was already visibly divided on the path forward. The April meeting produced four dissents among voting members, the most since 1992, and the most recent dot plot reinforced the lack of consensus on the appropriate policy rate.

In his first meeting as Fed Chair, Kevin Warsh emphasized, "The Committee will deliver price stability." This language was included in the Fed's statement and Warsh emphasized the pledge during his post-meeting press conference. The decisive language was a surprise to markets, which interpreted the meeting hawkishly.

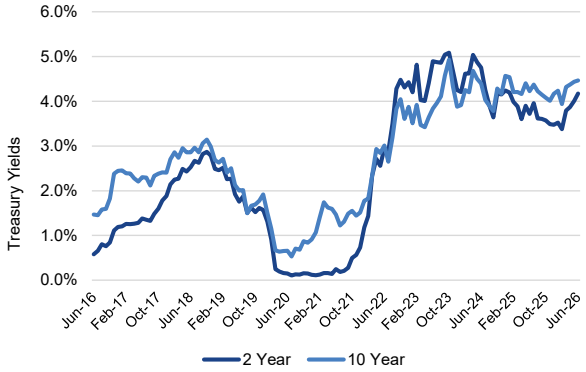
Fed funds futures now reflect the market's expectation that at least one rate hike is likely by year-end. The shift from pricing cuts to pricing hikes represents a meaningful change in sentiment over the course of just a few months.

PTMA FINANCIAL SOLUTIONS

Economic Commentary

April 1 - June 30, 2026

TREASURY YIELDS



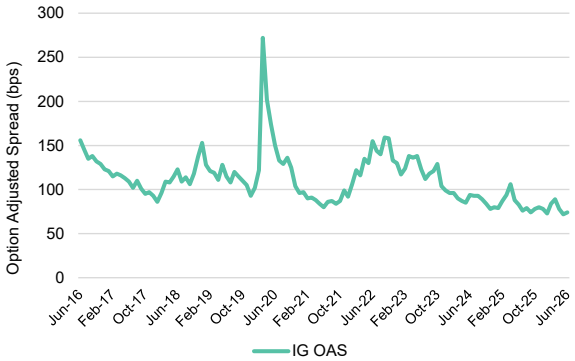
Source: Bloomberg, PTMA, Data as of 07/01/26

Treasury yields moved broadly higher during the second quarter, with both the 2-year and 10-year rising as markets repriced expectations for Federal Reserve policy. The 10-year yield climbed back above 4.4%, while the 2-year moved higher as well to levels above 4.1%. The result was a bear flattening of the intermediate and longer curve while the short-term rates steepened after an extended period of inversion that persisted through the previous several years. The upward move in yields reflected a combination of firming inflation data, resilient labor markets, and growing expectations that the Fed's next move could be a hike rather than a cut.

Positively, yields have returned to near their highs over the past decade. This additional yield provides fixed income investors with greater income, or carry, which should benefit fixed income returns in the years ahead.

20-year and 30-year bonds bore the brunt of the repricing as term premium expanded and investors demanded greater compensation for holding duration in an uncertain rate environment.

INVESTMENT GRADE CORPORATE CREDIT SPREADS



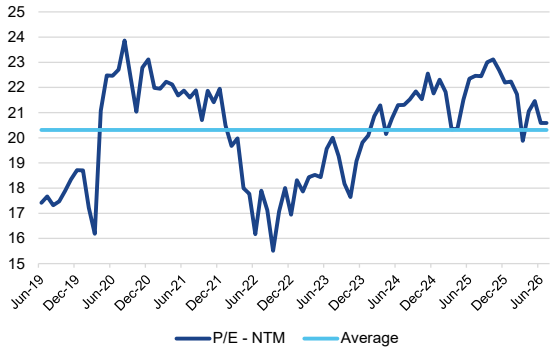
Source: Bloomberg, PTMA, Data as of 07/01/26

Investment-grade corporate bond spreads relative to Treasurys have, since the third quarter of 2025, remained at some of the tightest levels in forty years.

Credit spreads are a market assessment of corporate default risk, which the market currently views as low. Recent spread compression is due to a supply imbalance driven by strong demand for yield, health in corporate fundamentals, institutional investor and portfolio reinvestment needs, and continued economic resilience.

When spreads are thin, the risk potential is asymmetrical as there is more room for spreads to widen than to narrow, and there is less cushion for credit deterioration if conditions shift. It also suggests that investors should be more focused on risk analysis and selective about the credits in which they invest. Relatively high nominal yields, related to higher Treasury yields, provide some income protection. Moreover, we agree that corporate fundamentals and economic resilience are reasons to invest in the corporate market.

S&P 500 FORWARD P/E RATIO



Source: Factset, PTMA, Data as of 07/01/26

The forward 12-month Price to Earnings (Forward P/E) ratio has trended down in 2026 and remains closer to the average than at year end.

While prices have remained volatile due to concerns ranging from the conflict in the Middle East to technology and AI-related valuations, prices have improved from first quarter lows. However, that has not led to an increase in the Forward P/E. The Forward P/E has hovered near 20.5, which is only slightly above the five-year average of 19.9. Strong earnings estimates are the key driver of this lower P/E compared to the first quarter.

Earnings expectations for 2026 have continued to increase. First quarter year-over-year earnings growth came in at 28.6%, which was far above the expectation for 13.0%. Additionally, the estimated year-over-year earnings growth for the second quarter is currently 23.3%. If that holds, it will mark the second straight quarter of earnings growth over 20.0%.

PTMA

Portfolio Summary

June 1 - June 30, 2026

CLIENT
St. Louis Park, City of

BENCHMARK
Bloomberg 1-5 Yr Gov

INCEPTION DATE
05/08/2025

RELATIONSHIP TEAM
Kendra Shelland
Institutional Portfolio Manager
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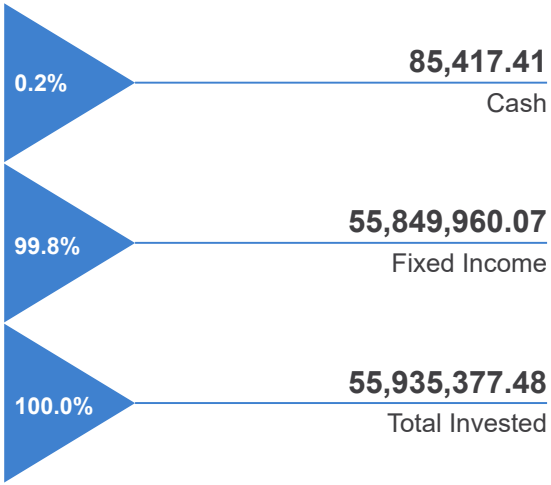
Corey Boyer
VP, Investment Services
(612) 509-2570
corey.boyer@ptma.com

PORTFOLIO OVERVIEW

	Value
Beginning Market Value	**55,876,006.47**
Contributions	0.00
Withdrawals	0.00
Net Investment Income	189,753.78
Unrealized Gain/Loss	(129,278.02)
Realized Gain/Loss	(1,104.74)
Ending Market Value	**55,935,377.48**

Compliance	Status
As of 06/30/2026	Compliant



PTMA

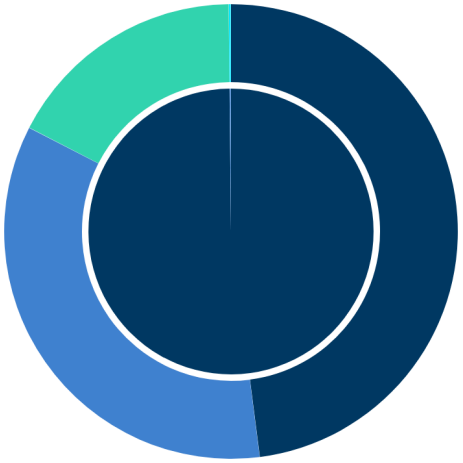
Asset Allocation

June 1 - June 30, 2026

INVESTMENT ALLOCATION

Sector	Amount	Allocation	Change	%
Cash				
TOTAL Cash	**85,417.41**	**0.15%**	**(8,304.47)**	**(8.86%)**
Fixed Income				
TOTAL Governments	***19,338,289.98***	***34.57%***	***(371,090.61)***	***(1.88%)***
Governments	19,338,289.98	34.57%	(371,090.61)	(1.88%)
TOTAL Structured	***26,840,874.78***	***47.99%***	***679,250.60***	***2.60%***
MBS	26,840,874.78	47.99%	679,250.60	2.60%
TOTAL Credit	***9,670,795.31***	***17.29%***	***(240,484.50)***	***(2.43%)***
CD	1,221,790.02	2.18%	(242,962.43)	(16.59%)
Municipal	8,449,005.29	15.10%	2,477.92	0.03%
TOTAL Fixed Income	**55,849,960.07**	**99.85%**	**67,675.48**	**0.12%**
TOTAL Invested	**55,935,377.48**	**100.00%**	**59,371.01**	**0.11%**

CURRENT PERIOD ALLOCATION



ASSET CLASS

- Fixed Income - **99.8%**
- Cash - **0.2%**

SECTOR

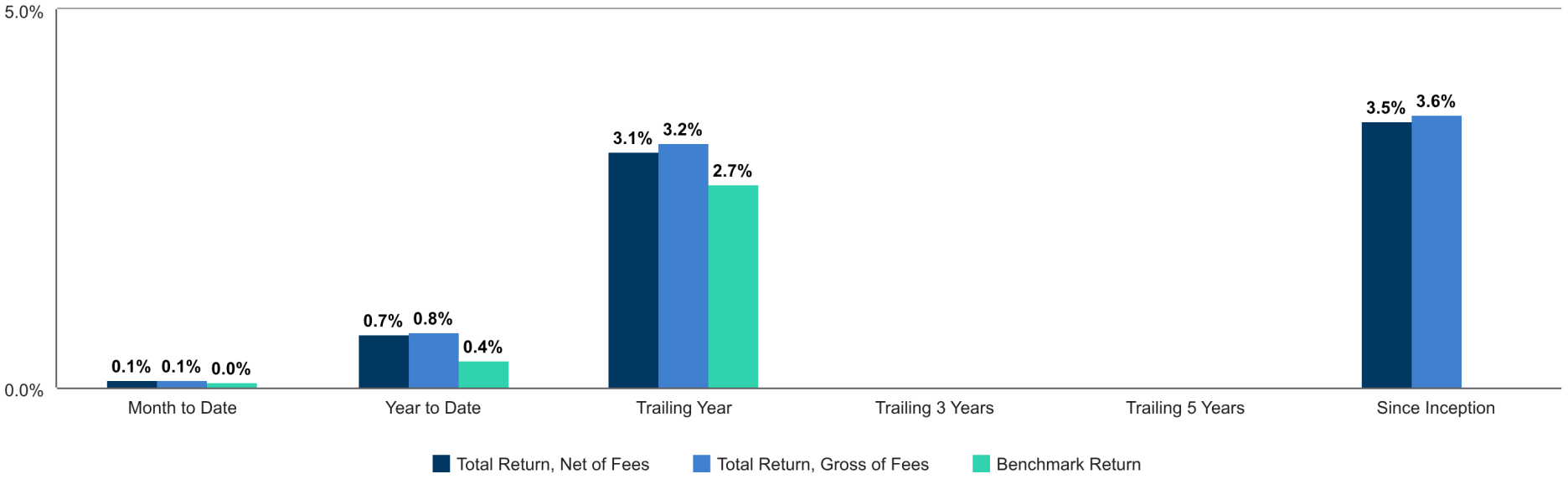
- Structured - **48.0%**
- Governments - **34.6%**
- Credit - **17.3%**
- Cash - **0.2%**

