

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, March 6, 2023

6:30 PM

HYBRID MEETING INFORMATION

[Click here to join Zoom Meeting](#)

Meeting ID: 884 0285 5365 Passcode: 039084

Members of the public may attend this Planning Commission meeting in person, provided they follow all City policies and protocols related to the pandemic.



Members of the public may watch and listen remotely by viewing the meeting on Channel 8, WCTV, and at the City's website at www.wayzata.org/WCTV.

Public comment during the Public Forum and/or Public Hearing portions of the meeting may be provided in person at the meeting, in advance, or by logging into the zoom call and raising your hand during the public hearing. **When your name is called in the meeting, you will be seen and heard in our Council Chambers and the cable channel.** You will be asked to unmute and then you may begin your comment. All public comments must include your full name and address.

The City encourages comments or questions about items on the agenda and, when possible, requests that you submit them in advance by emailing PublicComment@wayzata.org, calling City staff at 952-404-5323, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

1. **Workshop (5:15-6:15 pm)**
 - a. Review Updates to Chapters 902, 919, and 920 of the Zoning Code
2. **Call to Order**
3. **Roll Call**
4. **Approval of Agenda**
5. **Consent Agenda**
 - a. Acknowledgement of Withdrawal of C-1 Text Amendment Application
 - b. Approval of Planning Commission Report and Recommendation for Approval of Development Application at 200 Wayzata Blvd W (Wayzata Country Club)
 - c. Approval of Meeting Minutes of February 6, 2023
6. **Public Hearing Items**
 - a. Consider Approval of Planning Commission Report and Recommendation of Approval for Panoway Boardwalk and Docks at 402 Lake Street East
7. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
8. **Adjournment**

Upcoming Meetings:
City Council - March 7, 2023
Planning Commission - March 20, 2023

Members of the Planning Commission and some staff members may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 6, 2023	AGENDA ITEM: 1.a
TITLE: Review Updates to Chapters 902, 919, and 920 of the Zoning Code	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

The City's Zoning Study, which began in 2020, is slated to conclude in 2023. Remaining topics include updates to the PUD and Subdivision Ordinances, fence and sign codes, and new language to account for cannabis legalization at the state level. The last topic that the Planning Commission reviewed as part of the Zoning Study was a series of updates to Wayzata's residential and commercial zoning districts. That group of changes primarily concerned allowed uses, physical form, and an overall reformatting of that section of code in order to eliminate redundancies.

Chapters 902 (term definitions), 916 (general building and performance requirements), 917 (accessory structure/use regulations), 919 (additional yard, lot, and building regulations) are much more technical in nature and contain most of the "day-to-day" zoning regulations that affect nearly every project in Wayzata, regardless of whether they reach the Planning Commission or City Council. While the majority of changes proposed for these chapters are updates related to best practices and current language, some are policy considerations and warrant the Planning Commission's increased discussion at this workshop. They are:

- Certain definition changes in Chapter 902 including "Service Commercial"
- Updates to Chapter 917 for small homes
- Updates to Chapter 919 for building height calculation and exceptions

Additionally, changes to Chapter 920 are proposed. Chapter 920 regulates parking, and while a thorough overhaul of the parking code is not within the scope of these updates, certain portions have become recurring difficulties for staff, business owners, and the Planning Commission/City Council. Proposed updates to address these issues include:

- Updates to the table of parking requirements, with the aim of simplifying, modernizing, and increasing accuracy of projected parking demand
 - Includes updates to restaurant parking calculations
- An update to how parking is calculated for mixed use buildings

After this workshop, staff and consultant WSB will finalize the amended code and present it at an upcoming Planning Commission meeting for official review and approval.

ACTION REQUESTED:

To review updates to and give feedback on specific changes to the Zoning Code so that staff can prepare a redlined draft for approval at one of the Planning Commission's upcoming public hearings.

ATTACHMENTS:

1. Zoning Updates Workshop Memo
2. Chapter 920.11 Amendments
3. Grade Plane Diagram



Staff Report
Wayzata Planning Commission Workshop
March 6, 2023

Project Name: Definitions and Performance Requirements Update
Addresses of Request: Citywide
Anticipated Request: Zoning Ordinance Text Amendment
Applicant: City of Wayzata
Prepared by: Eric Zweber, Consulting Planner and Valerie Quarles,
Assistant Planner

Background

Over the last three years, the Zoning Ordinance Task Force, Planning Commission, City Council, and City staff have worked on amending the commercial, institutional, residential and mixed-use zoning districts. On September 26, 2022 and on January 25, 2023, the Task Force reviewed revisions to the Definitions, General Building, Accessory, Performance Requirements, and Off-Street Parking sections of to ensure clarity and consistency has been provided in the Zoning Ordinance. The Task Force has directed that these proposed amendments be provided to the Planning Commission for their review.

The completed, edited chapters will be reviewed by the Planning Commission in April and are extensive. The topics below are what staff believes the Planning Commission can deliver the best input on in the time available during the workshop.

Chapter 920.11 - Off-Street Parking

The purpose of this set of code updates has been to provide clarity and consistency across multiple chapters within the zoning code, while ensuring that updated standards meet the needs of residents, business owners, City staff, and other stakeholders for years to come. This set of chapters is layered in updates over the decades, creating an environment of conflicting language and unclear guidance. This has been especially apparent in the parking code.

The recent updates to Chapter 937 (the new use table) and proposed updates to Chapter 902 (definitions) have elevated the need for a closer look at Chapter 920's table of parking standards. While a complete rewrite and re-study of these standards is not planned at this time, alignment was needed to ensure all three of these chapters worked together. Staff also took the opportunity give special attention to a limited number of standards that have become outdated or less workable in recent years. These include restaurants and recreational uses. A redlined copy of the parking standards table is attached.

Restaurants, Private Clubs, Lodges, Food Dispensing Establishments (Except Drive In Restaurants): In previous redlines presented to the Task Force, it was suggested that this language be removed and replaced with "Food and Beverage Establishments Including Class 1, Class II, and Class III Restaurants." Since that discussion, research has been done regarding how other cities around the metro and within the Lake Minnetonka area address restaurants and parking. The research provided a range of parking requirements and language regarding restaurant types. Common themes include:

- Splitting out the kitchen, bar and dining space and establishing different standards for each type of space. The most common standard: one space per 40 square feet of floor area for the dining room and bar, and one space per 80 square feet of floor area for the kitchen. In order to avoid requiring larger parking lots within the city, the following standard has worked well for an outer ring suburb: One space per 100 square feet of seating area, excluding the kitchen, one space per 40 square feet of bar area and one space for 200 square feet of kitchen area.
- The following language was commonly found in the Lake Minnetonka area cities: Restaurants, cafes, bars, taverns, nightclubs. Other cities distinguished between the types of restaurants by addressing those with liquor and those without liquor separately. This method is really similar to how bullet point one is supposed to work, recognizing that bar areas where alcohol is generally served could have higher capacities.

Staff will be evaluating how these revised restaurant parking standards would affect recent restaurant approvals and are providing that information via presentation. The Planning Commission should consider if these revised restaurant parking standards are appropriate and the advantages or disadvantages of this approach over the class system.

Recreation, Outdoor Commercial and Recreation, Indoor Commercial: These parking standards have been removed from the table and the following note has been added to Chapter 920.C regarding non-specified uses: *“For uses not specifically listed above, off-street parking and loading requirements shall be computed by the Zoning Administrator on the same basis as required for the most similar listed uses, building occupancy, projected demand or parking study.”* There are a wide variety of types of business, events or facilities associated with these definitions, which make it difficult to pinpoint a specific parking requirement. By adding the redlined language at the end of this section, it is envisioned that staff will do research at the time of application or have the applicant provide parking calculations for similar types of uses in different cities.

Chapter 919 - General Yard, Lot Area, and Building Requirements

In Chapter **919.02.A**, the ordinance allows for a conditional use permit process to be undertaken if any portion of a roof exceeds the allowable building height in the applicable zoning district by more than five feet or roof pitches of more than a 45-degree angle for those structures at the building height limitation. The Task Force felt that a CUP was appropriate. The Planning Commission is asked to consider if this Code Section should remain a CUP or if the Zoning Administrator could review and approve this section.

Chapter **919.02.B**, one of the standards regarding building height, is stated as follows:

“The building height limits established in each zoning district shall not apply to the following list of uninhabitable items, except that no such structural element may exceed 40 feet in total height or exceed the maximum height of the building by more than five (5) feet, whichever is greater, except by conditional use permit:

1. Belfries.
2. Chimneys or flues.
3. Church spires.
4. Cooling towers.
5. Communication reception/transmission devices.

6. Cupolas and domes which do not contain usable space.
7. Elevator penthouses.
8. Flag poles.
9. Monuments.
10. Parapet walls.
11. Necessary mechanical and electrical appurtenances.”

Initially it was suggested that the five-foot height exceedance might be too high for those buildings that have been able to receive a variance to the height requirement through other sections of the zoning ordinance. For instance, if a variance was granted for a 39-foot building, the highest these features could be 44 feet tall. The Task Force asked for clarification on this issue, and staff stated that it was simply an attempt to keep building height in check. The Task Force noted that some items, such as elevator penthouses, are not available with a three-foot height and a three-foot parapet wall may not sufficiently screen mechanical equipment. The Planning Commission is asked to review the five-foot standard for these items and determine whether it has had the desired effect on building height in Wayzata, while still being a practical exception to the height limit.

Furthermore, this section provides a list of uninhabitable items that this standard applies to, and there are suggested additions to this list which include:

- #3 Change to: Minarets or spires, removing “church”
- #6 Change to: Cupolas, domes or turrets which do not contain usable space, removing “and” between cupolas and domes.
- #12 Add: Other architectural features such as... (to be determined with VMWP, the City’s architectural consultant)

The Planning Commission should consider if other uninhabitable items should be added to this list.

The average grade plane calculation is outlined in Chapter **919.02D**, and the proposed ordinance amendment states as follows:

“As may be appropriate, applicants shall be required to submit a detailed survey for all new residential and non-residential structures to determine the average grade plane. The grade plan shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building, between the building and a point six feet from the building, whichever is closer. The lowest elevation points should be no more than 20 feet apart.”

It is important to be very clear about this calculation as this proves to be a section of the ordinance that is highly used and has historically hard to interpret or explain. To make this section clearer for staff and the public the graphic illustration below could be added to the ordinance to provide a visual depiction of the lowest elevation point. A draft of the proposed graphic is attached to this memorandum. The Planning Commission is asked if these changes have brought sufficient clarity to how the grade plane is determined.

Chapter 919.06 provides standards for minimum floor area per dwelling units. Section A addresses single family dwelling units. There has been some discussion about accessory

dwelling units (ADU's) being constructed prior to any principal building on site. Staff suggests that a one-bedroom minimum floor area for a single-family dwelling be added to this section to allow for smaller homes on sites. This would both allow for smaller, more affordable homes to be constructed without a variance. The standard for a one-bedroom single family dwelling unit is proposed to be a minimum floor area of 880 square feet.

Section E has also been added to **Chapter 919.06** to provide specific unit sizes for assisted living or memory care units. These types of units are different from traditional independent senior living units in that they may or may not have kitchens and assisted living or memory care facilities typically has more common spaces than an independent living facility. For units without a kitchen the proposed minimum floor area is 330 square feet. For those units with a kitchen the proposed minimum floor area is 370 square feet. The State of Minnesota does not have a minimum requirement for an assisted living or memory care unit.

Chapter 902.02 – Definitions

Chapter 902 is the longest chapter involved in these updates. Most work on Chapter 902 has involved reconciling updates to definitions with updates in other chapters, whether those updates have already been made in the last year or are proposed as part of this round. The principal change staff is highlighting is a new definition for "Service Commercial".

In the last set of ordinance amendments, there was a common table of uses created for all zoning districts in Section 937.02. Nearly all uses in the table were pulled directly from their respective zoning districts, including "Service Commercial", which is an allowed use in the C-4 family of zoning districts on Lake Street. However, it was brought to staff's attention as part of this work that there is no definition listed for this allowed use. Given that some of the C-4 districts mandate that "Service Commercial" or retail uses make up a certain percentage of buildings it became extremely important to define it. As staff understands it, the purpose of that provision is to activate foot traffic on Lake Street and ensure a steady flow of customers in and out of businesses.

The proposed definition of "Service Commercial" is "the sales of goods and services on sale on-site to the general public by appointment or by walk-in." The Planning Commission should consider if this definition is appropriate and whether common uses on Lake Street fit this definition. The role of office space within these types of businesses should also be discussed.