PTMA

Performance Overview

June 1 - June 30, 2026

HISTORICAL PERFORMANCE



HISTORICAL PERFORMANCE

	Month to Date	Year to Date	Trailing Year	Trailing 3 Years	Trailing 5 Years	Since Inception
Total Return, Net of Fees	0.10%	0.71%	3.14%	—	—	3.53%
Total Return, Gross of Fees	0.11%	0.76%	3.24%	—	—	3.63%
Benchmark Return	0.05%	0.38%	2.69%	—	—	—

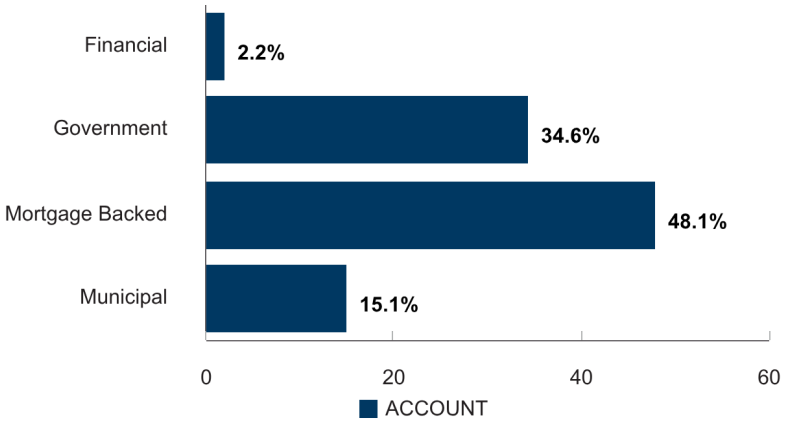
Since Inception Date: May 08, 2025
Periods greater than 1 year are annualized.
Benchmark: Bloomberg 1-5 Yr Gov

PTMA

Investment Analytics - Custom Duration

June 1 - June 30, 2026

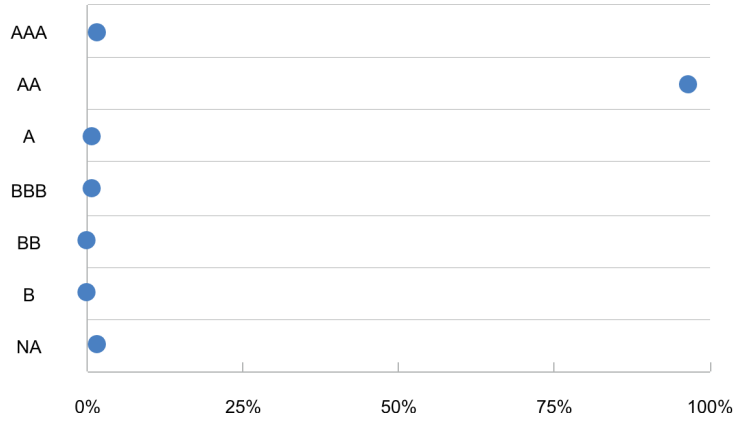
SECTOR DISTRIBUTION



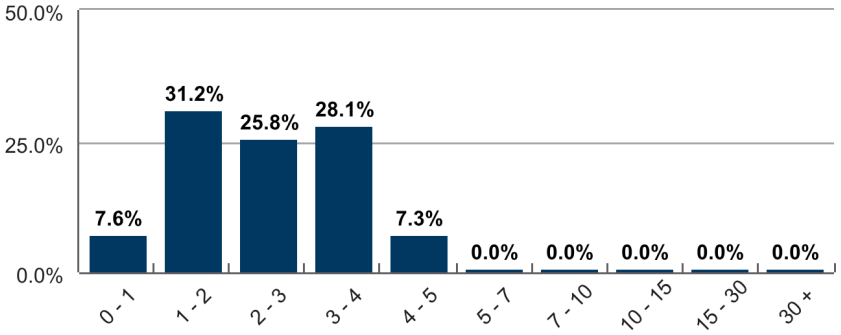
CHARACTERISTICS

Measure	Account	Benchmark
Effective Duration (years)	2.45	2.58
Average Maturity (years)	2.72	2.78
Yield to Worst	4.18	4.18
Average Quality	AA+	AA+

CREDIT QUALITY DISTRIBUTION



DURATION DISTRIBUTION



PTMA

Transaction and Interest Summary

June 1 - June 30, 2026

Trade Date Settle Date	Quantity	Security	Ticker	Identifier	Unit Price	Amount	Gain / Loss
Cash							
Custody Fee							
06/26/2026 06/26/2026	(1,500.00)	US DOLLAR	USD	CCYUSD	—	(1,500.00)	0.00
— —	**(1,500.00)**	**Total Custody Fee**	**—**	**—**	**—**	**(1,500.00)**	**0.00**
Money Market Fund Interest							
06/30/2026 06/30/2026	0.00	FIRST AMER:GVT OBLG Z	FGZXX	31846V567	—	236.62	—
— —	**0.00**	**Total Money Market Fund Interest**	**—**	**—**	**—**	**236.62**	**—**
Governments							
Buy							
06/02/2026 06/03/2026	750,000.00	UNITED STATES TREASURY	T	91282CQU8	99.8867	(749,403.98)	—
06/04/2026 06/05/2026	100,000.00	UNITED STATES TREASURY	T	91282CHK0	99.9023	(101,626.10)	—
06/04/2026 06/05/2026	100,000.00	UNITED STATES TREASURY	T	91282CHQ7	100.1445	(101,568.91)	—
— —	**950,000.00**	**Total Purchases**	**—**	**—**	**—**	**(952,598.99)**	**—**
Coupon							
06/15/2026 06/15/2026	0.00	UNITED STATES TREASURY	T	91282CMB4	—	8,000.00	—
06/30/2026 06/30/2026	0.00	UNITED STATES TREASURY	T	91282CEW7	—	12,187.50	—
06/30/2026 06/30/2026	0.00	UNITED STATES TREASURY	T	91282CGB1	—	5,812.50	—
06/30/2026 06/30/2026	0.00	UNITED STATES TREASURY	T	91282CHJ3	—	9,375.00	—
06/30/2026 06/30/2026	0.00	UNITED STATES TREASURY	T	91282CHK0	—	12,000.00	—
06/30/2026 06/30/2026	0.00	UNITED STATES TREASURY	T	91282CJR3	—	12,187.50	—
06/30/2026 06/30/2026	0.00	UNITED STATES TREASURY	T	91282CKX8	—	9,031.25	—
— —	**0.00**	**Total Coupon**	**—**	**—**	**—**	**68,593.75**	**—**
Sell							
06/02/2026 06/03/2026	(600,000.00)	UNITED STATES TREASURY	T	91282CKJ9	100.5352	606,825.69	250.37
06/23/2026 06/24/2026	(650,000.00)	UNITED STATES TREASURY	T	91282CKR1	100.3281	655,312.16	(1,355.11)
— —	**(1,250,000.00)**	**Total Sales**	**—**	**—**	**—**	**1,262,137.85**	**(1,104.74)**
MBS							
Buy							
06/23/2026 06/26/2026	750,000.00	FN BZ7235	FN	3140Q3BD7	98.9023	(743,991.54)	—

PTMA

Transaction and Interest Summary

June 1 - June 30, 2026

Trade Date Settle Date	Quantity	Security	Ticker	Identifier	Unit Price	Amount	Gain / Loss
— —	**750,000.00**	**Total Purchases**	**—**	**—**	**—**	**(743,991.54)**	**—**
Coupon							
06/01/2026 06/01/2026	0.00	FH WN1318	FR	3132XFPC6	—	4,404.59	—
06/01/2026 06/01/2026	0.00	FH WN1376	FR	3132XFQ68	—	3,909.44	—
06/01/2026 06/01/2026	0.00	FH WN2479	FR	3132XGXH4	—	3,147.88	—
06/01/2026 06/01/2026	0.00	FH WN2484	FR	3132XGXN1	—	5,683.33	—
06/01/2026 06/01/2026	0.00	FNA 2018-M1 A2	FNA	3136AY7L1	—	1,501.66	—
06/01/2026 06/01/2026	0.00	FNA 2025-M2 A2	FNA	3136BV4T2	—	2,887.50	—
06/01/2026 06/01/2026	0.00	FHMS K-075 A2	FHMS	3137F4X72	—	2,113.86	—
06/01/2026 06/01/2026	0.00	FHMS K-069 A2	FHMS	3137FBU79	—	1,916.77	—
06/01/2026 06/01/2026	0.00	FHMS K-079 A2	FHMS	3137FGZT5	—	2,136.40	—
06/01/2026 06/01/2026	0.00	FHMS K-082 A2	FHMS	3137FJKE8	—	2,613.33	—
06/01/2026 06/01/2026	0.00	FHMS K-083 A2	FHMS	3137FJXV6	—	2,281.16	—
06/01/2026 06/01/2026	0.00	FHMS K-084 A2	FHMS	3137FJZ93	—	1,575.00	—
06/01/2026 06/01/2026	0.00	FHMS K-085 A2	FHMS	3137FK4M5	—	2,537.50	—
06/01/2026 06/01/2026	0.00	FHMS K-089 A2	FHMS	3137FL6P4	—	742.29	—
06/01/2026 06/01/2026	0.00	FHMS K-752 A2	FHMS	3137HAGZ3	—	1,785.00	—
06/01/2026 06/01/2026	0.00	FHMS K-753 A2	FHMS	3137HB2L7	—	2,750.00	—
06/01/2026 06/01/2026	0.00	FHMS K-533 A2	FHMS	3137HHW23	—	2,643.75	—
06/01/2026 06/01/2026	0.00	FHMS K-540 A2	FHMS	3137HLJA1	—	1,692.37	—
06/01/2026 06/01/2026	0.00	FHMS K-542 A2	FHMS	3137HLY48	—	2,150.62	—
06/01/2026 06/01/2026	0.00	FHMS K-546 A2	FHMS	3137HN4R6	—	2,725.63	—
06/01/2026 06/01/2026	0.00	FHMS K-550 A2	FHMS	3137HNWH7	—	2,601.88	—
06/01/2026 06/01/2026	0.00	FHMS K-551 A2	FHMS	3137HNWV6	—	2,256.04	—
06/01/2026 06/01/2026	0.00	FHMS K-555 A2	FHMS	3137HQ4U2	—	1,856.25	—
06/01/2026 06/01/2026	0.00	FN BL0907	FN	3140HSAH4	—	2,391.06	—
06/01/2026 06/01/2026	0.00	FN BS7094	FN	3140LH3C2	—	2,058.06	—
06/01/2026 06/01/2026	0.00	FN BZ1078	FN	3140NVFU6	—	11,160.43	—
06/01/2026 06/01/2026	0.00	FN BZ3966	FN	3140NYMQ1	—	2,660.83	—
06/01/2026 06/01/2026	0.00	FN BZ4276	FN	3140NYXE6	—	2,373.22	—