Attachments:

Redlined Section 920.11

Average Grade Plane Graphic

920.11 Off-Street Parking and Loading Requirements.

A. Calculating Space.

1. Computation. When in the process of determining the required number of off-street parking spaces, there occurs a fraction of a space, such fraction shall be deemed as the requirement for an additional parking space. Parking spaces shall not be counted toward meeting a parking requirement when they are sufficiently inconvenient to be of questionable use.
2. Places of Public Assembly. In stadiums, sports arenas, churches and other places of public assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each 18 inches of such seating facilities shall be counted as one seat for the purpose of determining requirements.
3. Floor Area. The term “floor area” for the purpose of calculating the number of off-street parking spaces required shall be determined based on the Gross Floor Area minus ten percent, except as may be hereinafter modified.

A. More than One Use. Except for a shopping center, should a structure contain two or more types of uses, the Gross Floor Area of each use shall be calculated and a ten percent reduction shall be made for non-productive space. For mixed-use buildings, the reduction may be increased to up to 20% subject to review of a floor plan that demonstrates no additional impact on parking demand, as determined by the Zoning Administrator. The resulting net usable floor space figure shall be utilized to determine the off-street parking requirement.

- B. **Minimum Number of Spaces.** The minimum number of off-street parking and loading spaces for each use shall be as follows:

	Use	Number of Parking Spaces Required	Off-St. Loading Spaces Required
1.	Animal Clinics , Hospitals or Kennels	Six spaces plus one for each 200 sq. ft. of floor area over 10,000 sq. ft.	One space per structure
2.	Auditoriums <u>Places of Assembly</u> , Theaters, Religious Institutions <u>Excluding Drive-Ins</u>	One space for each three permanent seats based on the design capacity of the main assembly hall. Facilities as may be provided in conjunction with such buildings or uses shall be subject to additional requirements which are imposed by this Code.	One space for each structure with over 100,000 sq. ft. of gross floor area
3.	Automobile Car Washes <u>Car Wash</u> , Principal	<u>Four spaces per bay plus stacking equivalent to five spaces for each bay.</u>	One space per facility

4.	Automatic Drive Through Service	Two spaces for each bay plus stacking equivalent to five spaces for each bay.	One space per facility
5.	Self-Service Car Wash	Four spaces per bay.	One space per facility
6.	Motor Fuel Station Car Wash <u>Accessory</u>	One space in addition to that required for the station.	N.A. in addition to that required for the station.
7.	Automobile <u>Motor Vehicle Service Stations</u>	Five spaces plus three spaces for each service stall. Those facilities designed for sale of other items than strictly automobile products, parts or service shall be required to provide additional parking in compliance with other applicable sections of this Code.	One space
8.	Beauty of Barber Shops <u>Personal Services including hair and nail salons, therapeutic massage spa, tanning spa, and similar uses</u>	One space for each 200 sq. ft. Two spaces for each working station, plus two spaces for each three employees. <u>of floor area.</u>	N.A.
9.	Boat <u>Motor Vehicle Rental</u> and Marine Sales	One space for each 400 sq. ft. of floor area for the first 25,000 sq. ft., plus one space for each 600 sq. ft. thereafter.	One space, plus one additional space for each 25,000 sq. ft. of gross floor area
10.	Boating Marinas and Yacht Clubs	Seven spaces for each ten boat or mooring spaces.	One space for each 20,000 square feet.
11.	Bowling Alleys	Five spaces for each lane or alley, plus additional spaces as may be required herein for related uses contained within the principal structure.	One space for each structure with over 20,000 sq. of gross floor area
12.	Community Center, Physical Culture Studio, Libraries, Museums <u>Places of Assembly</u>	Ten spaces plus one space for each 150 square feet in excess of 2,000 sq. ft. of floor area in the principal structure.	One space for each structure with over 100,000 sq. ft. of gross floor area.

13.	Drive-in Convenience Food and Beverage Establishment	One space for each 15 sq. ft. of service floor area, one space for each 80 sq. ft. of kitchen floor area and one space for each 40 sq. ft. of seating floor area, but not less than 15 spaces, plus two spaces per drive-thru window.	One space
14.	Drive-in Banks Professional Services (Inc. Finance and Office Uses)	One space every 350 sq. ft. of floor area plus stacking requirements determined under 715.31 of this section. <u>Three spaces for every 1,000 sq. ft. of floor area</u>	One space for buildings between 30,000 sq. ft. and 100,000 sq. ft. in gross floor area, plus one space for each additional 100,000 sq. ft.
15.	Furniture Sales	One space for each 400 sq. ft. of floor area for the first 25,000 sq. ft., plus one space for each 600 sq. ft. thereafter.	One space plus one additional space for each 25,000 sq. ft. of gross floor area.
16.	Group Child Day Care Centers Facility, General.	One space for each employee, plus one space for each four children.	One space
17.	Housing for the Elderly Care Facility	One space for each 1.5 dwelling units.	One space
18.	Manufacturing	One space for each employee on the major shift or one space for each 300 sq. ft., whichever is greater.	One space for each 50,000 sq. ft. of gross floor area.
19.	Medical or Dental Offices or Health Clinics	Six spaces for each doctor or dentist	One space per building
20.	Motels, Hotels, Lodging or Boarding Houses	One space per Lodging unit, plus spaces equal to 25 percent capacity of any club or lodge.	One space per building
21.	Dwellings, Multiple Family Dwellings, Townhouses	Two fee free spaces for each living unit, of which one is to be enclosed.	One space for each multiple family building over four units.
22.	Nursing Homes, Rest Homes	One space for each four beds.	One space plus one additional space each

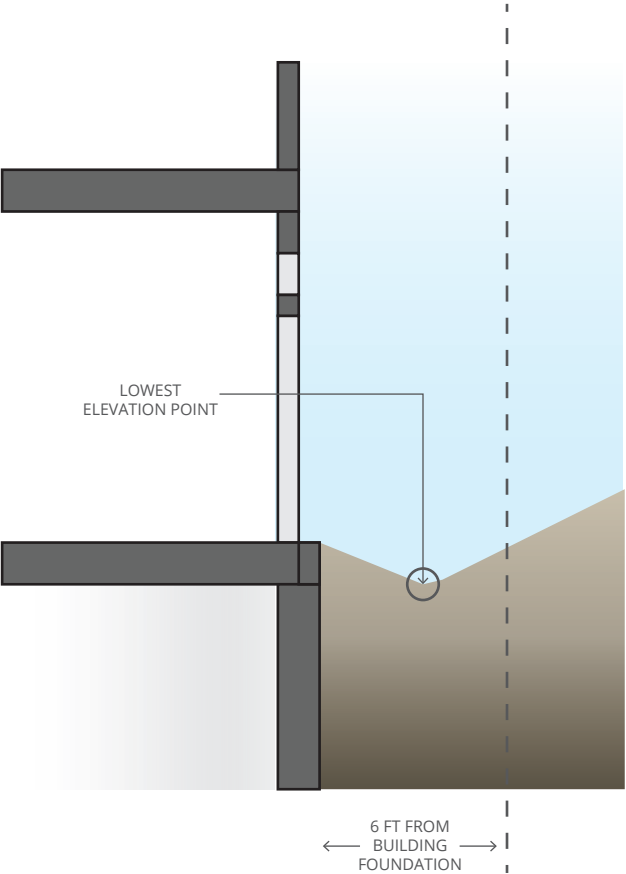
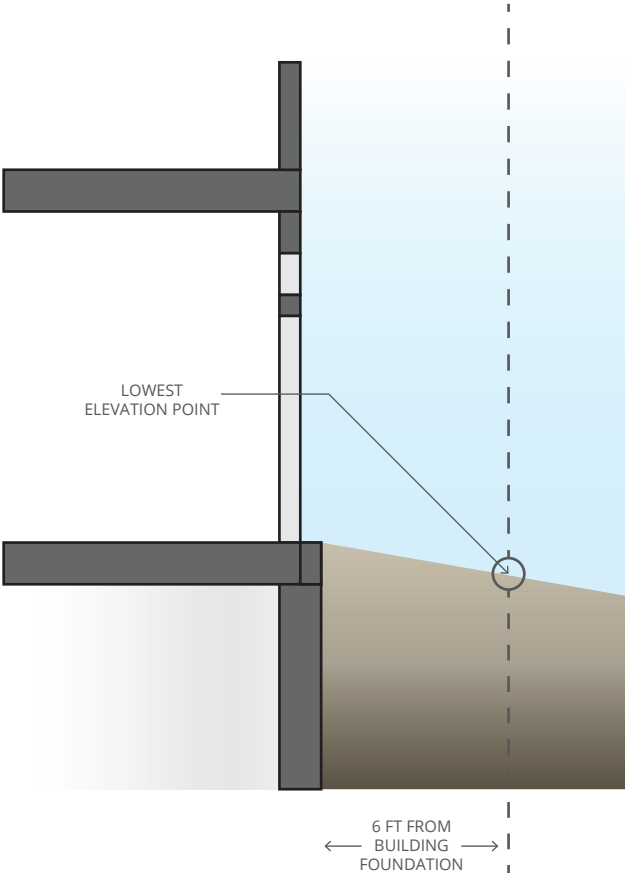
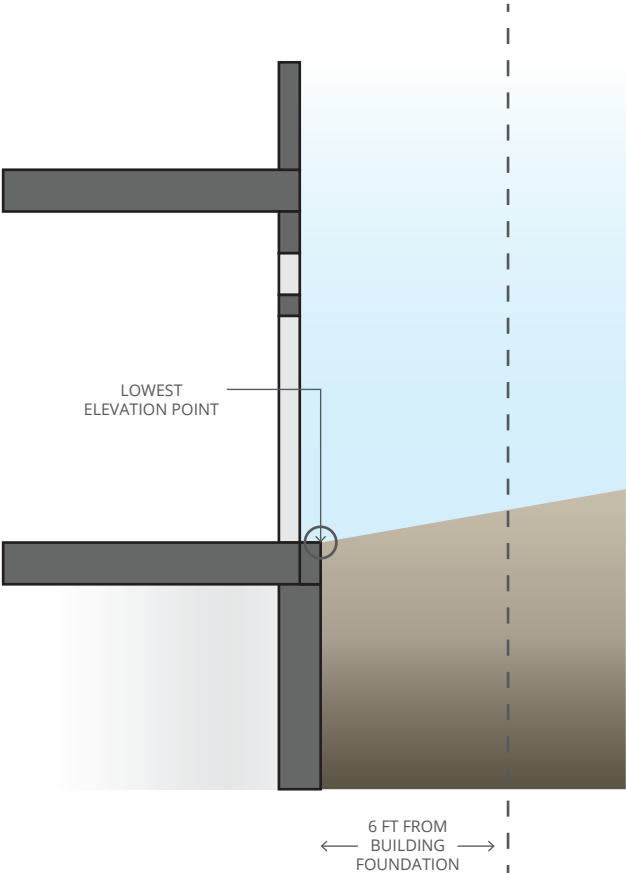
			100,000 sq. ft. of gross floor area.
23.	Office Buildings and Professional Offices, Other than Any Area for Doctors or Dentists; Banks, Public Administration Offices. <u>Professional Services (Inc. Finance and Office Uses)</u>	Three spaces for each 1,000 sq. ft. of floor area.	One space for buildings between over 10,000 sq. ft. and 100,000 sq. ft. in gross floor area, plus one space for each additional 100,000 sq. ft.
24.	Private or Private Non-Profit Baseball Fields, Stadiums	One space for each eight seats of design capacity.	One space for each structure with over 100,000 sq. ft. of gross floor area.
25.	Restaurants, Private Clubs, Lodges, Food Dispensing and Beverage Establishments (Except Drive-In Restaurants)	15.2 spaces for each 1,000 sq. ft. of floor area <u>Seating Area: One space per 100 square feet</u> <u>Bar Area: One space per 40 square feet</u> <u>Kitchen Area: One space per 200 square feet.</u>	One space for each 10,000 sq. ft. of gross floor area.
26.	Retail Commercial Uses, Except as Prescribed Herein. Retail	Three spaces for each 1,000 sq. ft. of floor area	One space for the first over 10,000 sq. ft. of gross floor area, plus one space for each additional 50,000 sq. ft.
27.	Retail Sales and Service Business -With (50 percent or More of Gross Floor Area Devoted to Storage, Warehouses and/or Industry)	Eight spaces or one space for each 200 sq. ft. devoted to public sales or service plus one space for each 500 sq. ft. of storage area.	One space for the first over 10,000 sq. ft. of gross floor area, plus one space for each additional 50,000 sq. ft.
28.	School, Elementary and Junior High, (Public or Private) <u>Educational Facilities that are less than 5,000 square feet. This includes tutoring facilities.</u>	One space for each classroom plus one space for each 50 students of capacity. Adequate space shall be allowed for the dropping off and/or picking up of students as determined by the City Council.	One space for each structure with over 100,000 sq. ft. of gross floor area.
29.	School, High School -(Public or Private)- <u>including: elementary schools, junior</u>	One <u>Elementary and junior high/middle schools: 1</u> space for each five students	One space for each structure with over 100,000

	<u>high/middle schools, high schools and college/trade schools</u>	based per staff member on design capacity. Adequate the largest shift, plus 1 space shall be allowed for the dropping off and/or picking up of per 2 classrooms. <u>High schools: 1 space per staff member on the largest shift, plus 1 space per 5 students.</u> <u>College/trade schools: 1 space per staff member on the largest shift, plus 1 space per 2 students as determined by of the City Council. largest class attendance period.</u>	100,000 sq. ft. of gross floor area.
30.	Shopping Center	One space for each 150 sq. ft. of floor area.	One space or the first 10,000 sq. ft. of gross leasable area plus one space for each additional 50,000 sq. ft. or part thereof.
31.	<u>Dwellings</u> , Single Family, or Two-Family Dwellings <u>Detached</u>	Two spaces per family unit.	N.A.
32.	Warehousing	One space for each 1,000 sq. ft. of floor area. That space which is solely used as office shall comply with the office use.	Determined by the Zoning Administrator
33.	Micro-production Facility	One space for each 1,000 sq. ft. of floor area.	
34.	Taproom/Tasting Room	One space for each 40 sq. ft. of floor area.	
35.	Brewpub	One space for each 1,000 sq. ft. of Micro-brewing production floor area; one space for each 40 sq. ft. of floor area of dining and bar area; and one space for	

		each 80 sq. ft. of floor area of kitchen area.	
<u>36.</u>	<u>Personal fitness clubs and health clubs</u>	<u>Personal fitness club: 1 stall per 300 square feet.</u> <u>Health Club: 3 stalls per 300 square feet</u>	

- C. **Non-Specified Uses.** For uses not specifically listed above, off-street parking and loading requirements shall be computed by the Zoning Administrator on the same basis as required for the most similar listed uses, building occupancy, projected demand, or parking study. (N.A. = Not Applicable).