PTMA

Transaction and Interest Summary

June 1 - June 30, 2026

Trade Date Settle Date	Quantity	Security	Ticker	Identifier	Unit Price	Amount	Gain / Loss
06/01/2026 06/01/2026	0.00	FN BZ4869	FN	3140Q0MT6	—	2,401.21	—
06/01/2026 06/01/2026	0.00	FN BZ6236	FN	3140Q14W7	—	2,074.34	—
06/01/2026 06/01/2026	0.00	FN BZ5986	FN	3140Q1UL2	—	3,177.50	—
06/01/2026 06/01/2026	0.00	FN BZ6328	FN	3140Q2A65	—	2,188.71	—
06/01/2026 06/01/2026	0.00	FN BZ6784	FN	3140Q2RE0	—	1,870.76	—
06/01/2026 06/01/2026	0.00	FHMS K-739 A2	FHMS	US3137F64P90	—	650.81	—
06/25/2026 06/25/2026	0.00	FHMS K-561 A2	FHMS	3137HRVB2	—	2,575.00	—
— —	**0.00**	**Total Coupon**	**—**	**—**	**—**	**93,494.18**	**—**
Principal Paydown							
06/01/2026 06/01/2026	(423.15)	FH WN2479	FR	3132XGXH4	—	423.15	0.00
06/01/2026 06/01/2026	(906.64)	FNA 2018-M1 A2	FNA	3136AY7L1	—	906.64	0.00
06/01/2026 06/01/2026	(1,021.06)	FHMS K-075 A2	FHMS	3137F4X72	—	1,021.06	0.00
06/01/2026 06/01/2026	(1,276.41)	FHMS K-069 A2	FHMS	3137FBU79	—	1,276.41	0.00
06/01/2026 06/01/2026	(803.38)	FN BL0907	FN	3140HSAH4	—	803.38	0.00
06/01/2026 06/01/2026	(751.37)	FN BZ6236	FN	3140Q14W7	—	751.37	0.00
06/01/2026 06/01/2026	(733.80)	FN BZ6328	FN	3140Q2A65	—	733.80	0.00
06/01/2026 06/01/2026	(634.34)	FHMS K-739 A2	FHMS	US3137F64P90	—	634.35	0.00
— —	**(6,550.15)**	**Total Principal Paydown**	**—**	**—**	**—**	**6,550.16**	**0.00**
CD							
Coupon							
06/03/2026 06/03/2026	0.00	National Bank of Commerce	NCWI	633368GC3	—	645.04	—
06/08/2026 06/08/2026	0.00	Medallion Bank	MEDBNK	58404DNF4	—	416.16	—
— —	**0.00**	**Total Coupon**	**—**	**—**	**—**	**1,061.20**	**—**
Maturity							
06/03/2026 06/03/2026	(245,000.00)	National Bank of Commerce	NCWI	633368GC3	100.0000	245,000.00	0.00
— —	**(245,000.00)**	**Total Maturity**	**—**	**—**	**—**	**245,000.00**	**0.00**
Municipal							
Coupon							
06/01/2026 06/01/2026	0.00	NEW YORK N Y	NYC	64966ML31	—	7,520.00	—

PTMA

Transaction and Interest Summary

June 1 - June 30, 2026

Trade Date Settle Date	Quantity	Security	Ticker	Identifier	Unit Price	Amount	Gain / Loss
06/01/2026 06/01/2026	0.00	NORTH DAKOTA PUB FIN AUTH	NDSFIN	65887PWD3	—	3,975.00	—
06/01/2026 06/01/2026	0.00	WHEATON ILL	WHT	962727PB3	—	1,217.30	—
— —	**0.00**	**Total Coupon**	**—**	**—**	**—**	**12,712.30**	**—**

PTMA

Portfolio Appraisal

June 1 - June 30, 2026

Ticker Identifier	Current Units	Description	Rating	Coupon Rate	Effective Maturity	Final Maturity	Original Cost	Market Price	Market Value + Accrued	Interest / Dividend Income	Dividend Yield	Yield	Book Yield
Cash													
Cash													
FGZXX 31846V567	85,180.79	FIRST AMER:GVT OBLG Z	AAA	3.51%	06/30/2026	06/30/2026	85,180.79	1.0000	85,180.79	3,942.37	—	3.53%	3.53%
USD CCYUSD	236.62	—	AAA	0.00%	06/30/2026	06/30/2026	236.62	1.0000	236.62	0.00	—	0.00%	0.00%
— —	**85,417.41**	**—**	**AAA**	**3.50%**	**—**	**—**	**85,417.41**	**—**	**85,417.41**	**3,942.37**	**—**	**3.52%**	**3.52%**
Fixed Income													
Governments													
Governments													
T 91282CGJ4	500,000.00	UNITED STATES TREASURY	AA+	3.50%	01/31/2030	01/31/2030	492,753.91	97.7656	496,127.85	8,726.35	—	4.18%	3.85%
T 91282CMN8	2,400,000.00	UNITED STATES TREASURY	AA+	4.25%	02/15/2028	02/15/2028	2,396,640.00	100.1211	2,441,226.69	50,793.27	—	4.17%	4.30%
T 91282CKD2	650,000.00	UNITED STATES TREASURY	AA+	4.25%	02/28/2029	02/28/2029	660,367.19	100.2188	660,655.23	13,659.46	—	4.16%	3.76%
T 91282CGQ8	300,000.00	UNITED STATES TREASURY	AA+	4.00%	02/28/2030	02/28/2030	301,371.09	99.4102	302,241.34	5,933.52	—	4.17%	3.89%
T 91282CQD6	400,000.00	UNITED STATES TREASURY	AA+	3.50%	02/28/2031	02/28/2031	394,265.63	97.0703	392,960.60	3,956.52	—	4.20%	3.82%
T 91282CMS7	500,000.00	UNITED STATES TREASURY	AA+	3.88%	03/15/2028	03/15/2028	500,839.84	99.5293	503,332.63	9,593.25	—	4.16%	3.81%
T 91282CQE4	500,000.00	UNITED STATES TREASURY	AA+	3.50%	03/15/2029	03/15/2029	494,843.75	98.3320	496,796.03	4,375.00	—	4.16%	3.87%
T 91282CQG9	500,000.00	UNITED STATES TREASURY	AA+	3.88%	03/31/2031	03/31/2031	497,363.28	98.5977	497,858.50	4,870.22	—	4.20%	3.99%
T 91282CHA2	500,000.00	UNITED STATES TREASURY	AA+	3.50%	04/30/2028	04/30/2028	496,125.01	98.8340	497,118.29	8,701.13	—	4.16%	3.78%
T 91282CKP5	425,000.00	UNITED STATES TREASURY	AA+	4.63%	04/30/2029	04/30/2029	437,158.21	101.2188	433,491.34	9,773.24	—	4.16%	3.80%
T 91282CMZ1	300,000.00	UNITED STATES TREASURY	AA+	3.88%	04/30/2030	04/30/2030	299,484.38	98.9258	298,735.90	5,780.04	—	4.18%	3.91%

PTMA

Portfolio Appraisal

June 1 - June 30, 2026

Ticker Identifier	Current Units	Description	Rating	Coupon Rate	Effective Maturity	Final Maturity	Original Cost	Market Price	Market Value + Accrued	Interest / Dividend Income	Dividend Yield	Yield	Book Yield
T 91282CQK0	400,000.00	UNITED STATES TREASURY	AA+	3.88%	04/30/2031	04/30/2031	397,546.88	98.5781	396,923.91	2,148.09	—	4.20%	4.01%
T 91282CKR1	100,000.00	UNITED STATES TREASURY	AA+	4.50%	05/15/2027	05/15/2027	101,285.16	100.3457	100,920.43	16,247.17	—	4.09%	3.78%
T 91282CHE4	500,000.00	UNITED STATES TREASURY	AA+	3.63%	05/31/2028	05/31/2028	497,718.75	99.0234	496,652.37	9,004.27	—	4.16%	3.78%
T 91282CHF1	500,000.00	UNITED STATES TREASURY	AA+	3.75%	05/31/2030	05/31/2030	497,402.34	98.4336	493,756.08	9,314.76	—	4.19%	3.87%
T 91282CQU8	750,000.00	UNITED STATES TREASURY	AA+	4.13%	05/31/2031	05/31/2031	749,150.39	99.6523	750,012.97	2,366.80	—	4.20%	4.15%
T 91282CEW7	750,000.00	UNITED STATES TREASURY	AA+	3.25%	06/30/2027	06/30/2027	741,111.33	99.1660	743,811.35	12,186.40	—	4.11%	3.84%
T 91282CHK0	600,000.00	UNITED STATES TREASURY	AA+	4.00%	06/30/2028	06/30/2028	603,093.75	99.7012	598,272.25	10,286.21	—	4.16%	3.82%
T 91282CKX8	425,000.00	UNITED STATES TREASURY	AA+	4.25%	06/30/2029	06/30/2029	431,671.87	100.2422	426,078.38	9,030.44	—	4.16%	3.81%
T 91282CHJ3	500,000.00	UNITED STATES TREASURY	AA+	3.75%	06/30/2030	06/30/2030	497,050.78	98.3945	492,023.61	9,374.16	—	4.19%	3.88%
T 91282CKZ3	750,000.00	UNITED STATES TREASURY	AA+	4.38%	07/15/2027	07/15/2027	758,123.05	100.2559	767,056.20	16,385.56	—	4.12%	3.84%
T 91282CHQ7	600,000.00	UNITED STATES TREASURY	AA+	4.13%	07/31/2028	07/31/2028	604,441.41	99.9336	609,925.46	10,580.90	—	4.16%	3.86%
T 91282CLG4	750,000.00	UNITED STATES TREASURY	AA+	3.75%	08/15/2027	08/15/2027	747,785.16	99.5820	757,431.53	14,005.50	—	4.13%	3.89%
T 91282CHX2	400,000.00	UNITED STATES TREASURY	AA+	4.38%	08/31/2028	08/31/2028	406,578.12	100.4336	407,583.56	8,653.05	—	4.16%	3.84%
T 91282CLK5	300,000.00	UNITED STATES TREASURY	AA+	3.63%	08/31/2029	08/31/2029	296,753.91	98.4141	298,877.04	5,377.25	—	4.16%	3.90%
T 91282CFM8	500,000.00	UNITED STATES TREASURY	AA+	4.13%	09/30/2027	09/30/2027	502,394.53	99.9727	505,047.71	10,227.35	—	4.14%	3.90%
T 91282CLQ2	500,000.00	UNITED STATES TREASURY	AA+	3.88%	10/15/2027	10/15/2027	500,265.62	99.6465	502,308.58	9,611.88	—	4.15%	3.85%
T 91282CJF9	400,000.00	UNITED STATES TREASURY	AA+	4.88%	10/31/2028	10/31/2028	413,234.38	101.5547	409,504.08	9,695.55	—	4.17%	3.85%