AVERAGE GRADE PLANE





City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 6, 2023	AGENDA ITEM: 5.a
TITLE: Acknowledgement of Withdrawal of C-1 Text Amendment Application	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

Applicant William Cooley previously submitted an application to amend portions of the C-1 - Office and Limited Commercial District. The application has been withdrawn. Prior to the withdrawal, a public hearing notice for tonight's meeting was sent to the Sun Sailor. The public hearing is no longer scheduled to occur.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. C-1 Text Amendment - Withdrawal Email from Mr. Cooley

Valerie Quarles

From: William Cooley <cool3003@bellsouth.net>
Sent: Thursday, February 16, 2023 3:08 PM
To: Valerie Quarles
Cc: Rogers, Megan C.; Emily Goellner
Subject: Re: C-1 Text Amendment Application

Valerie Quarles,

Please withdraw my C-1 text amendment application.

While I believe that it would be an important addition to your zoning ordinance, not being a property owner in Wayzata any longer I feel it inappropriate to pursue it now.

If there is a refund that may come my way, I would appreciate it.

Thank you for your time and consideration.

William O. Cooley
225 Edmor Road
West Palm Beach, FL
33405



City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 6, 2023	AGENDA ITEM: 5.b
TITLE: Approval of Planning Commission Report and Recommendation for Approval of Development Application at 200 Wayzata Blvd W (Wayzata Country Club)	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: May 5, 2023 (extended to 120 days)	

BACKGROUND:

A development application has been submitted by the Wayzata Country Club to reconstruct and expand their existing parking lot at 200 Wayzata Blvd W. The proposed parking lot increases the impervious surface on the lot and both the proposed and existing parking lots cross the north property line into the city of Orono. The application requests an impervious surface variance and parking setback variance.

The Planning Commission discussed the application at their February 6 meeting, and voted 4-0 to recommend approval.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. Wayzata Country Club - Planning Commission Report and Recommendation

WAYZATA PLANNING COMMISSION**March 6, 2023****REPORT AND RECOMMENDATION OF APPROVAL
OF IMPERVIOUS SURFACE VARIANCE AND PARKING SETBACK VARIANCE
AT 200 WAYZATA BLVD W**

SUMMARY OF RECOMMENDATION

1. Approval* of Variance from Impervious Surface Limit
2. Approval* of Variance from Parking Lot Setback

** subject to certain conditions noted in Section 4 of this Report*

REPORT AND RECOMMENDATION**Section 1. BACKGROUND**

- 1.1 **Project.** The applicant and Property owner, Wayzata Country Club, (the “Applicant”) has submitted a development application (the “Application”) requesting an impervious surface variance and a parking lot setback variance as part of a project to replace the current deteriorating parking lot, retaining walls, sidewalks and associated landscaping (the “Project”) on the Applicant’s property at 200 Wayzata Boulevard West, legally described on Attachment A (the “Property”).
- 1.2 **Application Request.** The Applicant is requesting approval of the following two variances:
 - A. **Impervious Surface Variance** (Sec. 952.07.A): A variance of 5.8% over the maximum impervious surface of 25% permitted in the applicable zoning district for a total impervious surface of 30.8% (the “Impervious Surface Variance”).
 - B. **Parking Lot Setback Variance** (Sec. 920.05.D.1): A variance of 10 feet off the required parking lot setback from ten (10) feet to zero (0) feet at the north property line, which is a rear yard (the “Parking Lot Setback Variance”).
- 1.3 **Property.** The street address, property identification number and owner of the Property are as follows, and the legal description of the Property is attached.

200 Wayzata Blvd W	01-117-23-12-0001	Wayzata Country Club
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1.4 **Land Use.** The Property is zoned and guided as follows:

Zoning:	R-1 Low Density Single Family Residential District
Comp Plan:	Semi-Public/Private
Overlay District:	N/A

1.5 **Neighborhood Notification; Notice and Public Hearing.** In accordance with City policy, the Applicant sent a letter on the Application to all property owners located within 750 feet of the Property on January 25, 2023, including owners in the City of Orono. Notice of the public hearing on the Application was published in the *Sun Sailor* on January 26, 2023 and mailed to all property owners located within 500 feet of the Property on January 25, 2023. The public hearing on the Application was held at the February 6, 2023 Planning Commission meeting.

Section 2. STANDARDS

2.1 **Variances.** The applicable criteria for granting a variance from the standards of the Zoning Ordinance under Sec. 905.1.C. are:

- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant establishes that there are practical difficulties in complying with the Zoning Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by the Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
- D. 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.
- E. The City Council shall not permit as a variance any use that is not allowed under the Zoning Ordinance for property in the zoning district where the

affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.

- F. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Section 3. FINDINGS

Based on the Application materials, staff report, public comment presented at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 Variances. The Impervious Surface Variance and Parking Lot Setback Variance requested are in harmony with the general purposes and intent of the Zoning Ordinance and are consistent with the Comprehensive Plan. The following conditions are met for the Impervious Surface Variance and Parking Lot Setback Variance (collectively, the "Variances"):
 - A. The Applicant has established that there are practical difficulties in complying with the applicable impervious surface and parking lot setback standards for the Property.
 - B. The Applicant's Project and the Variances requested are reasonable in that they will largely replace and improve the usability, safety, and aesthetics of the existing parking lot, walkways, retaining walls and landscaping.
 - C. The Variances are due to circumstances related to the unique conditions of the Property and are not created by the Applicant, in that the Property straddles the border of the City of Wayzata and the City of Orono, and is one of several lots comprising the larger property of the Wayzata Country Club that features large, open natural and recreational spaces.
 - D. The Variances would not alter the essential character of the locality in that, as noted above, they would largely maintain but improve existing conditions on a large, open natural and recreational property on the border of the City.
 - E. The practical difficulties necessitating the Variances are not solely economic in nature.
 - F. The uses associated with the Project and the Variances are permitted within R-1 Low Density Single Family Residential District.
 - G. The Applicant has provided the reasons that the Variances are justified under applicable criteria in order to make reasonable use of the land, structures and building on the Property.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in Section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Impervious Surface Variance and Parking Lot Setback Variance, subject to the following conditions:

- A. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including building codes, tree preservation and land use regulations, and City Code and policies applicable to days and times of work, and construction management.
- B. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 6th day of March 2023.

Attachment A

Legal Description and Property Information

Address	200 Wayzata Blvd W, Wayzata, MN 55391
PID	01-117-23-12-0001
Legal Description	Par 1: All of the following described Tract 1: Tract 1: All of Lots 59 and 60 and that part of Lot 64 lying Easterly of the Easterly line of the West 1/2 of the Northwest Quarter of Section 1, Township 117, Range 23, and that portion of the abandoned road formerly known as County Road No 27 which separated Lots 59 and 63, Auditor's Subdivision No. 184, Hennepin County, Minn., from Lots 60 and 64, said Auditor's Subdivision lying between the Southerly extension of the East line of Lot 59, said Auditor's Subdivision and the Easterly line of the Town Road as now laid out and traveled, which line is 33 feet Northeasterly (measured at right angles) to the following described line: Commencing at the Southeast corner of the Southwest Quarter of Section 36, Township 118, Range 23; thence North along the East line of said Southwest Quarter 348.4 feet to the actual point of beginning of the line to be described; thence deflecting right in a Southeasterly direction at an angle of 157 degrees 55 minutes to Trunk Highway No. 12 and there terminating; all in Auditor's Subdivision No. 184, Hennepin County, Minn. Except that part of Tract 1 which lies within a distance of 140 feet on each side of the following described Line A: Line A: From a point on the North line of Section 6, Township 117, Range 22, distant 670.02 feet East of the Northwest corner thereof, run Southeasterly at an angle of 28 degrees 11 minutes 12 seconds with said North section line for 485.92 feet to the point of beginning of the line to be described; thence run Northwesterly on the last above described course for 30.93 feet; thence deflect to the left on a 3 degree 00 minute curve (delta angle 62 degrees 22 minutes 25 seconds) for 2079.12 feet; thence on tangent to said curve for 883.31 feet; thence deflect to the right on a 2 degree 00 minute curve (delta angle 34 degrees 41 minutes 10 seconds) for 1734.31 feet; thence deflect to the right on a 2 degree 49 minutes 16.59 seconds curve (delta angle 37 degrees 30 minutes) for 1329.19 feet thence on tangent to said curve for 50.2 feet; thence deflect to the right on a 4 degree 30 minute curve (delta angle 38 degree 57 minutes) for 865.56 feet; thence on tangent to said curve for 465.05 feet and there terminating. Also except that part of Tract 1 described above lying Northwesterly of a line run parallel with and distant 140 feet Northwesterly of the above described Line A which lies Southerly of Line B described below:

	Line B: Beginning at a point on Line C described below distant 200 feet Southeasterly of its point of termination; thence run Northeasterly at right angles with said Line C for 50 feet; thence run Easterly to a point distant 80 feet Northeasterly (measured at right angles) of a point on said Line B distant 700 feet Southeasterly of its point of termination; thence run Easterly to a point distant 164 feet Northwesterly (measured at right angles) of a point on the first above described line distant 2330 feet Westerly of its point of beginning; thence run Northeasterly parallel with said line for 1500 feet and there terminating. Line C: Beginning at a point on the above described Line A distant 2404.81 feet Southwesterly of its point of beginning; thence run Northwesterly at an angle of 45 degrees 50 minutes 08 seconds with said line (when measured from Southwest to Northwest) for 1120.35 feet and there terminating. Par 2: Lot 63, Auditor's Subdivision No. 184, Hennepin County, Minn. Subject to and together with such interests and matters as may be disclosed within the recitals and memorials appearing upon Hennepin County Certificate of Title No. 1138616.
Abstract or Torrens?	Torrens
Certificate No.	1138616



City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 6, 2023	AGENDA ITEM: 5.c
TITLE: Approval of Meeting Minutes of February 6, 2023	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the meeting minutes of February 6, 2023.

ATTACHMENTS:

1. Planning Commission Meeting Minutes of February 6, 2023

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 6, 2023**

AGENDA ITEM 1. Call to Order

Chair Stockton called the meeting to order at 6:30 p.m.

Chair Stockton read a prepared statement regarding public participation at the meeting.

AGENDA ITEM 2. Roll Call

Chair Stockton asked Community Development Director Goellner to take roll call.

Present at roll call were Commissioners: Stockton, Sorensen, Severson, and Elg. Community Development Director Emily Goellner and City Attorney David Schelzel were also present.

Absent at roll call were Commissioners: Schwalbe, Merriam, and Douglas

AGENDA ITEM 3. Approval of Agenda

Chair Stockton asked for a motion to approve the agenda for the meeting.

Commissioner Severson made a motion, seconded by Commissioner Sorensen to approve the February 6, 2023 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

- a.) Approval of the January 23, 2023 Planning Commission Meeting Minutes
- b.) Approval of Planning Commission Report and Recommendation of Approval for Development Application for Cantissimo Senior Living at 15419/15429 Wayzata Boulevard and 1405 Holdridge Terrace
- c.) Approval of Planning Commission Report and Recommendation of Denial for Development Application for Black Dog Homes Addition at 1030 Lake Street E

Chair Stockton read the items on the consent agenda and asked if any Commissioner wished to pull an item for further discussion.