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Ticker Identifier	Current Units	Description	Rating	Coupon Rate	Effective Maturity	Final Maturity	Original Cost	Market Price	Market Value + Accrued	Interest / Dividend Income	Dividend Yield	Yield	Book Yield
T 91282CFT3	300,000.00	UNITED STATES TREASURY	AA+	4.00%	10/31/2029	10/31/2029	301,230.47	99.4688	300,427.99	5,966.49	—	4.17%	3.90%
T 91282CPK1	650,000.00	UNITED STATES TREASURY	AA+	3.50%	11/15/2028	11/15/2028	649,300.78	98.5078	643,206.35	11,326.84	—	4.16%	3.54%
T 91282CFZ9	500,000.00	UNITED STATES TREASURY	AA+	3.88%	11/30/2027	11/30/2027	500,566.41	99.6152	499,717.22	9,625.26	—	4.16%	3.82%
T 91282CMB4	400,000.00	UNITED STATES TREASURY	AA+	4.00%	12/15/2027	12/15/2027	401,171.88	99.7734	399,793.20	7,952.20	—	4.16%	3.88%
T 91282CJR3	650,000.00	UNITED STATES TREASURY	AA+	3.75%	12/31/2029	12/31/2029	649,222.66	99.0195	643,693.19	12,186.40	—	4.17%	3.78%
T 91282CGB1	300,000.00	UNITED STATES TREASURY	AA+	3.88%	12/31/2030	12/31/2030	299,601.56	99.0195	297,090.18	5,811.98	—	4.18%	3.91%
TII 91282CNB3	784,387.50	UNITED STATES TREASURY	AA+	1.63%	04/15/2030	04/15/2030	798,179.31	98.7969	777,631.94	6,250.46	—	4.19%	1.21%
— —	**19,284,387.50**	**—**	**AA+**	**3.86%**	**—**	**—**	**19,316,092.79**	**—**	**19,338,289.98**	**349,776.98**	**—**	**4.16%**	**3.80%**
Structured													
MBS													
FHMS 3137FL6P4	250,000.00	FHMS K-089 A2	AA+	3.56%	01/01/2029	01/25/2029	245,029.30	97.8656	245,406.40	4,453.74	—	4.40%	4.13%
FHMS 3137HQ4U2	550,000.00	FHMS K-555 A2	AA+	4.05%	01/01/2031	01/25/2031	548,145.95	98.2653	542,315.44	8,600.62	—	4.45%	4.10%
FHMS 3137F4X72	693,946.95	FHMS K-075 A2	AA+	3.65%	02/01/2028	02/25/2028	685,326.83	98.8072	687,779.99	12,759.90	—	4.31%	4.09%
FHMS 3137HLJA1	450,000.00	FHMS K-540 A2	AA+	4.51%	02/01/2030	02/25/2030	449,987.40	100.0821	452,061.63	10,154.22	—	4.44%	4.50%
FHMS 3137HRVB2	750,000.00	FHMS K-561 A2	AA+	4.12%	03/01/2031	03/25/2031	741,770.25	98.4494	740,945.51	4,034.17	—	4.46%	4.35%
FHMS 3137HLY48	586,000.00	FHMS K-542 A2	AA+	4.40%	04/01/2030	04/25/2030	586,034.42	99.7270	586,550.97	9,282.65	—	4.44%	4.37%
FHMS 3137HN4R6	750,000.00	FHMS K-546 A2	AA+	4.36%	05/01/2030	05/25/2030	761,239.50	99.5880	749,635.89	16,353.78	—	4.44%	3.97%

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Ticker Identifier	Current Units	Description	Rating	Coupon Rate	Effective Maturity	Final Maturity	Original Cost	Market Price	Market Value + Accrued	Interest / Dividend Income	Dividend Yield	Yield	Book Yield
FHMS 3137FGZT5	653,000.00	FHMS K-079 A2	AA+	3.93%	06/01/2028	06/25/2028	649,594.65	98.9676	648,394.96	12,818.40	—	4.38%	4.05%
FHMS 3137HAGZ3	500,000.00	FHMS K-752 A2	AA+	4.28%	07/01/2030	07/25/2030	499,843.75	99.3232	498,400.88	10,710.00	—	4.43%	4.26%
FHMS 3137FBU79	720,444.63	FHMS K-069 A2	AA+	3.19%	09/01/2027	09/25/2027	705,200.85	98.6125	712,361.50	11,533.00	—	4.23%	4.14%
FHMS US-3137F64P90	583,927.37	FHMS K-739 A2	AA+	1.34%	09/01/2027	09/25/2027	550,328.73	97.1997	568,225.62	3,911.50	—	4.11%	4.17%
FHMS 3137FJKE8	800,000.00	FHMS K-082 A2	AA+	3.92%	09/01/2028	09/25/2028	796,593.75	98.8570	793,469.38	15,679.98	—	4.39%	4.01%
FHMS 3137FJXV6	675,900.00	FHMS K-083 A2	AA+	4.05%	09/01/2028	09/25/2028	673,365.38	99.0815	671,973.12	13,686.96	—	4.40%	4.12%
FHMS 3137FJZ93	500,000.00	FHMS K-084 A2	AA+	3.78%	10/01/2028	10/25/2028	492,714.84	98.5121	494,135.70	9,450.00	—	4.40%	4.21%
FHMS 3137FK4M5	750,000.00	FHMS K-085 A2	AA+	4.06%	10/01/2028	10/25/2028	749,941.41	99.0833	745,661.94	15,225.00	—	4.40%	4.00%
FHMS 3137HB2L7	750,000.00	FHMS K-753 A2	AA+	4.40%	10/01/2030	10/25/2030	754,365.23	99.6986	750,489.35	16,500.00	—	4.44%	4.25%
FHMS 3137HNWH7	750,000.00	FHMS K-550 A2	AA+	4.16%	10/01/2030	10/25/2030	752,689.50	98.7828	743,472.97	15,611.28	—	4.44%	4.05%
FHMS 3137HNWV6	650,000.00	FHMS K-551 A2	AA+	4.17%	11/01/2030	11/25/2030	655,736.25	98.7658	644,233.87	13,536.24	—	4.45%	3.94%
FHMS 3137HHW23	750,000.00	FHMS K-533 A2	AA+	4.23%	12/01/2029	12/25/2029	751,142.58	99.1900	746,568.42	15,862.50	—	4.44%	4.16%
FN 3140Q14W7	645,936.95	FN BZ6236	AA+	3.73%	01/01/2031	01/01/2031	642,076.47	97.0290	628,751.55	8,303.21	—	4.50%	3.84%
FN 3140Q2A65	646,017.24	FN BZ6328	AA+	3.93%	01/01/2031	01/01/2031	641,954.39	97.7757	633,763.41	7,345.25	—	4.50%	4.06%
FN 3140Q2RE0	500,000.00	FN BZ6784	AA+	4.34%	04/01/2031	04/01/2031	498,906.25	99.4095	498,858.15	2,836.32	—	4.47%	4.38%
FN 3140NVFU6	2,450,000.00	FN BZ1078	AA+	5.29%	06/01/2029	06/01/2029	2,494,026.50	101.5438	2,498,624.63	65,162.52	—	4.73%	4.68%
FN 3140NYMQ1	750,000.00	FN BZ3966	AA+	4.12%	06/01/2030	06/01/2030	744,404.30	98.7347	743,084.95	15,535.82	—	4.46%	4.22%
FN 3140Q3BD7	750,000.00	FN BZ7235	AA+	4.27%	06/01/2031	06/01/2031	741,767.58	98.9287	744,633.67	444.79	—	4.51%	4.45%
FN 3140NYXE6	650,000.00	FN BZ4276	AA+	4.24%	07/01/2030	07/01/2030	652,082.03	99.1389	646,699.65	13,856.55	—	4.46%	4.09%
FN 3140Q0MT6	650,000.00	FN BZ4869	AA+	4.29%	09/01/2030	09/01/2030	659,419.92	99.2970	647,754.35	14,019.96	—	4.46%	3.87%

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FN 3140LH3C2	500,000.00	FN BS7094	AA+	4.78%	11/01/2029	11/01/2029	100.00	99.0334	497,158.73	12,016.41	—	5.14%	
FN 3140HSAH4	714,845.58	FN BL0907	AA+	3.88%	12/01/2028	12/01/2028	712,835.08	98.7149	707,970.56	12,049.09	—	4.48%	3.87%
FN 3140Q1UL2	900,000.00	FN BZ5986	AA+	4.10%	12/01/2030	12/01/2030	900,175.78	98.4622	889,235.08	17,835.00	—	4.48%	4.01%
FNA 3136BV4T2	750,000.00	FNA 2025-M2 A2	AA+	4.62%	04/01/2030	04/25/2030	759,375.00	100.3240	755,317.54	17,325.00	—	4.48%	4.29%
FNA 3136AY7L1	583,876.85	FNA 2018-M1 A2	AA+	3.08%	12/01/2027	12/25/2027	567,067.58	98.3257	575,600.34	8,915.88	—	4.24%	4.61%
FR 3132XGXH4	739,576.85	FH WN2479	AA+	4.94%	05/01/2028	05/01/2028	741,655.06	100.0000	742,621.44	18,377.80	—	4.80%	4.73%
FR 3132XGXN1	1,500,000.00	FH WN2484	AA+	4.40%	06/01/2028	06/01/2028	1,477,950.00	99.6493	1,500,238.90	33,183.32	—	4.47%	4.81%
FR 3132XFQ68	1,000,000.00	FH WN1376	AA+	4.54%	06/01/2029	06/01/2029	1,013,440.00	99.9091	1,002,873.97	22,826.09	—	4.50%	4.10%
FR 3132XFPC6	1,100,000.00	FH WN1318	AA+	4.65%	12/01/2030	12/01/2030	1,093,125.00	100.1220	1,105,604.34	25,717.12	—	4.58%	4.76%
— —	**26,943,472.41**	—	**AA+**	**4.22%**	—	—	**26,389,411.51**	—	**26,840,874.78**	**515,914.05**	—	**4.48%**	**4.38%**
Credit													
CD													
BEALBK 07371AYL1	245,000.00	Monet Bank	NA	1.85%	02/17/2027	02/17/2027	245,000.00	98.6800	243,355.48	2,247.63	—	3.96%	1.85%
BSVBK 07371CG37	245,000.00	Beal Bank USA	NA	1.85%	02/17/2027	02/17/2027	245,000.00	98.6540	243,291.69	2,247.63	—	4.01%	1.85%
MEDBNK 58404DNF4	245,000.00	Medallion Bank	NA	2.00%	03/08/2027	03/08/2027	245,000.00	98.6590	242,023.32	2,429.85	—	3.98%	1.99%
MTB 564759RS9	245,000.00	Manufacturers and Traders Trust Company	A-	4.00%	01/20/2027	01/20/2027	245,000.00	100.0240	249,408.39	4,859.72	—	3.95%	3.99%
SBIIN 856285E98	245,000.00	State Bank of India New York Branch	BBB-	1.75%	02/01/2027	02/01/2027	245,000.00	98.7500	243,711.15	2,126.13	—	3.90%	1.75%
— —	**1,225,000.00**	—	**CCC+**	**2.30%**	—	—	**1,225,000.00**	—	**1,221,790.02**	**13,910.95**	—	**3.96%**	**2.29%**
Municipal													
ALSTRN 010268CP3	700,000.00	ALABAMA FED AID HWY FIN AUTH SPL OBLIG REV	AA	1.55%	09/01/2027	09/01/2027	701,722.00	97.1131	683,401.51	5,414.50	—	4.10%	1.44%

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AZSTRN 040654XZ3	585,000.00	ARIZONA ST TRANSN BRD HWY REV	AA+	2.41%	07/01/2029	07/01/2029	526,394.70	94.5536	560,193.68	7,055.10	—	4.37%	5.10%
CTSHGR 20775DLB6	500,000.00	CONNECTICUT ST HEALTH & EDL FACS AUTH REV	AA	1.70%	11/01/2027	11/01/2027	486,345.00	96.8036	485,434.80	4,250.00	—	4.18%	2.83%
HIS 419792R81	625,000.00	HAWAII ST	AA	3.94%	10/01/2028	10/01/2028	625,000.00	99.2919	624,745.12	4,170.45	—	4.27%	3.94%
LAKSCD 508759KL0	115,000.00	LAKE CNTY ILL CMNTY CONS SCH DIST NO 073 HAW-THORN	AA+	3.53%	01/01/2028	01/01/2028	108,709.50	99.0348	115,919.24	2,029.18	—	4.20%	4.76%
LAKSCD 508624LP6	110,000.00	LAKE CNTY ILL CMNTY CONS SCH DIST NO 050 WOOD-LAND	AA	0.99%	11/01/2026	11/01/2026	95,966.20	99.0189	109,102.61	545.60	—	3.94%	
LHBGEN 503433AF1	500,000.00	LA HABRA	AA+	2.12%	08/01/2027	08/01/2027	505,570.00	97.7983	493,399.61	5,290.00	—	4.21%	1.61%
LKZ 511444RK9	140,000.00	LAKE ZURICH ILL	AAA	2.95%	02/01/2028	02/01/2028	128,444.40	98.1136	139,079.94	2,065.00	—	4.19%	6.23%
NDSFIN 65887PWD3	500,000.00	NORTH DAKOTA PUB FIN AUTH	AA	1.59%	12/01/2026	12/01/2026	505,685.00	99.0537	495,930.90	3,975.00	—	3.88%	0.88%
NEW 64327TJT6	170,000.00	NEW CASTLE CNTY DEL	AAA	1.37%	07/15/2027	07/15/2027	151,623.00	97.2697	166,432.38	1,164.50	—	4.07%	6.66%
NYC 64966ML31	400,000.00	NEW YORK N Y	AA	3.76%	12/01/2027	12/01/2027	432,984.00	99.2056	398,075.87	7,520.00	—	4.34%	0.57%
NYCGEN 64971XLS5	160,000.00	NEW YORK N Y CITY TRANSITIONAL FIN AUTH REV	AA+	2.21%	05/01/2027	05/01/2027	149,811.20	98.3901	158,013.50	1,768.00	—	4.19%	5.58%
NYCGEN 64971XSY5	410,000.00	NEW YORK N Y CITY TRANSITIONAL FIN AUTH REV	AA+	1.55%	05/01/2028	05/01/2028	348,208.90	95.0478	390,755.17	3,177.50	—	4.39%	7.18%
NYCGEN 64971XD39	225,000.00	NEW YORK N Y CITY TRANSITIONAL FIN AUTH REV	AA+	1.36%	08/01/2027	08/01/2027	194,242.50	97.0652	219,671.70	1,530.00	—	4.15%	8.05%

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Portfolio Appraisal

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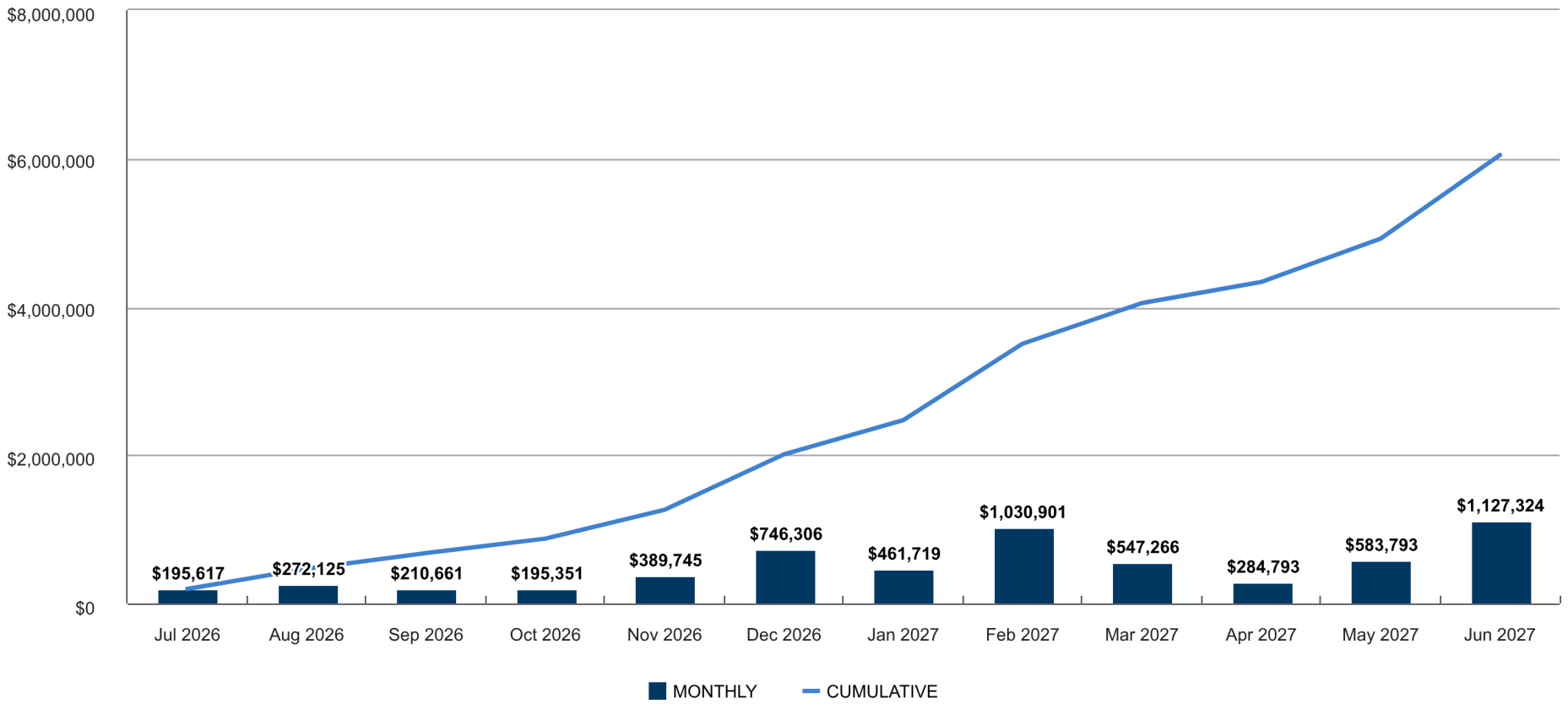
NYCGEN 64971XD47	500,000.00	NEW YORK N Y CITY TRANSITIONAL FIN AUTH REV	AA+	1.55%	08/01/2028	08/01/2028	487,850.00	94.3373	474,915.84	3,875.00	—	4.42%	2.32%
NYSDEV 6500358R2	465,000.00	NEW YORK ST UR-BAN DEV CORP REV	AA+	3.54%	03/15/2028	03/15/2028	450,710.55	98.7691	464,123.40	8,230.50	—	4.29%	4.69%
NYSFAC 64985TDF5	150,000.00	NEW YORK ST UR-BAN DEV CORP ST SALES TAX REV	AA+	1.88%	03/15/2029	03/15/2029	125,683.50	93.7313	141,427.33	1,410.00	—	4.36%	6.67%
SEQSCD 817409N68	315,000.00	SEQUOIA CALIF UN HIGH SCH DIST	AAA	2.04%	07/01/2028	07/01/2028	273,070.35	95.6808	304,612.32	3,217.73	—	4.32%	6.75%
SRVSCD 7994082H1	500,000.00	SAN RAMON VALLEY CALIF UNI SCH DIST	AA	1.67%	08/01/2028	08/01/2028	499,360.00	94.8746	477,852.07	4,175.00	—	4.26%	1.71%
SSTPWR 86932UCH6	595,000.00	SUSTAINABLE ENER-GY UTIL INC DEL EN-ERGY EFFICIENCY	AA+	2.34%	09/15/2029	09/15/2029	519,238.65	93.8902	562,753.46	6,973.40	—	4.41%	5.65%
WES 953107AG4	190,000.00	WEST HARTFORD CONN	AA+	1.50%	07/01/2028	07/01/2028	161,733.70	94.6704	181,298.74	1,425.00	—	4.31%	6.76%
WHT 962727PB3	140,000.00	WHEATON ILL	AAA	1.74%	12/01/2028	12/01/2028	117,573.40	94.1112	131,958.56	1,217.30	—	4.33%	6.82%
WISGEN 977100HW9	665,000.00	WISCONSIN ST GEN FD ANNUAL APPRO-PRIATION REV	AA	4.35%	05/01/2029	05/01/2029	675,533.60	100.0136	669,907.53	14,450.45	—	4.34%	3.92%
— —	**8,660,000.00**	—	**AA+**	**2.39%**	—	—	**8,271,460.15**	—	**8,449,005.29**	**94,929.21**	—	**4.25%**	**3.87%**
Total Invested	**56,198,277.32**	—	**AA+**	**3.78%**	—	—	**55,287,381.86**	—	**55,935,377.48**	**978,473.56**	—	**4.33%**	**4.05%**

PTMA

Cash Flow

June 1 - June 30, 2026

12-MONTH CASH FLOW FORECAST



Organizational Structure
Public Trust Advisors, LLC, PMA Financial Network, LLC, PMA Securities, LLC and PMA Asset Management, LLC are under common ownership as part of PTMA Financial Solutions, LLC ("PTMA"). Public Trust Advisors, LLC and PMA Asset Management, LLC, are two separate SEC registered investment advisers, both doing business as PTMA Investment Advisors. PMA Securities, LLC is a broker-dealer and municipal advisor registered with the SEC and MSRB and is a member of FINRA and SIPC. Registration with the SEC does not imply a certain level of skill or training. Marketing, securities, institutional brokerage services and municipal advisory services are offered through PMA Securities, LLC. PTMA Investment Advisors provides investment advisory services to local government investment pools ("Funds") and separate accounts. All other products are provided by PMA Financial Network, LLC.

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PTMA

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Executive summary

Title: Development update Q3 2026

Recommended action: None. The attached report summarizes the status of major development projects occurring in St. Louis Park.

Policy consideration: Not applicable. Contact staff with any questions.

Summary: The attached report is meant to keep the Economic Development Authority (EDA)/city council informed on a quarterly basis as to the metrics, construction status and tentative schedule of major development projects in the city. For clarity:

- **Proposed developments**: are those that are working through the planning entitlement process and have not yet been approved.
- **Approved developments**: are those whose planning applications have been approved by the city council and have not yet commenced construction, but whose financial assistance agreements may or may not yet have been approved.
- **Under construction**: are those that just started or are actively under construction.
- **Completed developments:** are those that have received their final certificates of occupancy.

More detailed information can be found on the interactive development dashboard on the city's website. The dashboard provides project metrics for all major developments or additions that have been approved, are under construction or completed within the city since 2010. The dashboard includes website links, market rate and affordable unit counts by bedroom size, parking information, bike facilities, electric vehicle charging stations and more.

Additionally, developments receiving financial assistance from the EDA/city are required to track diversity, equity and inclusion (DEI) goals related to business enterprises and workforce hiring goals. Current goal status for projects under construction is also included in the update.

Financial or budget considerations: Development activity affects the city's total tax capacity as reflected in the city's annual budget and long-range financial plan, with new developments generating new property tax revenue. It also plays a significant role in the retention of the city's AAA bond rating.

Strategic priority consideration: St. Louis Park is committed to providing a range of quality, affordable and attainable housing options; to providing connected and safe infrastructure; to being a leader in climate and natural spaces, and to being a welcoming, safe community.