Chair Stockton asked for a motion to approve the Consent Agenda as presented.

Commissioner Elg made a motion, seconded by Commissioner Severson, to approve the Consent Agenda as presented. The motion carried unanimously.

AGENDA ITEM 5. Public Hearing Items

a) Consider Development Application for Wayzata Country Club at 200 Wayzata Blvd W

Community Development Director Goellner explained the request from the Wayzata Country Club for variances for impervious surface and parking setback. She reviewed the zoning and land use for the surrounding neighborhood and existing conditions. She explained that they are proposing to replace and expand the current parking lot and reviewed the two variance requests. She gave a brief overview of the comments submitted by the Engineering Department and the City Forester. She outlined the neighborhood notification efforts and explained that the City has not received any public comment on this application.

Chair Stockton asked if the Commission had any questions for Staff.

Commissioner Severson asked if the 0 foot setback was basically at the property line that currently runs through the middle of the parking lot.

Community Development Director Goellner stated that was correct and reviewed a rendering that showed the property line delineation between Wayzata and Orono. She noted that the setback is not currently 10 feet and also crosses that line.

Commissioner Severson stated that it appears that they are only being asked to look at the impervious surface for the Wayzata portion of the project, but asked if staff knew what the impervious surface would be collectively for both Orono's and Wayzata's property.

Community Development Director Goellner explained that it would actually be a low overall number for impervious surface because of the large size of the parcels.

Commissioner Severson asked about zoning in the City of Orono.

Community Development Director Goellner stated that she believed it was single family rural residential and guided as park, recreational and open space.

There being no additional questions from the Commission for Staff, Chair Stockton invited the applicant to address the Commission.

Chris Gerardi, Chief Operating Officer/General Manager, Wayzata Country Club, expressed his appreciation to Community Development Director Goellner and Assistant Planner Quarles for their work and outstanding communication regarding their application. He stated that the repair of the retaining walls and replacement of the parking lots are long overdue. He gave an overview of their plans to expand their parking areas and showed renderings of what they hope the finished product will look like when completed and referenced sidewalks near the tennis courts that they currently do not have. He introduced Chuck Evans with Damon Farber Landscaping who put the plans together. He noted that their plans to do a bit more impervious surface, but he feels that it will add quite a bit of value from a safety standpoint.

Chair Stockton opened the public hearing on the application at 6:50 pm.

Community Development Director Goellner stated there were no people that called in to the meeting that have asked to speak at the public hearing.

There being no one wishing to comment on the application, Chair Stockton closed the public hearing at 6:51 pm.

Chair Stockton asked for the Commission to share their questions and feedback on the application.

Commissioner Severson stated that she feels this is a pretty easy application to give a 'yes' to and explained that she was taking into consideration the entire property.

Commissioner Sorensen stated that he agreed with Commissioner Severson and noted that this is a unique situation of having a private country club in an R-1 zoning area that already has a legal non-conforming issue. He stated that he feels the Wayzata Country Club is a very important asset to the City and he believes the proposed improvements are important and necessary.

There being no further discussion, Chair Stockton asked for a motion on the application.

Commissioner Sorensen made a motion, seconded by Commissioner Severson, to direct staff to prepare a draft Planning Commission Report and Recommendation with appropriate findings reflecting a recommendation of approval for the development application for Wayzata Country Club at 200 Wayzata Boulevard W, for review and adoption at the next Planning Commission meeting. The motion carried unanimously.

AGENDA ITEM 6. Other Items:

a) Review of Development Activities

b) Planning Commission Meeting Schedule

Community Development Director Goellner noted that the next Commission meeting is currently scheduled for February 27, 2023, however, since there is also one scheduled for the following Monday, March 6, 2023. She explained that would propose that the Commission only hold one of those meetings and suggested that the February 27, 2023 meeting be cancelled.

AGENDA ITEM 7. Adjournment.

There being no further business on the agenda, Chair Stockton asked for a motion to adjourn.

Commissioner Elg made a motion, seconded by Commissioner Severson to adjourn the Planning Commission meeting. The motion carried unanimously.

The Planning Commission meeting was adjourned at 6:59 p.m.

Respectfully submitted,

1 Kayla Atkins Rokosz
2 *TimeSaver Off Site Secretarial, Inc.*
3

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 6, 2023	AGENDA ITEM: 6.a
TITLE: Consider Approval of Planning Commission Report and Recommendation of Approval for Panoway Boardwalk and Docks at 402 Lake Street East	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: May 26, 2023 (extended to 120 days)	

BACKGROUND:

Panoway is a multi-phased and multi-faceted City project that furthers the strategic priority of the City of Wayzata to “Maintain and Enhance Community Amenities”. Panoway’s core objectives are to improve the lakeside ecosystem; provide greater public access to Lake Minnetonka; preserve Wayzata’s history; promote art and urban greenspace; and keep downtown commerce vibrant. Panoway Phase 1 was completed in 2020 and included the transformative reconstruction of Lake Street. Phase 2A includes the construction of a new 1,500-foot-long Boardwalk, stretching along restored shoreline of Lake Minnetonka from the Section Foreman House to the Depot along with two lakeside overlook terraces or “step downs”, as well as a replacement of Community Docks.

As part of the planning process, the City is required by ordinance to process two conditional use permits for the project:

1. The property within Phase 2 of Panoway is located within the Floodplain Overlay District. Accessory structures and docks require a conditional use permit if they are to be constructed within the Floodway of the Floodplain Overlay District.
2. Phase 2 of Panoway is considered to be an outdoor public recreation use. The property utilized for eastern boardwalk and docks access is zoned R-2 Medium Density Single Family and in this zoning district, public outdoor recreation areas are considered a conditional use.

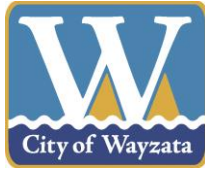
Staff recommends approval of the application and has prepared a draft Planning Commission Report and Recommendation of Approval. If approved, the application will be reviewed by the City Council on March 21, 2023. Construction is anticipated to begin in June 2023 if all other permits, financing, and bidding processes are completed this spring.

ACTION REQUESTED:

After reviewing the application and holding the public hearing, staff recommends approval of the Planning Commission Report and Recommendation of Approval.

ATTACHMENTS:

1. Staff Report - 402 Lake Ste E - Panoway CUPs
2. Draft PC Report and Recommendation - 402 Lake St E - Panoway CUPs
3. Plans Sheets and Attachments - 402 Lake St E - Panoway CUPs



**Staff Report
Wayzata Planning Commission
March 6, 2023**

Project Name: Panoway Boardwalk and Docks
Addresses of Request: 402 Lake Street East
Approval Request: Conditional Use Permit for Boardwalk and Docks within the Floodway
Conditional Use Permit for Outdoor Public Recreation
Applicant: City of Wayzata
Applicant's Representative: Scott Jordan, Civitas
Prepared by: Emily Goellner, Community Development Director
"60 Day" Decision Deadline: May 26, 2023 (extended to 120 days)

Development Application Introduction

Panoway is a multi-phased and multi-faceted City project that furthers the strategic priority of the City of Wayzata to "Maintain and Enhance Community Amenities". Panoway's core objectives are to improve the lakeside ecosystem; provide greater public access to Lake Minnetonka; preserve Wayzata's history; promote art and urban greenspace; and keep downtown commerce vibrant. Panoway Phase 1 was completed in 2020 and included the transformative reconstruction of Lake Street.

The City of Wayzata is currently in the permitting and bidding stages for the second phase of Panoway. Panoway Phase 2A includes the construction of a new 1,500-foot-long boardwalk, stretching along restored shoreline of Lake Minnetonka from the Section Foreman House to the Wayzata Depot along with two lakeside overlook terraces or "step downs", as well as a replacement of the Community Docks. Phase 2B includes the renovation of the Section Foreman House at 738 Lake Street East. Phase 3 includes enhancements to public parkland surrounding the Wayzata Depot (Depot Park) and Section Foreman House (a new "Eco Park").

The property identification number and owner of the property is as follows:

Address	PID	Owner
402 Lake Street East	06-117-22-31-0001	City of Wayzata

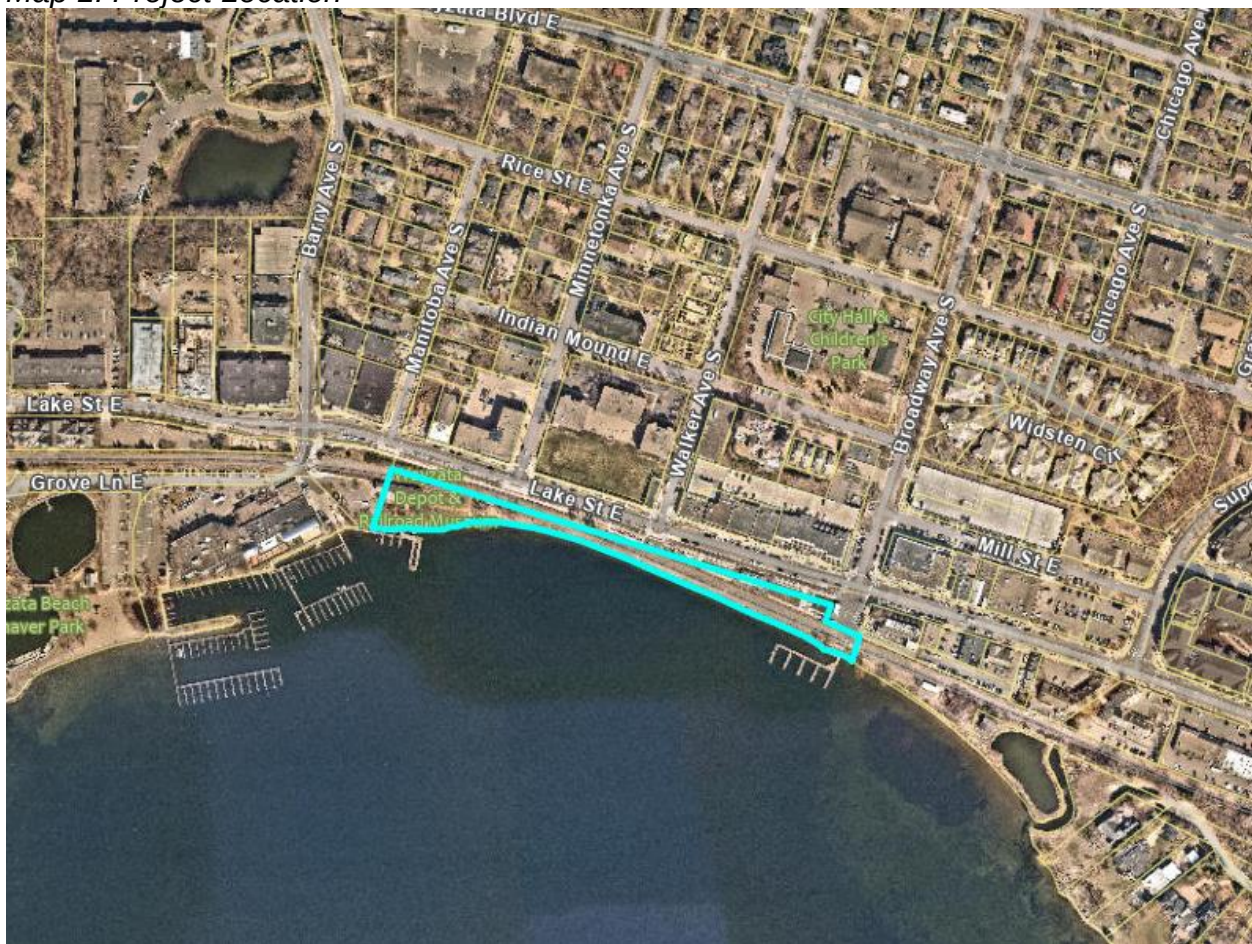
The current zoning and comprehensive plan land use designation for the property are as follows:

Current Zoning:	R-2 Medium Density Single Family
Comprehensive Plan Designation:	Parks
Overlay Districts:	Floodplain Overlay District Shoreland Overlay District
Design District:	N/A

Project Location

The property is located south of Lake Street and immediately south of the first phase of Panoway. The first phase of Panoway included the redesign and reconstruction of Lake Street. The property is adjacent to Lake Minnetonka and includes current municipal docks just south of COV restaurant (Broadway Docks) and the Wayzata Depot (Depot Docks).

Map 1: Project Location



Source: Hennepin County

Application Requests

As part of the permitting process for Phase 2A, the City is required by ordinance to obtain two conditional use permits (CUPs) for the project:

1. Boardwalk and Docks in Floodway. The property involved in Phase 2 of Panoway is located within the Floodway of the Floodplain Overlay District as defined in the Zoning Ordinance. Section 993 of the Zoning Ordinance regulates all uses within the Floodplain Overlay District. Section 993.05(C)4 states that boardwalk accessory structure and docks require a conditional use permit if they are within the Floodway of the Floodplain Overlay District.
2. Outdoor Recreational Use in R-2 District. Uses associated with Phase 2 of Panoway fall within the definition of an outdoor public recreation use. The property utilized for the boardwalk and the docks access is zoned R-2 Medium Density Single Family and in this zoning district, public outdoor recreation areas are considered a conditional use.