Supporting documents: Major developments in St. Louis Park – 3rd Quarter 2026, DEI report, development gameboard graphic

Prepared by: Dean Porter-Nelson, redevelopment administrator
Reviewed by: Jennifer Monson, planning and economic development manager
Karen Barton, community development director & EDA executive director
Approved by: Kim Keller, city manager

Major Developments in St. Louis Park
3rd Quarter 2026

Multifamily housing development summary 2024-2026 YTD	Total	Market rate	Affordable
Proposed units	468	203	265
Approved units	150	142	8
Units under construction	602	475	127
Recently completed units (last two years)	624	316	308
All units*	**1844**	**1136**	**708**
Total Development Costs (TDC)*	**$677.3 million**		

*Cumulative unit totals include projects for 2024 – first quarter 2026. For projects completed prior to 2024 please see the Development Dashboard on the city's web site.
**Total estimated TDC of all projects. Projects with unknown TDC excluded; actual totals are higher.
For additional information please see **Development Projects** on the city's web site.

Proposed developments		
Project, location & developer	***Project Description***	***Tentative Schedule***
Creekline Flats 8800 Highway 7 **Broadway Street Development**	 Broadway Street Development proposes a seven-story, 208-unit affordable multifamily development located at 8800 Highway 7. The project would include demolition of the existing structure and construction of a five-story structured parking garage wrapped by seven levels of housing. All residential units in the development would be reserved for households earning between 30% and 80% of the area median income (AMI). The project would include one, two and three-bedroom units, with a majority of larger two and three-bedroom layouts designed to serve families. The image above shows a preliminary site plan illustrating the proposed building layout, parking, access points and connections to Boone Avenue and Minnehaha Creek.	The developer received an allocation of low-income housing tax credits (LIHTC) for the project in early July 2026 and is currently pursuing land-use approvals and city financial assistance. Land-use approvals and building permits must be obtained by November 2026 to preserve the full LIHTC allocation.

Proposed developments		
Wooddale Station Redevelopment 5802 - 5950 36th St. W. **Sentinel Management Company**	 Sentinel Management Company proposes to purchase and redevelop the EDA-owned lot located at 5950 36th St. W., as well as the neighboring property, into a mixed-use, mixed-income transit-oriented development. Sentinel proposes a five and six-story building with approximately 260 residential units of which approximately 21% will be affordable between 30%-60% AMI, 7,000 to 10,000 square feet of ground floor commercial space, and a public plaza. The project would meet the city's green building policy and exceed the inclusionary housing policy. Estimated total development cost: TBD	Sentinel Management company signed a preliminary development agreement in March 2026 and is working with staff on the details of its design and is preparing to submit a financial assistance application. Construction commencement TBD.
Shops at West End Office Development	The owner of the Shops at West End, Hempel Real Estate, is exploring the possibility of redeveloping a vacant corner of the Shops to have ground floor commercial, with four to six stories of office space above. Estimated total development cost: TBD	An AUAR update was approved by the city council on Oct. 6, 2025. Construction commencement is TBD.

Approved developments		
Project, location & developer	***Project Description***	***Tentative Schedule***
Parkway on 5 5430 Minnetonka Blvd. **Sela Group & Affiliates**	 Development of a 33-unit, three-story apartment building with a mix of underground and surface parking at the northwest corner of Minnetonka Boulevard and Highway 100. The project includes a public trail to the east of the site within the Minnesota Department of Transportation's right-of-way. Estimated total development cost: TBD	The city council approved the requested application on Feb. 2, 2026. Construction commencement is TBD.
Minnetonka Boulevard redevelopment 5707 – 5639 Minnetonka Blvd. **GMHC & Homes Within Reach Affordable Housing Land Trust**	 Construction of four twin homes (eight-units), providing eight permanently affordable homeownership opportunities on four vacant Economic Development Authority-owned lots. Estimated total development cost: $8 million	Construction commencement is TBD.

Approved developments		
Project, location & developer	***Project Description***	***Tentative Schedule***
Park Place East 5775 Wayzata Blvd. **GW Properties**	 Proposed construction of two retail buildings in the southeast corner of the parking lot at 5775 Wayzata Boulevard. The new buildings will contain four fast-casual restaurants. Estimated total development cost: TBD	Planning entitlements approved in December 2023 and June 2024. Building permits are submitted and construction commencement is TBD.
2625 Louisiana Avenue 2625 Louisiana Ave. **Web Development LLC**	 Largely vacant parcel adjacent to North Cedar Lake Regional Trail to be redeveloped as a 57-unit, four-story, mixed-use market-rate building with approximately 4,000 square feet of ground floor commercial space with underground and surface parking. Project includes public path connecting Louisiana Ave. to the Regional Trail. Estimated total development cost: TBD	Planning entitlements approved 2022 and reapproved 2024. Construction commencement TBD. The planning entitlement approvals for this project expired on July 6, 2026. It will be removed from all future development reports and the city's website.

Approved developments		
Project, location & developer	***Project Description***	***Tentative Schedule***
Achromatic 6013 6013 and 6019 Cedar Lake Road **Joshua Aaron**	 Proposed is the redevelopment of two single-family homes and the construction of a 36 unit, three-story building with one level of below grade parking. Estimated total construction costs: TBD	Planning entitlements approved March 2024. Construction commencement TBD.
Parkway Residences W 31st St. between Inglewood Avenue & Glenhurst Avenue **Sela Group & Affiliates**	 Multi-phase redevelopment includes four, multi-family buildings with 211 units. The affordable housing includes 24 rehabilitated units made available to households earning up to 50% AMI and six new units made available to households earning up to 60% AMI. **Phase III:** Eleven-story, 73-unit apartment building. Estimated development cost: $36.2 million. Estimated total development cost (all phases): $91.4 million.	Phase III commencement is TBD.

Under construction		
Project, location & developer	***Project Description***	***Tentative Schedule***
Knollwood Chipotle Lindsay Knollwood 2, LLC	 Construction of a Chipotle restaurant at the northwest corner of Highway 7 and Aquila Avenue South with a drive-thru lane for pick up orders only. Estimated total development cost: not disclosed	The project required a conditional use permit which was approved on Oct. 6, 2025. This project is currently under construction and anticipates opening in mid-July 2026.
Terasă 5401 Gamble Drive **Hempel Real Estate**	 Redevelopment of the northwest office tower within the West End Office Towers complex and construction of up to a six-story, 222-unit mixed-use building with approximately 20,000 square feet of commercial space, potentially including a grocer, restaurant and coffee shop. Development will include affordable housing units (20% of total), made available to households earning up to 50% AMI. Estimated total development cost: $93.7 million.	Construction started Q1 2026 with completion anticipated prior to Q3 2028.

Beltline Boulevard Station Site SE quadrant of CSAH 25 & Beltline Boulevard **Sherman Associates**	 Major mixed-use, mixed income, transit-oriented, multi-phase development adjacent to Southwest Light Rail Transit Beltline Boulevard Station. **Building 1 includes:** • Seven-story mixed-use building with six levels of market rate housing (152 units) and 20,000 square feet of neighborhood commercial space. • A 592-stall parking ramp, which will include 268 park & ride stalls, 326 residential stalls and approximately 1,850 square feet of commercial space. • Estimated cost: $55.7 million. • Estimated cost of public ramp: $11.1 million. **Building 2 includes:** • Four-story all affordable apartment building with 82 units, 39 units will be available to households earning up to 60% AMI, 23 units will be available to households earning up to 50% AMI, and 20 units will be available to households earning up to 30% AMI. • The project includes 22 three-bedroom units and 44 two-bedrooms units • Estimated development cost: $28.4 million. **Building 3 includes:** • Five-story market rate apartment building with 146 units. • Estimated development cost: $53.5 million. Altogether, the multi-phase redevelopment will have 380 apartment units of which 82 (21%) would be affordable. Estimated total development cost: $148.7 million.	All phases of the development are under construction. Construction completion for all phases is anticipated by Q1 2027. Building 3 and the ramp are expected to open in November 2026.

Recently completed developments		
Project, location & developer	***Project Description***	***Tentative Schedule***
Union Park Flats 3700 Alabama Ave. & 6027 37th St. W. **PPL (Project for Pride in Living)**	 Redevelopment of the north portion of the Union Congregational Church property with a three story, 60-unit affordable apartment building on the north half of the property. All unit rents have limits ranging between 30%-60% AMI. Union Congregational Church plans to remain on the south portion of the property. Total development cost: $28.7 million.	Completed December 2024.
Mera (formerly 9920 Wayzata) 9808 & 9920 Wayzata Blvd. **Bigos Management**	 Redevelopment of former *Santorini's* restaurant property at northwest quadrant of I-394 & US 169. Six-story, 233-unit, mixed income apartment building with 20% (47) of the units available to households earning up to 50% AMI. Approximate total development cost: $68.6 million.	Completed August 2024.

Recently completed developments		
Project, location & developer	***Project Description***	***Tentative Schedule***
Zelia on Seven (formerly Via Sol) SE quadrant Hwy. 7 & Wooddale Avenue 5855 Hwy. 7 Owned and managed by **Bigos Management**	 Mixed-income, transit-oriented development including a five-story, 217-unit apartment building (130 market rate units, 22 units affordable to households earning up to 50% AMI, and 65 units affordable to households earning up to 60% AMI)solar panels which will be installed spring 2025 (producing 220AC kW, 275 DC kW and 300,000 KwH total generation) and one-acre urban forest. Approximate total development cost: $88.4 million.	Completed May 2024.
Arbor Court 3801 Wooddale Ave. S. **Real Estate Equities LLC**	 Redevelopment of former Aldersgate Church property adjacent to Burlington Coat/Micro Center and Highway 100. All affordable housing development includes 114-units with 205 parking stalls, of which 117 stalls would be underground. • 5 units affordable to households earning up to 30% AMI. • 5 units affordable to households earning up to 50% AMI. • 104 units affordable to households earning up to 60% AMI. Total development cost $38.3 million.	Completed March 2024.

Diversity, Equity, and Inclusion Hiring Goals Report – July 1, 2026

Terasă Development

	Terasă Development	
QUARTERLY COMPLIANCE SUMMARY	**ACTUAL**	**GOALS**
Total number of business enterprises contracted in development	**7**	
Percentage of women-owned business enterprises in development	14.3%	6%
Percentage of BIPOC/AAPI owned business enterprises in development	0%	13%
Percentage of total development dollars paid to women-owned business enterprises in development	0.00%	6%
Percentage of total development dollars paid to BIPOC/AAPI owned business enterprises in development	0.00%	13%
Total number of construction workers contracted in development	306	
Percentage of women workforce in development	14.3%	20%
Percentage of BIPOC/AAPI workforce in development	0%	32%
Percentage of total construction hours for women workforce in development	0.9%	20%
Percentage of total construction hours for BIPOC/AAPI workforce in development	7.7%	32%
Total number of employees at business organization (Hempel)	**6**	
Percentage of women employed by business organization	16.7%	10%
Percentage of BIPOC/AAPI persons employed by business organization	0.0%	13%
Total number of employees at business organization (NorthStar Equity Services)	**79**	
Percentage of women employed by business organization	40.5%	10%
Percentage of BIPOC/AAPI persons employed by business organization	16.5%	13%

*The BIPOC/AAPI workforce demographic data is self-reported, and likely does not fully capture Hispanic/Latinx individuals.