Public Hearing Notice

Notice of the public hearing on the conditional use permits application was published in the *Sun Sailor* on February 23, 2023. The public hearing notice was mailed to all property owners and residents who rent located within 500 feet of the subject property on February 21, 2023.

Neighborhood Notification

City policy requires that the applicant mail a letter detailing the proposed conditional use permits to residents at least 10 days before the public hearing. Notices were mailed to all property owners and renters within 500 feet of the subject properties on February 21, 2023.

Zoning District

The property is zoned R-2 Medium Density Single Family and is governed by Chapter 954 of the Zoning Ordinance. The use table in Chapter 937 of the Zoning Ordinance indicates a conditional use permit is required for outdoor public recreation areas. This property is owned and being developed by the City, therefore it is considered as a site with outdoor public recreation.

Floodplain Overlay District

This property is also regulated by Chapter 993, Floodplain Overlay District (FP). The floodplain areas within the Floodplain Overlay District are divided into the following three districts: Floodway District, Flood Fringe District, and General Floodplain District. The Panoway site is considered to be in the Floodway District, which includes those areas within Zones AE that have a floodway delineated as shown on the Flood Insurance Rate Map for this property. For lakes, wetlands and other basins within Zones AE that have a floodway delineated, the Floodway District also includes those areas that are at or below the ordinance high water level. This property meets these requirements for the Floodway District.

Chapter 993.05 C(4) indicates that a conditional use permit is required for accessory structures, marinas, boat rentals, docks, piers, wharves and water control structures. Given that the boardwalk, which is an accessory structure, and the new docks will be located within this project is within the Floodway District, a conditional use permit is being requested for the installation of the boardwalk and replacements of the community docks.

Land Use Designation

The 2040 Comprehensive Plan land use designation for the property is P Parks. The Parks category represents recreation facilities and lands owned by the City or other public jurisdiction. These uses provide for recreation or public use for the general public.

Direction	Adjacent Land Use	Zoning	2040 Comp Plan Designation
North	Commercial	C-4, C-4 A, PUD	Central Business District
East	Section Foreman House	P	Parks
South	Lake Minnetonka	N/A	N/A
West	Office/Restaurants	C-3	Central Business District

Design District

The property is located south of Lake Street and is not in any of the design districts defined in the Zoning Ordinance. The boardwalk and docks are thus not subject to design review under City Code Section 909.04.B.

Shoreland Overlay District

The property is located within the Shoreland Overlay District. The Shoreland Overlay District requirements are applicable only to the shoreland and land within 1,000 feet from the Lake Minnetonka shoreline. Piers and docks are not subject to the setback requirements of this district. The Shoreland Overlay District requires an administrative shoreland impact plan due to the boardwalk and dock construction. Being administrative, the shoreland impact plan is not included with this request and will be processed by staff at a later date.

Wetland Overlay District

The property is not within the Wetland Overlay District.

Project Details

Panoway Phase 2 includes the construction of a new 1,500-foot-long boardwalk, stretching along restored shoreline of Lake Minnetonka from the Section Foreman House to the Depot with two lakeside overlook terraces or “step downs”, as well as a replacement of community docks.

The boardwalk design and finishes are represented on the Phase 2A project plans attached this report. The boardwalk will consist of kebono wood railings, stainless steel railings and cables, kebono wood decking and stainless steel fascia. The railings are structurally designed for durability with commercial grade materials.

The existing docks on the lake shore will be replaced by new floating docks with steel piles. Attached drawings indicate that 18 boats will be accommodated with the new docks on the west side of the site and 30 boats will be accommodated with the new docks on the east side of the site. The docks will include bumpers, wood fascia, steel piles with a pile welded cover. Once again kebono wood decking will be used along with kebono wood fascia, and galvanized steel piles. The boardwalk and docks would be supplemented with structural step downs that allow the public to be closer to the lake and to provide the ability to touch the water.

The Panoway project includes extensive landscaping and shoreline restoration throughout the design. The project is intended for use by the public throughout the year, and not just in the warmer months.

The structural details indicate that the pilings to be placed in the lakebed for the new docks will cause some displacement of water levels, and new floodplain storage will be required along the lake shore to handle this displacement. Compensatory flood storage will be located adjacent to the pond on the east side of the Section Foreman House. In essence, the water displaced by the pilings will be able to utilize the new flood storage area adjacent to the existing pond. This work is being done is required by and in compliance with the conditional use permit standards for conditional uses in the Floodway District per Section 993.05.D.

The eastern end of the boardwalk and access to the community docks is located on the parcel that contains the Phase 1 Panoway Plaza. The impact on this parcel will be limited to the replacement of the anchor point for the eastern end of the boardwalk.

Additional Engineering Comments

The City Engineer has reviewed the proposed boardwalk and has stated that:

- The design will not increase the Lake Minnetonka flood stage because the additional flood area created near the future Eco Park is equal to the area of the piers installed to support the boardwalk and docks
- The structural design is sufficiently floodproofed.
- The grading and restoration plans for the removal of soil by the existing stormwater pond meets City Code requirements.

Standards of Planning Commission Review of Application Requests

The application's conditional use permits request are a quasi-judicial review and decision, meaning that the Planning Commission acts similar to a judge in a courtroom and applies the relevant rules of the Zoning Ordinance to the facts associated with this particular project and property.

The Planning Commission should recommend approval of the conditional use permits for an accessory structure and docks in the Floodway District and for outdoor public recreation in the R-2 district if the Commission determines that they meet all criteria for such conditional use permits in City Code Sections 904.02.F, 937.04.E, 993.05.C, and 993.13.

Primary Questions to Consider (see criteria on pages 7-10 of this Report):

1. Does the proposed project fit with the land use designation in the Comprehensive Plan?
2. Does the proposed project fit the vision and policies of the Comprehensive Plan?
3. Does the proposed project have a positive effect on the area?
4. Are the criteria for conditional use permits being met with this proposal?
5. Are the specific conditional use permit standards being met with regard to the Floodway District and the R-2 District?

Action Steps

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should adopt the draft *Planning Commission Report and Recommendation* of Approval for both conditional use permits requested in the Application.

Attachments

1. Boardwalk/Dock structural, aesthetic and grading plans
2. Flood Insurance Rate Maps
3. Floodplain mitigation exhibit

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. Staff has highlighted in **bold** the criteria that may require additional discussion with the Planning Commission.

Conditional Use Permit Criteria (§904.02.F)

Conditional Use Permits may be granted by the City Council in accordance with Chapter 904 of this Ordinance.

The Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

- 1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.**
- 2. The proposed use's compatibility with present and future uses of the area.**
3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
- 4. The proposed use's effect on the area in which it is proposed.**
5. The proposed use's impact upon property values in the area in which it is developed.
6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Conditional Use Permit criteria for Outdoor Public Recreation (§937.04.E)

The Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

1. The site is landscaped.
2. The use is available and open to the "public."
3. The land area of the property containing such use or activity meets the minimum established for the district.
4. The use meets the minimum setback requirements for accessory structures.
5. The site accesses on a collector or arterial street.

Conditional Use Permit criteria for Floodway District (§993.05.D)

The Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

1. The use must not cause any increase in the stage of the one percent chance or regional flood or cause an increase in flood damage in the reach or reaches affected.

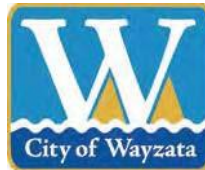
2. All accessory structures must meet the following requirements:
 - a) Accessory structures must not be intended for human habitation
 - b) Accessory structures must have low flood damage potential
 - c) Accessory structures must be constructed and placed so as to offer a minimal obstruction to the flow of flood waters.
 - d) Service utilities such as electrical and heating equipment within the structures must be elevated to or above the regulatory flood protection elevation or properly flood-proofed.
 - e) Accessory structures must meet one of the following:
 - 1) The structure must be elevated on fill or structurally dry flood-proofed in accordance with the FP1 and FP2 flood-proofing classifications in the State Building Code. All flood-proofed structures must be adequately anchored to prevent flotation, collapse, or lateral movement, and designed to equalize hydrostatic flood forces on exterior walls.
 - 2) As an alternative, an accessory structure may be internally/wet flood-proofed to the FP3 or FP4 flood-proofing classifications in the State Building Code, provided that 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:
 - (a) 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
 - (b) 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.
3. All fill and storage of materials or equipment must meet the following requirements:
 - 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 by vegetative cover, mulching, 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 one percent chance or regional flood may only be allowed if the City has approved a plan that assures removal of the materials from the floodway based upon the flood warning time available.
4. Flood control structures that will change the course, current, or cross section of protected wetlands or public water must meet the provisions of Minn. Stats. § 103G.245.

5. A levee, dike, or floodwall constructed in the floodway must not cause an increase to the one percent chance or regional flood. The technical analysis must assume equal conveyance or storage loss on both sides of a stream.
6. Floodway developments must not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system.

Conditional Use Permits (Floodway Overlay District) (§993.13.B)

- B. Factors Used in Decision-Making. In reviewing conditional use permit applications, the City Council must consider all relevant factors specified in other Sections of this Ordinance, and the following factors in granting and imposing conditions on conditional use permits in the Floodplain Overlay District:
1. The potential danger to life and property due to increased flood heights or velocities caused by encroachments.
 2. The danger that materials may be swept onto other lands or downstream to the injury of others.
 3. The proposed water supply and sanitation systems, if any, and the ability of these systems to minimize the potential for disease, contamination and unsanitary conditions.
 4. The susceptibility of any proposed use and its contents to flood damage and the effect of such damage on the individual owner.
 5. The importance of the services to be provided by the proposed use to the community.
 6. The requirements of the facility for a waterfront location.
 7. The availability of viable alternative locations for the proposed use that are not subject to flooding.
 8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
 9. The relationship of the proposed use to the Comprehensive Plan and flood plain management program for the area.
 10. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 11. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site.
- C. Conditions Attached to Conditional Use Permits. The City Council may 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:
1. Modification of waste treatment and water supply facilities.
 2. Limitations on period of use, occupancy, and operation.

3. Imposition of operational controls, sureties, and deed restrictions.
4. Requirements for construction of channel modifications, compensatory storage, dikes, levees, and other protective measures.
5. Flood-proofing measures, in accordance with the State Building Code and this Ordinance. The applicant must 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.



**WAYZATA PLANNING COMMISSION
MARCH 6, 2023**

**REPORT AND RECOMMENDATION OF APPROVAL
OF CUPS FOR PANOWAY BOARDWALK AND DOCKS AT 402 LAKE STREET E**

SUMMARY OF RECOMMENDATION

1. **Approval*** of CUP for Accessory Structure and Docks within Floodplain District
2. **Approval*** of CUP for Outdoor Public Recreational Use

** with certain conditions listed at the end of this Report*

REPORT

Section 1. BACKGROUND

- 1.1 **Project.** The applicant, City of Wayzata, (the “Applicant”) has submitted a development application (the “Application”) requesting approvals of two CUPs related to the City’s *Panoway* project (the “Project”) for the property located at 402 Lake Street East (the “Property”).
- 1.2 **Approvals Requested.** The Application requests approval of the following:
 - A. **Conditional Use Permit (CUP) – Boardwalk and Docks in the Floodplain District:** A conditional use permit under Section 993.05 for the replacement of the community docks that are currently in place, and for the new *Panoway* boardwalk as an accessory to the conditional use of the docks (the “Floodplain CUP”).
 - B. **Conditional Use Permit (CUP) – Outdoor Public Recreational Use in R-2 District:** A conditional use permit under Section 937.04.E for the outdoor public recreation use associated with *Panoway* (the “Recreational Use CUP”).
- 1.3 **Property.** The address, property identification numbers and owner of the subject property (the “Property”) are as follows:

Address	PID	Owner
402 Lake St E	06-117-22-31-0001	City of Wayzata

- 1.4 Land Use Designations. The Property falls within the following land use districts:

Zoning:	R-2 Medium Density Single Family District
Comp Plan Designation:	Parks
Overlay Districts:	Floodplain Overlay District Shoreland Overlay District

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Sun Sailor* on February 23, 2023. A copy of the notice was mailed to all property owners located within 500 feet of the Property on February 21, 2023. The Applicant also sent a Neighborhood Notification letter summarizing the Project to property owners located within 500 feet of the Property on February 21, 2023. The public hearing on the Application was held at the March 6, 2023 Planning Commission meeting.