Diversity, Equity, and Inclusion Hiring Goals Report – July 2026

Beltline Station Building #1 – Mixed Use Building

	Beltline Station #1	
QUARTERLY COMPLIANCE SUMMARY	**ACTUAL**	**GOALS**
Total number of business enterprises contracted in development	**32**	
Percentage of women-owned business enterprises in development	12.5%	6%
Percentage of BIPOC/AAPI owned business enterprises in development	0.0%	13%
Percentage of total development dollars paid to women-owned business enterprises in development	4.8%	6%
Percentage of total development dollars paid to BIPOC/AAPI owned business enterprises in development	0.0%	13%
Total number of construction workers contracted in development	**478**	
Percentage of women workforce in development	3.3%	20%
Percentage of BIPOC/AAPI workforce in development	9.8%	32%
Percentage of total construction hours for women workforce in development	3.3%	20%
Percentage of total construction hours for BIPOC/AAPI workforce in development	6.5%	32%
Total number of employees at business organization	**530**	
Percentage of women employed by business organization	30.9%	10%
Percentage of BIPOC/AAPI persons employed by business organization	31.5%	13%

*The BIPOC/AAPI workforce demographic data is self-reported, and likely does not fully capture Hispanic/Latinx individuals.

Diversity, Equity, and Inclusion Hiring Goals Report – July 2026

Beltline Station Building #2 – Affordable Housing

	Beltline Station #2	
QUARTERLY COMPLIANCE SUMMARY	**ACTUAL**	**GOALS**
Total number of business enterprises contracted in development	**34**	
Percentage of women-owned business enterprises in development	11.8%	6%
Percentage of BIPOC/AAPI owned business enterprises in development	0.0%	13%
Percentage of total development dollars paid to women-owned business enterprises in development	4.4%	6%
Percentage of total development dollars paid to BIPOC/AAPI owned business enterprises in development	0.0%	13%
Total number of construction workers contracted in development	**168**	
Percentage of women workforce in development	2.4%	20%
Percentage of BIPOC/AAPI workforce in development	17.3%	32%
Percentage of total construction hours for women workforce in development	1.8%	20%
Percentage of total construction hours for BIPOC/AAPI workforce in development	20.4%	32%
Total number of employees at business organization	**530**	
Percentage of women employed by business organization	30.9%	10%
Percentage of BIPOC/AAPI persons employed by business organization	31.5%	13%

*The BIPOC/AAPI workforce demographic data is self-reported, and likely does not fully capture Hispanic/Latinx individuals.

Diversity, Equity, and Inclusion Hiring Goals Report – July 2026

Beltline Station Building #3 – Market Rate Housing

	Beltline Station #3	
QUARTERLY COMPLIANCE SUMMARY	**ACTUAL**	**GOALS**
Total number of business enterprises contracted in development	**40**	
Percentage of women-owned business enterprises in development	10.0%	6%
Percentage of BIPOC/AAPI owned business enterprises in development	2.5%	13%
Percentage of total development dollars paid to women-owned business enterprises in development	5.2%	6%
Percentage of total development dollars paid to BIPOC/AAPI owned business enterprises in development	0.4%	13%
Total number of construction workers contracted in development	**397**	
Percentage of women workforce in development	1.9%	20%
Percentage of BIPOC/AAPI workforce in development	19.5%	32%
Percentage of total construction hours for women workforce in development	1.3%	20%
Percentage of total construction hours for BIPOC/AAPI workforce in development	22.6%	32%
Total number of employees at business organization	**530**	
Percentage of women employed by business organization	30.9%	10%
Percentage of BIPOC/AAPI persons employed by business organization	31.5%	13%

*The BIPOC/AAPI workforce demographic data is self-reported, and likely does not fully capture Hispanic/Latinx individuals.

Diversity, Equity, and Inclusion Hiring Goals Report – July 2026

Beltline Parking Ramp

	Beltline Parking Ramp	
QUARTERLY COMPLIANCE SUMMARY	**ACTUAL**	**GOALS**
Total number of business enterprises contracted in development	**30**	
Percentage of women-owned business enterprises in development	20.0%	20%
Percentage of BIPOC/AAPI owned business enterprises in development	16.7%	32%
Percentage of total development dollars paid to women-owned business enterprises in development	12.6%	20%
Percentage of total development dollars paid to BIPOC/AAPI owned business enterprises in development	10.9%	32%
Total number of construction workers contracted in development	**Data unavailable**	
Percentage of women workforce in development	**Data unavailable**	20%
Percentage of BIPOC/AAPI workforce in development	**Data unavailable**	32%
Percentage of total construction hours for women workforce in development	**Data unavailable**	20%
Percentage of total construction hours for BIPOC/AAPI workforce in development	**Data unavailable**	32%
Total number of employees at business organization	**Data unavailable**	
Percentage of women employed by business organization	**Data unavailable**	10%
Percentage of BIPOC/AAPI persons employed by business organization	**Data unavailable**	13%

*The BIPOC/AAPI workforce demographic data is self-reported, and likely does not fully capture Hispanic/Latinx individuals.

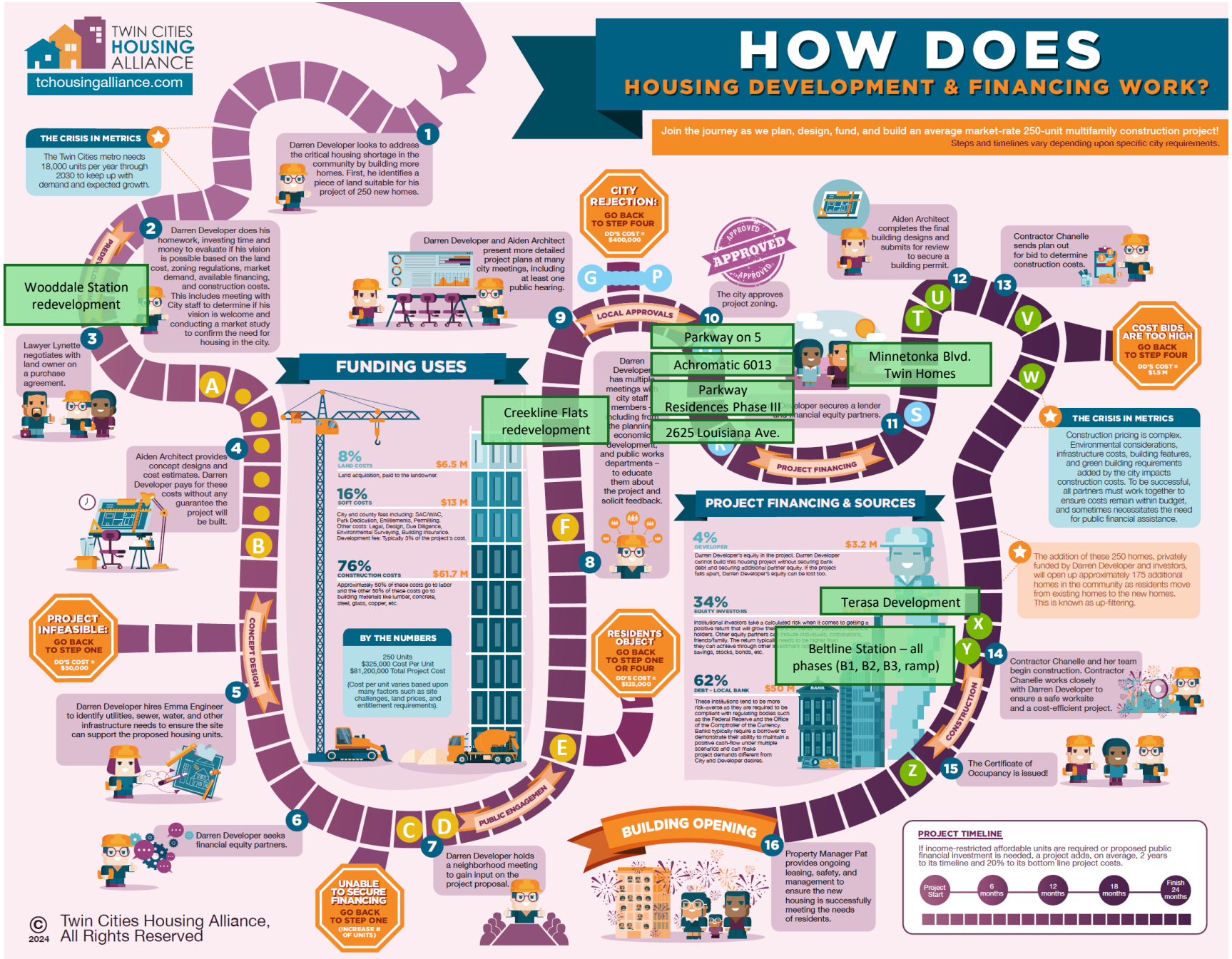
The ramp is built with federal funds through funding agreement with the Metropolitan Council, and Donlar (the firm building the ramp) is tracking Disadvantaged Business Enterprise (DBE) goals associated with that funding, which are separate from and in addition to the City's DEI policy goals related to the Betline development. To date, Donlar is projected to meet its DBE participation goal of 15% for firms participating in the construction of the parking ramp.

Diversity, Equity, and Inclusion Hiring Goals Report – July 2026

Beltline Station Sitework – for all buildings and the parking ramp

	Beltline Station Sitework	
QUARTERLY COMPLIANCE SUMMARY	**ACTUAL**	**GOALS**
Total number of business enterprises contracted in development	**7**	
Percentage of women-owned business enterprises in development	0.0%	6%
Percentage of BIPOC/AAPI owned business enterprises in development	0.0%	13%
Percentage of total development dollars paid to women-owned business enterprises in development	0.0%	6%
Percentage of total development dollars paid to BIPOC/AAPI owned business enterprises in development	0.0%	13%
Total number of construction workers contracted in development	**170**	
Percentage of women workforce in development	0.6%	20%
Percentage of BIPOC/AAPI workforce in development	15.3%	32%
Percentage of total construction hours for women workforce in development	0.2%	20%
Percentage of total construction hours for BIPOC/AAPI workforce in development	13.8%	32%
Total number of employees at business organization	**530**	
Percentage of women employed by business organization	30.9%	10%
Percentage of BIPOC/AAPI persons employed by business organization	31.5%	13%

*The BIPOC/AAPI workforce demographic data is self-reported, and likely does not fully capture Hispanic/Latinx individuals.