Section 2. STANDARDS

2.1 Floodplain CUP.

- A. Under Sec. 993.05.D, all conditional uses in the Floodway District must meet the conditional use permit procedures and standards in Chapter 904 and Section 993.13, and must meet all of the following standards:
1. The use must not cause any increase in the stage of the one percent chance or regional flood or cause an increase in flood damage in the reach or reaches affected.
 2. All accessory structures must meet the following requirements:
 - a) Accessory structures must not be intended for human habitation
 - b) Accessory structures must have low flood damage potential
 - c) Accessory structures must 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 the structures must be elevated to or above the regulatory flood protection elevation or properly flood-proofed.
 - e) Accessory structures must meet one of the following:
 - 1) The structure must be elevated on fill or structurally dry flood-proofed in accordance with the FP1 and FP2 flood-proofing classifications in the State Building Code. All flood-proofed structures must be adequately anchored to prevent flotation, collapse, or lateral movement, and designed to equalize hydrostatic flood forces on exterior walls.
 - 2) As an alternative, an accessory structure may be internally/wet flood-proofed to the FP3 or FP4 flood-proofing classifications in the State Building Code, provided that 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:

- (a) 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
 - (b) 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.
 - 3. All fill and storage of materials or equipment must meet the following requirements:
 - 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 by vegetative cover, mulching, 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 one percent chance or regional flood may only be allowed if the City has approved a plan that assures removal of the materials from the floodway based upon the flood warning time available.
 - 4. Flood control structures that will change the course, current, or cross section of protected wetlands or public water must meet the provisions of Minn. Stats. § 103G.245.
 - 5. A levee, dike, or floodwall constructed in the floodway must not cause an increase to the one percent chance or regional flood. The technical analysis must assume equal conveyance or storage loss on both sides of a stream.
 - 6. Floodway developments must not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system.
- B. Under Sec. 993.13, the City Council must consider all relevant factors specified in other Sections of the Floodplain Ordinance, and the following factors in granting and imposing conditions on conditional use permits in the Floodplain Overlay District:
- 1. The potential danger to life and property due to increased flood heights or velocities caused by encroachments.

2. The danger that materials may be swept onto other lands or downstream to the injury of others.
 3. The proposed water supply and sanitation systems, if any, and the ability of these systems to minimize the potential for disease, contamination and unsanitary conditions.
 4. The susceptibility of any proposed use and its contents to flood damage and the effect of such damage on the individual owner.
 5. The importance of the services to be provided by the proposed use to the community.
 6. The requirements of the facility for a waterfront location.
 7. The availability of viable alternative locations for the proposed use that are not subject to flooding.
 8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
 9. The relationship of the proposed use to the Comprehensive Plan and flood plain management program for the area.
 10. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 11. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site.
- C. The requirements of section 904.2.F of the Zoning Ordinance for a conditional use permit require City Council to consider possible adverse effects of the proposed conditional use. Council's judgment shall be based upon (but not limited to) the following factors:
1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
 2. The proposed use's compatibility with present and future uses of the area.
 3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
 4. The proposed use's effect on the area in which it is proposed.
 5. The proposed use's impact upon property values in the area in which it is developed.
 6. Traffic generated by the proposed use in relation to capabilities of streets serving the property.
 7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

2.2 Recreational Use CUP. Outdoor public recreational conditional uses in residential districts must be approved under the procedures and standards set forth in Chapter 904 and comply with the following additional standards in §937.04.E:

- A. The site is landscaped.
- B. The use is available and open to the “public.”
- C. The land area of the property containing such use or activity meets the minimum established for the district.
- D. The use meets the minimum setback requirements for accessory structures.
- E. The site accesses on a collector or arterial street.

Section 3. FINDINGS

Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, and the standards of the Wayzata Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Floodplain CUP. The Planning Commission recommends that a permit be granted due the following:

- A. The Project would comply with all of the following standards under Sec. 993.05.D, and the standards in Chapter 904 and Section 993.13.
 - 1. The Project would not cause any increase in the stage of the one percent chance or regional flood or cause an increase in flood damage in the reach or reaches affected.
 - 2. The boardwalk associated with the Project would meet the following requirements:
 - a) It is not intended for human habitation
 - b) It would have low flood damage potential
 - c) It would 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 the boardwalk would be elevated to or above the regulatory flood protection elevation or properly flood-proofed.
 - e) The boardwalk and community docks have been structurally designed to accommodate flood and ice flow conditions from Lake Minnetonka but is not subject to State Building Code flood-proofing classifications.
 - 3. All fill and storage of materials and equipment associated with the Project must meet the following requirements:

- 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 by vegetative cover, mulching, 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 one percent chance or regional flood may only be allowed if the City has approved a plan that assures removal of the materials from the floodway based upon the flood warning time available.
 4. The boardwalk and community docks are not flood control structures.
 5. No levee, dike, or floodwall are constructed as a part of the boardwalk or community dock construction.
 6. The additional flood area constructed near the new Eco Park mitigates for the boardwalk and community dock construction and therefore there will not be any adverse effect on the hydraulic capacity or floodplain of any tributary or drainage system.
- B. The factors of Sec. 993.13 and all relevant factors specified in other Sections of the Floodplain Ordinance have been considered:
1. The potential danger to life and property due to increased flood heights or velocities caused by encroachments.
 2. The danger that materials may be swept onto other lands or downstream to the injury of others.
 3. The proposed water supply and sanitation systems, if any, and the ability of these systems to minimize the potential for disease, contamination and unsanitary conditions.
 4. The susceptibility of any proposed use and its contents to flood damage and the effect of such damage on the individual owner.
 5. The importance of the services to be provided by the proposed use to the community.
 6. The requirements of the facility for a waterfront location.
 7. The availability of viable alternative locations for the proposed use that are not subject to flooding.
 8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
 9. The relationship of the proposed use to the Comprehensive Plan and flood plain management program for the area.
 10. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 11. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site.

- C. The provisions of Section 904.2.F of the Zoning Ordinance have been considered and are all satisfactorily met. The *Panoway* Project (the “Proposed Use”) would have not have adverse effects on the surrounding area based upon the following:
1. The Proposed Use is consistent with and furthers policies and provisions of the official City Comprehensive Plan, including park guidance.
 2. The Proposed Use is compatible with present and future uses of the area.
 3. The Proposed Use conforms with all relevant performance standards contained in the Zoning Ordinance.
 4. The Proposed Use will have a positive effect on the area in which it is proposed as noted elsewhere in this Report.
 5. The Proposed Use will not have a known negative impact upon property values in the area.
 6. The Proposed Use will not generate additional traffic beyond what existing streets can handle.
 7. The Proposed Use will not have an impact upon existing public services and facilities including parks, schools, streets and utilities, and the City’s service capacity.

3.2 Recreational Use CUP. The Planning Commission recommends that a permit be granted due the following:

- A. The Project will be landscaped.
- B. The Project will be available and open to the “public.”
- C. The land area of the Project meets the minimum established for the district.
- D. The Project will meet the minimum setback requirements for accessory structures.
- E. The Project accesses on a collector or arterial street.
- F. The provisions of Section 904.2.F of the Zoning Ordinance have been considered and are all satisfactorily met as noted elsewhere in this Report.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Floodplain CUP and the Recreational Use CUP, subject to the following conditions:
- A. An easement is recorded in a form acceptable to the City Attorney that encumbers the additional flood area constructed near the new Eco Park to ensure that any floodway impact from the boardwalk and community docks is sufficiently mitigated.

Adopted by the Wayzata Planning Commission this 6th day of March 2023.

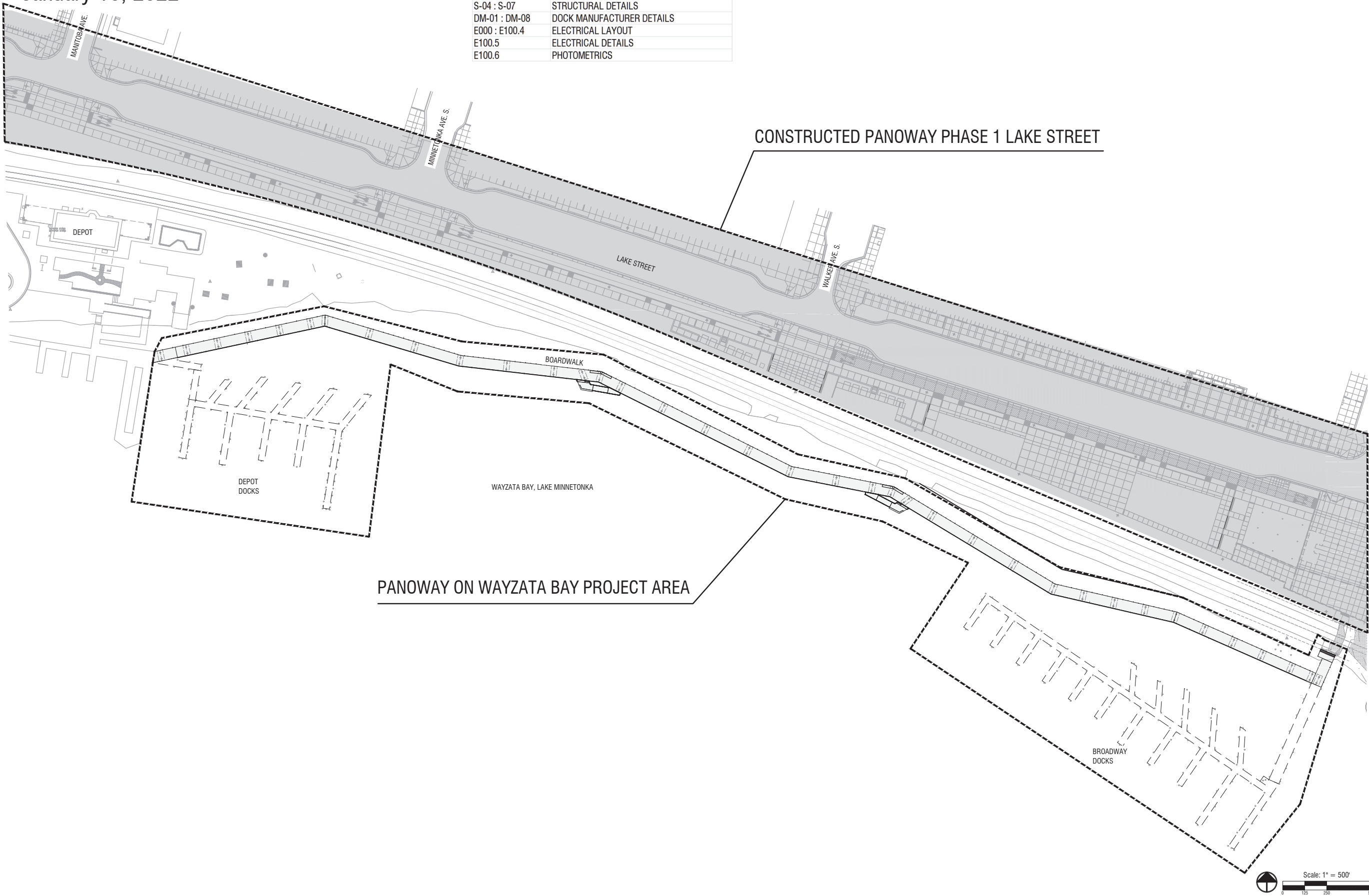
PANOWAY ON WAYZATA BAY

PHASE 2- 100% CD

January 10, 2022

LC-00 : LC-01	COVER, NOTES & LEGEND
ESC-00 : ESC-01	CIVIL MATCHLINE KEY & NOTES
ESC-02 : ESC-03	CIVIL REMOVLAS & EROSION CONTROL
ESC-04	CIVIL DETAILS
LL-00 : LL-12	GUARDRAIL & BOARDWALK FASCIA LAYOUT
LD-01 : LD-09	GUARDRAIL & FASCIA DETAILS
LP-01	PLANTING
S-01 : S-03	STRUCTURAL LAYOUT
S-04 : S-07	STRUCTURAL DETAILS
DM-01 : DM-08	DOCK MANUFACTURER DETAILS
E000 : E100.4	ELECTRICAL LAYOUT
E100.5	ELECTRICAL DETAILS
E100.6	PHOTOMETRICS

CONSTRUCTED PANOWAY PHASE 1 LAKE STREET



PANOWAY ON WAYZATA BAY PROJECT AREA

Consultants:
Structural Engineer
Erikson Reed & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-8165
MEP / Electrical Engineer
LKPB Engineers
3001 Broadway Street NE Suite 601
Minneapolis, MN 55413
612-540-5033
Dock Designer
Tonka Built
6225 Sunnyfield Rd E
Minnetrista, MN 55364
(952) 221-5340
Structural Engineer
Erikson Reed & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-8165

Stamp:

Issue Record:
11/15/2022 50% CD
01/05/2023 100% CD

Revisions:

CVT Proj. #: 2-15-0032
Drawn:

Checked:

COVER

Consultants:

Structural Engineer
Erikson Reed & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
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MEP / Electrical Engineer
LKPB Engineers
3001 Broadway Street NE Suite 601
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Dock Designer
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6225 Sunnyfield Rd E
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Structural Engineer
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(651) 414-8165

Stamp:

Issue Record:

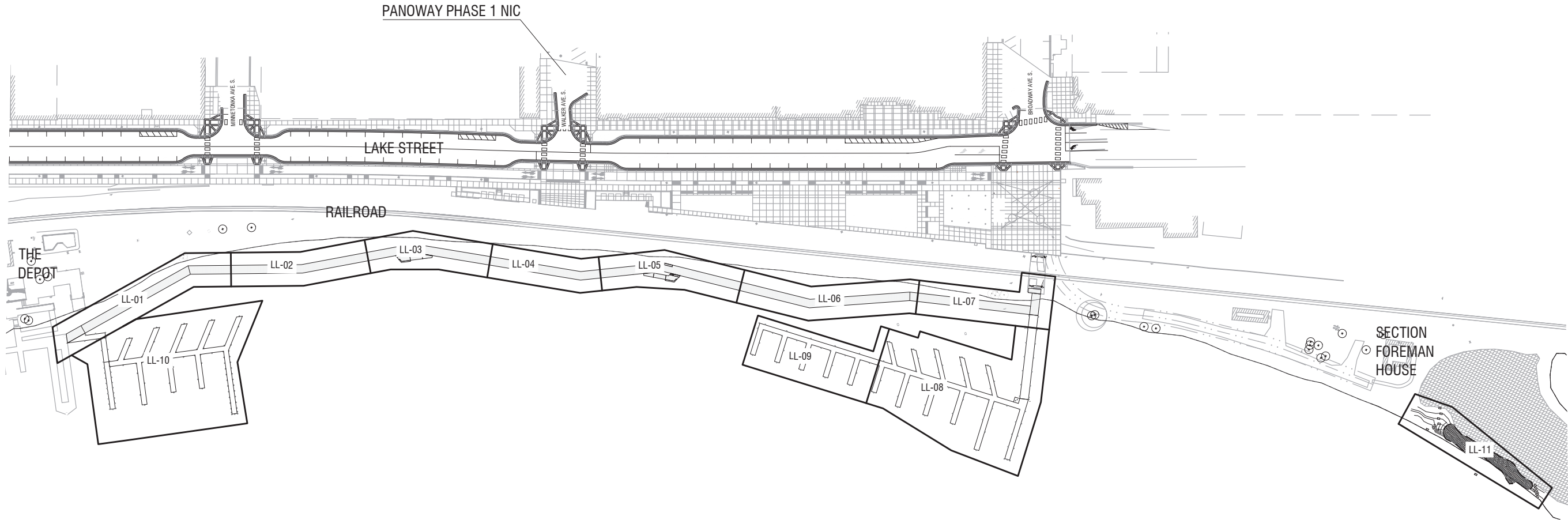
11/15/2022	50% CD
01/05/2023	100% CD

Revisions:

CVT Proj. #: 2-15-0032
Drawn:

Checked:

MATCHLINE KEY



Decking Plans

Consultants:

Structural Engineer:

Chadler & Associates
2500 University Ave., Third Suite 201-6
Bloomington, MN 55412
(612) 414-4100

MEP / Electrical Engineer:

L&W Engineers
3801 Broadway Street NE, Suite 601
Minneapolis, MN 55413
(612) 480-0020

Deck Designer:

Turkey Ball
4220 Sunnyside Rd E
Minneapolis, MN 55404
(612) 274-0340

Stamp:

Issue Record:

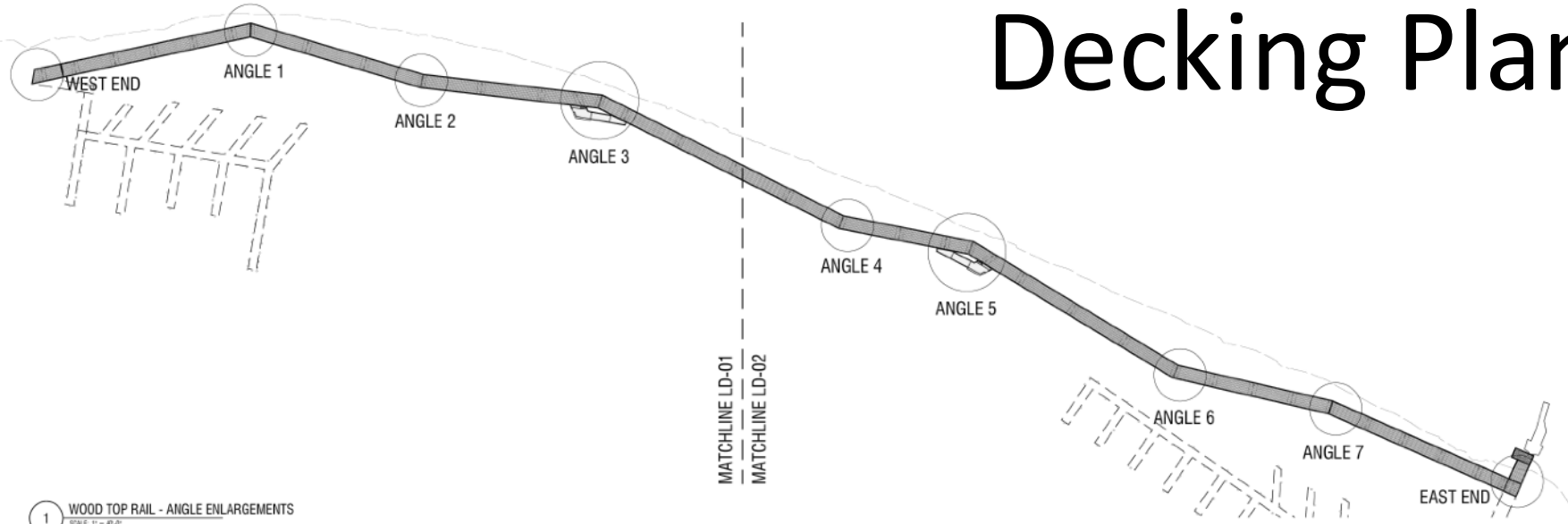
Issue Number	Date	By	For
13/15/2022	30% CD		

Revisions:

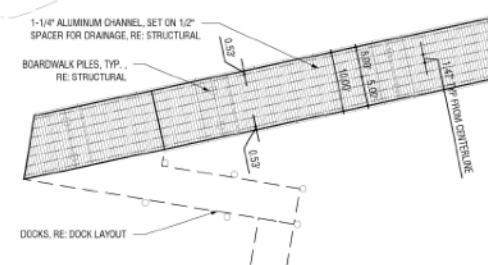
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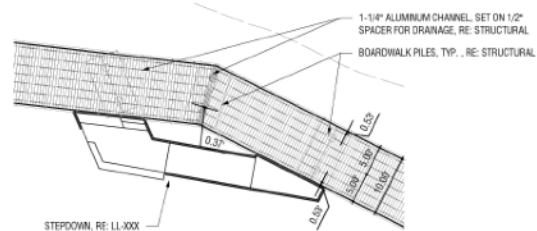
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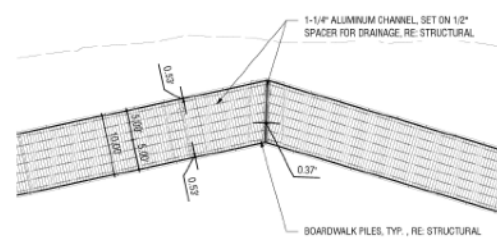
1 WOOD TOP RAIL - ANGLE ENLARGEMENTS
SCALE: 1" = 4'-0"



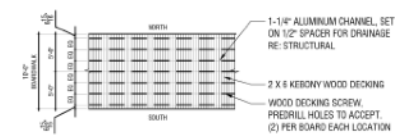
2 BOARDWALK FRAMING PLAN - WEST END ENLARGEMENT
SCALE: 1" = 10'-0"



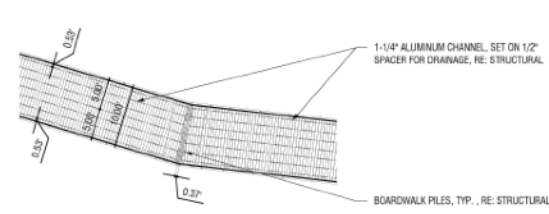
5 BOARDWALK FRAMING PLAN - ANGLE 3 + TERRACE ENLARGEMENT
SCALE: 1" = 10'-0"



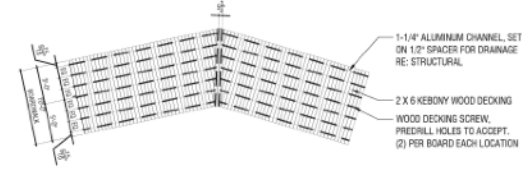
3 BOARDWALK FRAMING PLAN - ANGLE 1 ENLARGEMENT
SCALE: 1" = 10'-0"