TWIN CITIES HOUSING ALLIANCE
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HOW DOES
HOUSING DEVELOPMENT & FINANCING WORK?
Join the journey as we plan, design, fund, and build an average market-rate 250-unit multifamily construction project!
Steps and timelines vary depending upon specific city requirements.
THE CRISIS IN METRICS
The Twin Cities metro needs 18,000 units per year through 2030 to keep up with demand and expected growth.
1
Darren Developer looks to address the critical housing shortage in the community by building more homes. First, he identifies a piece of land suitable for his project of 250 new homes.
2
Darren Developer does his homework, investing time and money to evaluate if his vision is possible based on the land cost, zoning regulations, market demand, available financing, and construction costs. This includes meeting with City staff to determine if his vision is welcome and conducting a market study to confirm the need for housing in the city.
Wooddale Station redevelopment
3
Lawyer Lynette negotiates with land owner on a purchase agreement.
4
Aiden Architect provides concept designs and cost estimates. Darren Developer pays for these costs without any guarantee the project will be built.
5
Darren Developer hires Emma Engineer to identify utilities, sewer, water, and other infrastructure needs to ensure the site can support the proposed housing units.
6
Darren Developer seeks financial equity partners.
7
Darren Developer holds a neighborhood meeting to gain input on the project proposal.
8
Darren Developer and Aiden Architect present more detailed project plans at many city meetings, including at least one public hearing.
9
Darren Developer has multiple meetings with city staff members – including from the planning, economic development, and public works departments – to educate them about the project and solicit feedback.
10
The city approves project zoning.
11
Aiden Architect completes the final building designs and submits for review to secure a building permit.
12
Contractor Chanelle sends plan out for bid to determine construction costs.
13
Parkway on 5
Achromatic 6013
Parkway Residences Phase III
2625 Louisiana Ave.
Minnetonka Blvd. Twin Homes
Creekline Flats redevelopment
FUNDING USES
8% LAND COSTS $6.5 M
Land acquisition, paid to the landowner.
16% SOFT COSTS $13 M
City and county fees including: SAC/WAC, Park Dedication, Entitlements, Permitting. Other costs: Legal, Design, Due Diligence, Environmental Surveying, Building Insurance. Development fee: Typically 3% of the project's cost.
76% CONSTRUCTION COSTS $61.7 M
Approximately 50% of these costs go to labor and the other 50% of these costs go to building materials like lumber, concrete, steel, glass, copper, etc.
BY THE NUMBERS
250 Units
$325,000 Cost Per Unit
$81,200,000 Total Project Cost
(Cost per unit varies based upon many factors such as site challenges, land prices, and entitlement requirements).
PROJECT FINANCING & SOURCES
4% DEVELOPER $3.2 M
Darren Developer's equity in the project. Darren Developer cannot build this housing project without securing bank debt and securing additional partner equity. If the project falls apart, Darren Developer's equity can be lost too.
34% EQUITY INVESTORS
Institutional investors take a calculated risk when it comes to getting a positive return that will grow the
savings, stocks, bonds, etc.
62% DEBT - LOCAL BANK $50 M
These institutions tend to be more risk-averse as they are required to be compliant with regulating bodies such as the Federal Reserve and the Office of the Comptroller of the Currency. Banks typically require a borrower to demonstrate their ability to maintain a positive cash-flow under multiple scenarios and can make project demands different from City and Developer desires.
Terasa Development
Beltline Station – all phases (B1, B2, B3, ramp)
14
Contractor Chanelle and her team begin construction. Contractor Chanelle works closely with Darren Developer to ensure a safe worksite and a cost-efficient project.
15
The Certificate of Occupancy is issued!
16
Property Manager Pat provides ongoing leasing, safety, and management to ensure the new housing is successfully meeting the needs of residents.
BUILDING OPENING
CONSTRUCTION
PROJECT FINANCING
PUBLIC ENGAGEMENT
CONCEPT DESIGN
PREDEVELOPMENT
CITY REJECTION: GO BACK TO STEP FOUR DD'S COST = $400,000
APPROVED
LOCAL APPROVALS
PROJECT INFEASIBLE: GO BACK TO STEP ONE DD'S COST = $50,000
RESIDENTS OBJECT GO BACK TO STEP ONE OR FOUR DD'S COST = $125,000
UNABLE TO SECURE FINANCING GO BACK TO STEP ONE (INCREASE # OF UNITS)
COST BIDS ARE TOO HIGH GO BACK TO STEP FOUR DD'S COST = $1.5 M
THE CRISIS IN METRICS
Construction pricing is complex. Environmental considerations, infrastructure costs, building features, and green building requirements added by the city impacts construction costs. To be successful, all partners must work together to ensure costs remain within budget, and sometimes necessitates the need for public financial assistance.
The addition of these 250 homes, privately funded by Darren Developer and investors, will open up approximately 175 additional homes in the community as residents move from existing homes to the new homes. This is known as up-filtering.
PROJECT TIMELINE
If income-restricted affordable units are required or proposed public financial investment is needed, a project adds, on average, 2 years to its timeline and 20% to its bottom line project costs.
Project Start
6 months
12 months
18 months
Finish 24 months
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Executive summary

Title: Broadway Street Development's proposal for redevelopment at 8800 Highway 7 - Ward 3

Recommended action: None at this time.

Policy consideration:

- Does the city council wish to pursue development at 8800 Hwy 7 as proposed?
- Are the EDA and city council willing to consider providing financial assistance, if necessary, to support the creation of an all-affordable workforce housing development?

Summary: Broadway Street Development (redeveloper) proposes Creekline Flats at 8800 Highway 7. Creekline Flats is a seven-story, 208-unit workforce housing development located east of Boone Avenue and south of West 36th Street along Minnehaha Creek. The site is occupied by a primarily vacant former Bremer Bank office building that has been marketed for sale since 2025.

On July 7, 2026, the project received a $45 million multifamily housing bond allocation from Minnesota Management and Budget (MMB), allowing the City of St. Louis Park to issue bonds for construction of Creekline Flats. MMB requires the bond allocation to be utilized during calendar year 2026, requiring the redeveloper to close on construction financing and begin construction by mid-December 2026 or earlier.

The redeveloper also requests financial assistance from the city and requests the establishment of a Tax Increment Financing (TIF) district and an Affordable Housing Trust Fund (AHTF) loan, both of which are under staff and financial consultant review to determine if assistance is needed. As part of the city's ongoing zoning code update, changes to the land use and zoning for the site would allow multifamily residential development on the site without a Planned Unit Development (PUD), although a site-specific variance request is still anticipated.

Future council and EDA actions are anticipated to include consideration of financial assistance if needed, a redevelopment agreement, and issuance of multifamily housing bonds.

Financial or budget considerations: Issuance of multifamily housing bonds will not affect the city's debt capacity because the bonds are conduit revenue bonds payable solely from project revenues. The redeveloper has applied for financial assistance from the City of St. Louis Park. The application is being reviewed by Ehlers, the EDA's financial consultant, to determine what, if any, public financial assistance is necessary to bring the redevelopment to fruition.

Strategic priority consideration: St. Louis Park is committed to providing a range of quality, affordable and attainable housing options.

Supporting documents: Discussion

Prepared by: Dean Porter-Nelson, redevelopment administrator
Reviewed by: Jennifer Monson, planning and economic development manager
Sean Walther, deputy community development director
Karen Barton, community development director/EDA executive director
Tiffany Stephens, interim deputy finance director/financial analyst
Approved by: Kim Keller, city manager

Discussion

Background: Broadway Street Development, a St. Paul-based affordable housing developer, has a purchase agreement to acquire the former Bremer Bank office property located at 8800 State Highway 7, east of Boone Avenue and south of West 36th Street along Minnehaha Creek. The redeveloper proposes demolishing the existing office building and surface parking lot and constructing a seven-story, 208-unit affordable apartment building. The proposed unit mix for the development provides a mix of apartments for moderate income households alongside more deeply affordable units. The developer is proposing to utilize income-averaging for the project which will provide a unit mix of 9 units affordable to households at 80% AMI, 36 units at 70% AMI; 131 units at 60% AMI, 21 units at 50% AMI, and 11 units at 30% AMI. Of the 208 units, 80 are anticipated to be 3 bedroom units, 81 are anticipated to be 2 bedroom units; and the remaining 47 units are anticipated to be 1 bedroom units.

If financial assistance is provided to Creekline Flats, the development will be required to adhere to the Inclusionary Housing Policy and Green Building Policy. The developer has stated that the units will remain affordable for at least 30 years, exceeding the 26-year requirement of the city's Inclusionary Housing policy. In addition, the developer anticipates powering the development with geothermal ground source heat pumps, supporting the city's climate action goals while helping the development meet the green building policy's enhanced sustainability targets. The developer has shared a preliminary site plan and rendering included in this staff report.

Creekline Flats as shown from the entrance off Boone Avenue.

Proposed Creekline Flats site plan

To finance the project, the redeveloper will utilize the recently allocated $45 million in tax exempt bonds as allocated by MMB and is applying for Low-Income Housing Tax Credits (LIHTC) through Minnesota Housing that are typically issued alongside MMB bonds. The developer has submitted a financial assistance application requesting establishment of a TIF district and a deferred AHTF loan. City staff, and Ehlers, the EDA's financial consultant, are reviewing the application which will be presented to the EDA at a future meeting.

The city is concurrently completing a comprehensive zoning code update that would allow multifamily residential development on the Creekline Flats site through a corresponding rezoning and comprehensive plan amendment. The Planning Commission unanimously recommended approval of these changes on June 17, 2026. City Council consideration is scheduled for July 20 and Aug. 3, 2026, with Metropolitan Council review anticipated shortly thereafter. If approved, the updated zoning and land use regulations are expected to become effective on Aug. 28, 2026.

While the zoning update would establish multifamily residential as a permitted use on the property and eliminate the need for a PUD, the project would still likely require approval of a site-specific variance from the Board of Zoning Appeals (BOZA). The variance application is anticipated to be submitted on Aug. 3, 2026, for consideration at the Sept. 2, 2026, BOZA meeting. Following variance approval, the remaining planning entitlement approvals before issuance of building permits are expected to include execution of the planning development contract, payment of required park and trail dedication fees, posting of a performance guarantee, and completion of any required state, watershed, or other agency permits.
City council has previously taken several actions to support the proposed redevelopment.

On Nov. 17, 2025, city council adopted resolutions supporting the issuance of multifamily housing revenue bonds, enabling the redeveloper to apply for an allocation of tax-exempt bonds from MMB. More recently, on July 6, 2026, city council approved a resolution supporting the redeveloper's application for a Minnesota Department of Employment and Economic Development (DEED) redevelopment grant. These actions positioned the project to secure the recent $45 million bond allocation and continue advancing through the city's review and approval process.

Previous actions	Governing body	Date
Resolutions related to multifamily housing bonds for 8800 Hwy 7 redevelopment	City Council	Nov. 17, 2025
Resolution supporting a DEED redevelopment grant application for Creekline Flats	City Council	July 6, 2026

Present considerations: This report updates the city council on the status of the Creekline Flats project following MMB's award of a $45 million multifamily housing bond allocation.

If the EDA and city council indicate support for the proposed development, staff will return with future reports and requested actions regarding financial assistance. These will include an analysis of the redeveloper's financial assistance application and if necessary, a recommendation on the appropriate level of assistance. Should the city council and the EDA provide support for any necessary assistance, additional reports and actions will be brought forth as the project advances related to financial assistance approvals and issuance of the multifamily housing bonds.

Next steps:

Future actions	Governing body	Date
Review of financial assistance application for Creekline Flats development (written report)	EDA	August 2026
Consideration of potential variance related to a setback	BOZA	Sept. 2, 2026
Review the business terms related to providing financial assistance for the proposed redevelopment (written report).	EDA	September 2026 (TBD)
Public hearing related to the potential establishment of a TIF District.	City Council	October 2026 (TBD)
Consider establishment of a TIF District related to Creekline Flats and related actions.	EDA and City Council	October 2026 (TBD)
Consider approval of redevelopment agreement for Creekline Flats, including potential approval of an AHTF loan and potential TIF assistance, if needed.	EDA and City Council	October 2026 (TBD)
Consider issuance of multifamily housing bonds for the Creekline Flats development	City Council	November/December 2026 (anticipated)