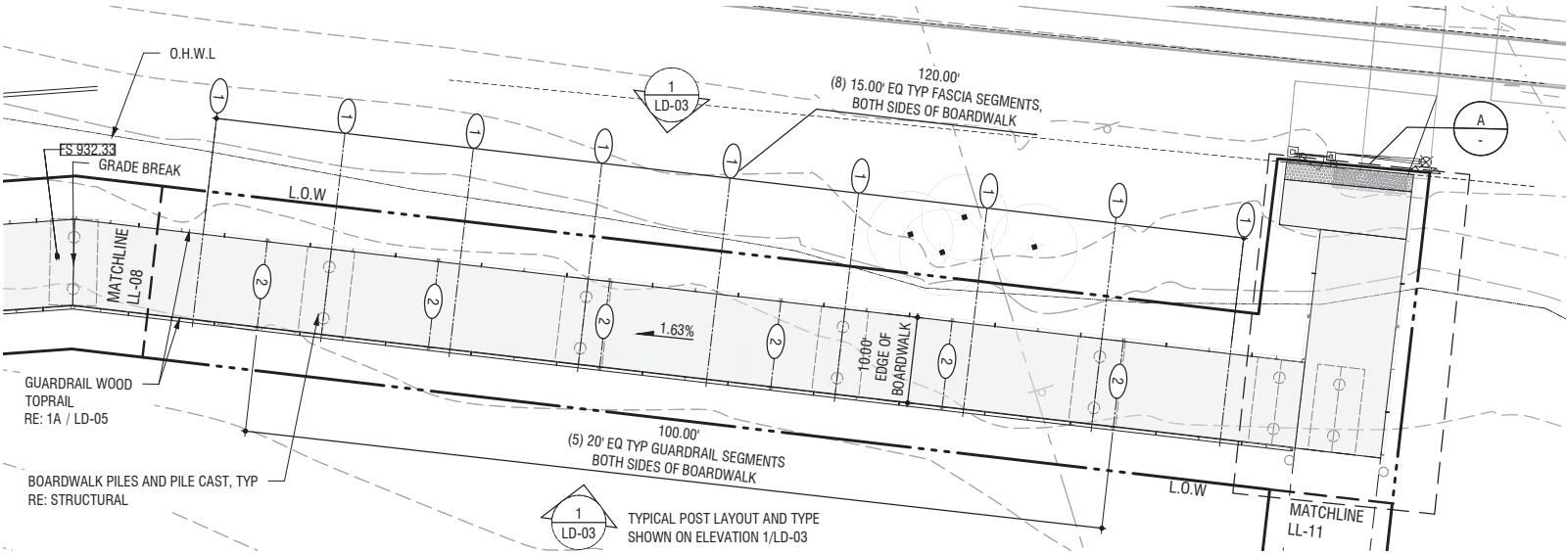


4 BOARDWALK FRAMING PLAN - ANGLE 2 ENLARGEMENT
SCALE: 1" = 10'-0"

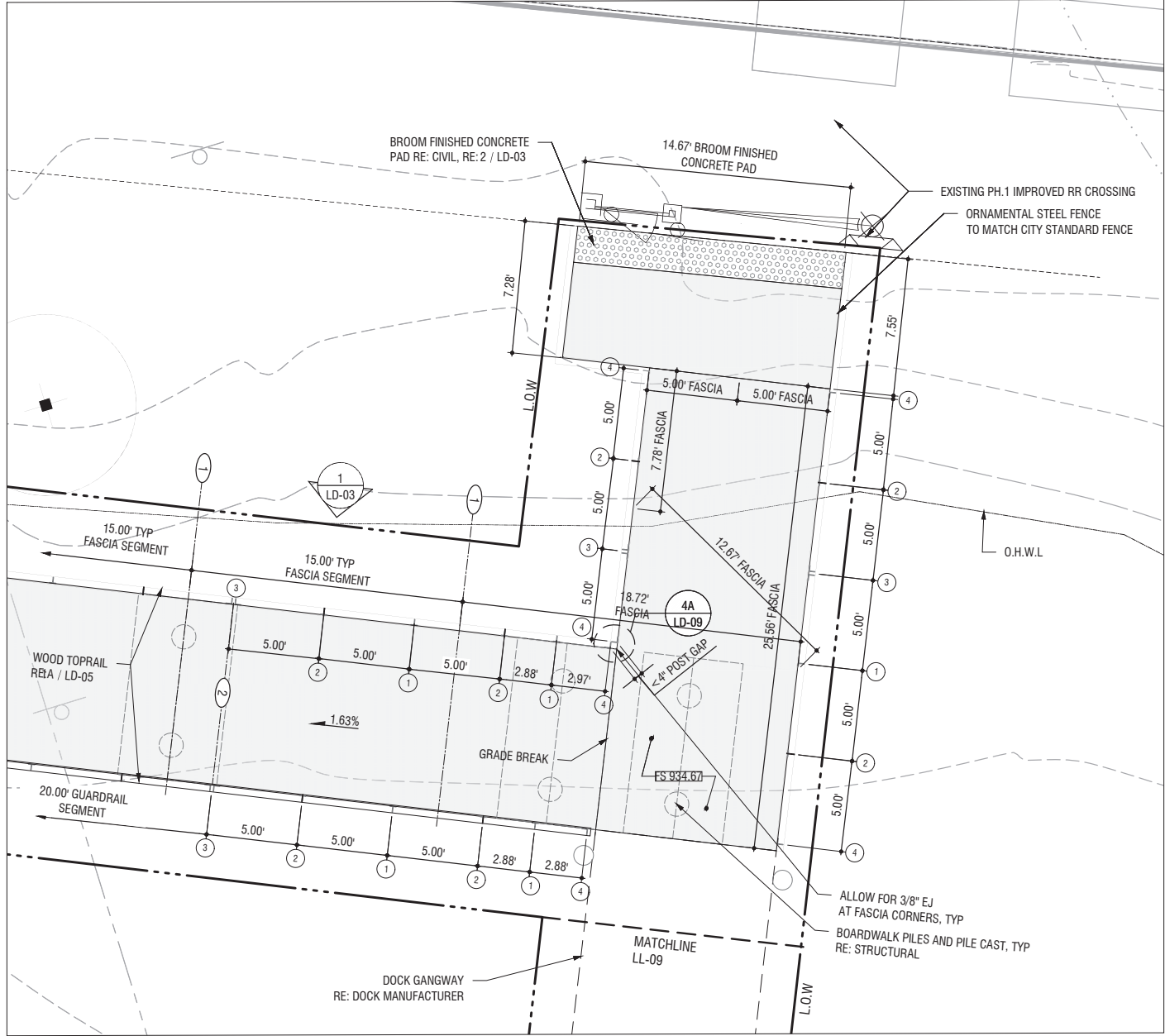


7 DECKING LAYOUT AT ANGLE TYPICAL
SCALE: 1/8" = 1'-0"





FASCIA AND GUARDRAIL LAYOUT
SCALE: 1" = 10'



A BOARDWALK EAST END ANGLE ENLARGEMENT
SCALE: 1/4" = 1'-0"

ALIGNMENT NOTES

- 1 ALIGN FASCIA SEGMENT JOINTS ACROSS BOARDWALK
- 2 ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL KEYNOTES

- 1 TYPICAL GUARDRAIL POST, RE: 1A / LD-05 ; 1B / LD-05
- 2 TYPICAL GUARDRAIL POST AT EXPANSION JOINT IN WOOD TOP RAIL, RE: 2A / LD-05 ; 2B / LD-05
- 3 TYPICAL GUARDRAIL POST AT CABLE RAIL SEGMENT, RE: 3A / LD-05 ; 3B / LD-05
- 4 TYPICAL END POST, RE: 4A / LD-05 ; 4B / LD-05
- 5 T POST- REMOVABLE GUARDRAIL SEGMENT A, RE: # / LD-03
- 6 L POST- REMOVABLE GUARDRAIL SEGMENT A, RE: # / LD-03
- 7 T POST- REMOVABLE GUARDRAIL SEGMENT B, RE: # / LD-03
- 8 L POST- REMOVABLE GUARDRAIL SEGMENT B, RE: # / LD-03
- 9 L POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ; # / LD-03
- 10 T POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ; # / LD-03

LEGEND

ALIGNMENT LINE

NOTES:

- 1. MANUFACTURED BENCH COMPANY: MMCITE PRODUCT NAME: BLOCQ PARK BENCH LBO110, RE: SPECS
- 2. FOR DECKING LAYOUT DETAILS REFER TO LD-01; LD-02
- 3. FOR BOARDWALK AND STEP DOWN LAYOUT INFORMATION REFER TO STRUCTURAL
- 4. TYPICAL BOARDWALK ELEVATION IS 932.33 UNLESS NOTED
- 5. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL

Consultants:
Structural Engineer
Erikson Road & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-6165
MEP / Electrical Engineer
LKPB Engineers
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Minneapolis, MN 55413
612-540-5033
Dock Designer
Tonka Built
6225 Sunnyfield Rd E
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(952) 221-5340
Structural Engineer
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2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-6165

Stamp:

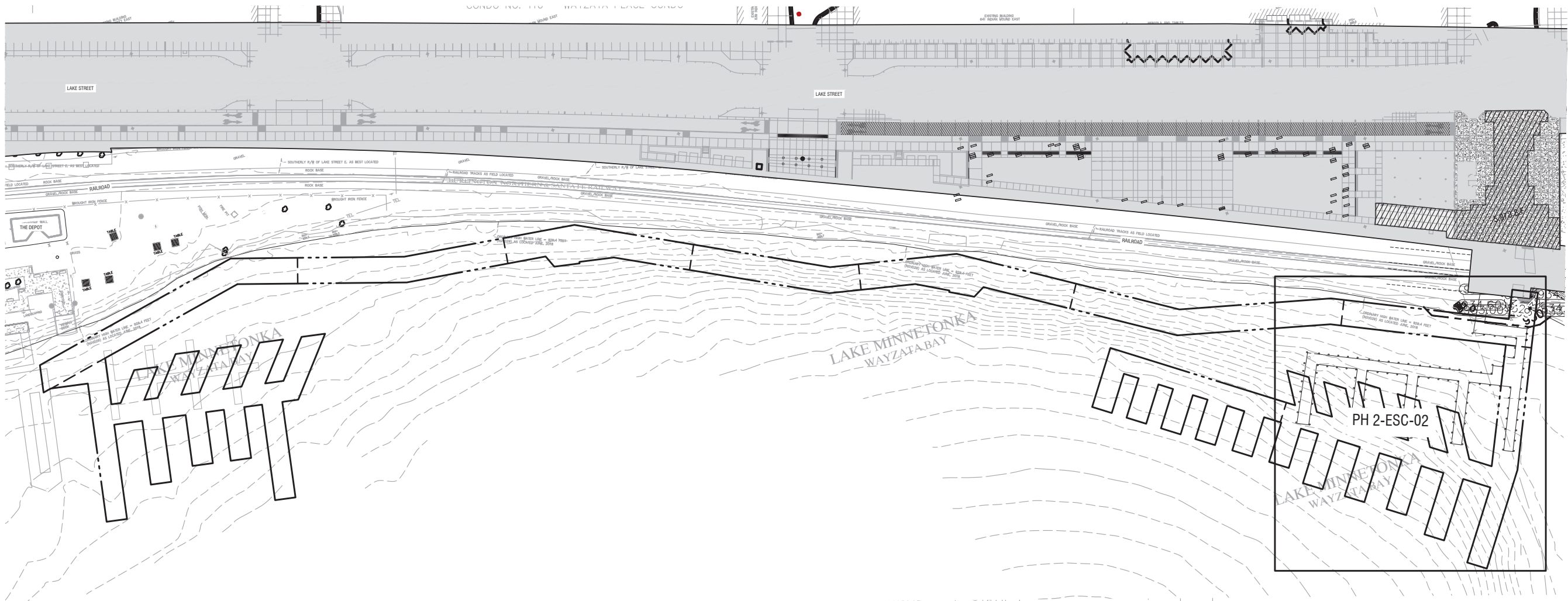
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01/05/2023 100% CD

Revisions:

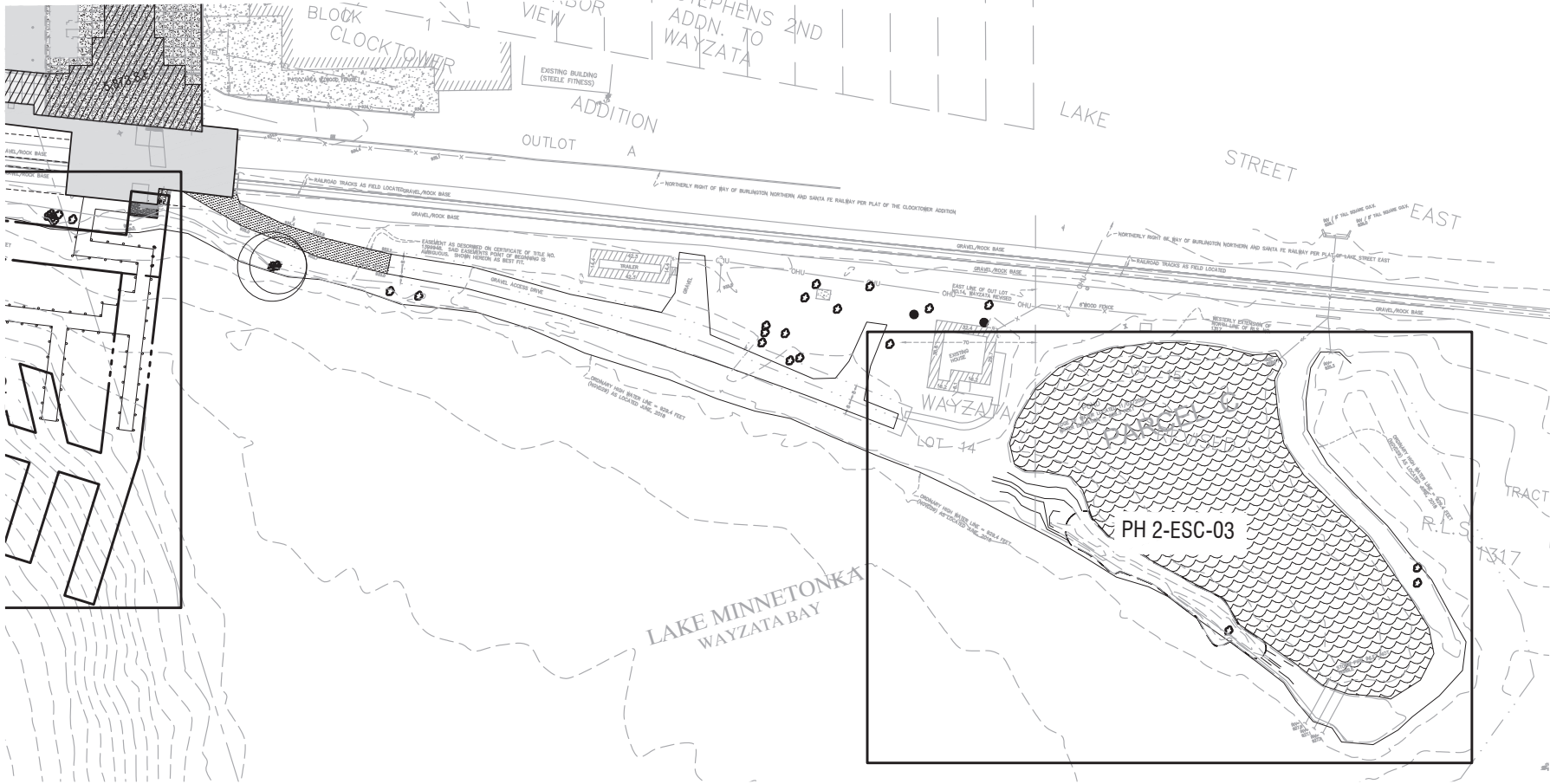
CVT Proj. #: 2-15-0032
Drawn:

Checked:

LAYOUT



PANOWAY PH.2 IMPROVEMENTS



Consultants:
Civil Engineer
Sullivan Blue
6110 Blue Circle Drive Suite 230
Minnetonka, MN 55343
(651) 289-5535
Ecologist
Applied Ecological Services, Inc.
21838 Mashtown Road
Prior Lake, Minnesota 55372
(952) 447-1919
Structural Engineer
Erikson Reed & Associates
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Saint Paul, MN 55114
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LKP8 Engineers
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Minneapolis, MN 55413
612-540-5033

Stamp:

Issue Record:	
01/10/2023	100% CD

Revisions:	

CVT Proj. #: 2-15-0032
Drawn:

Checked:

MATCHLINE KEY

BOARDWALK RAILING & FASCIA



Kebony Wood Railing

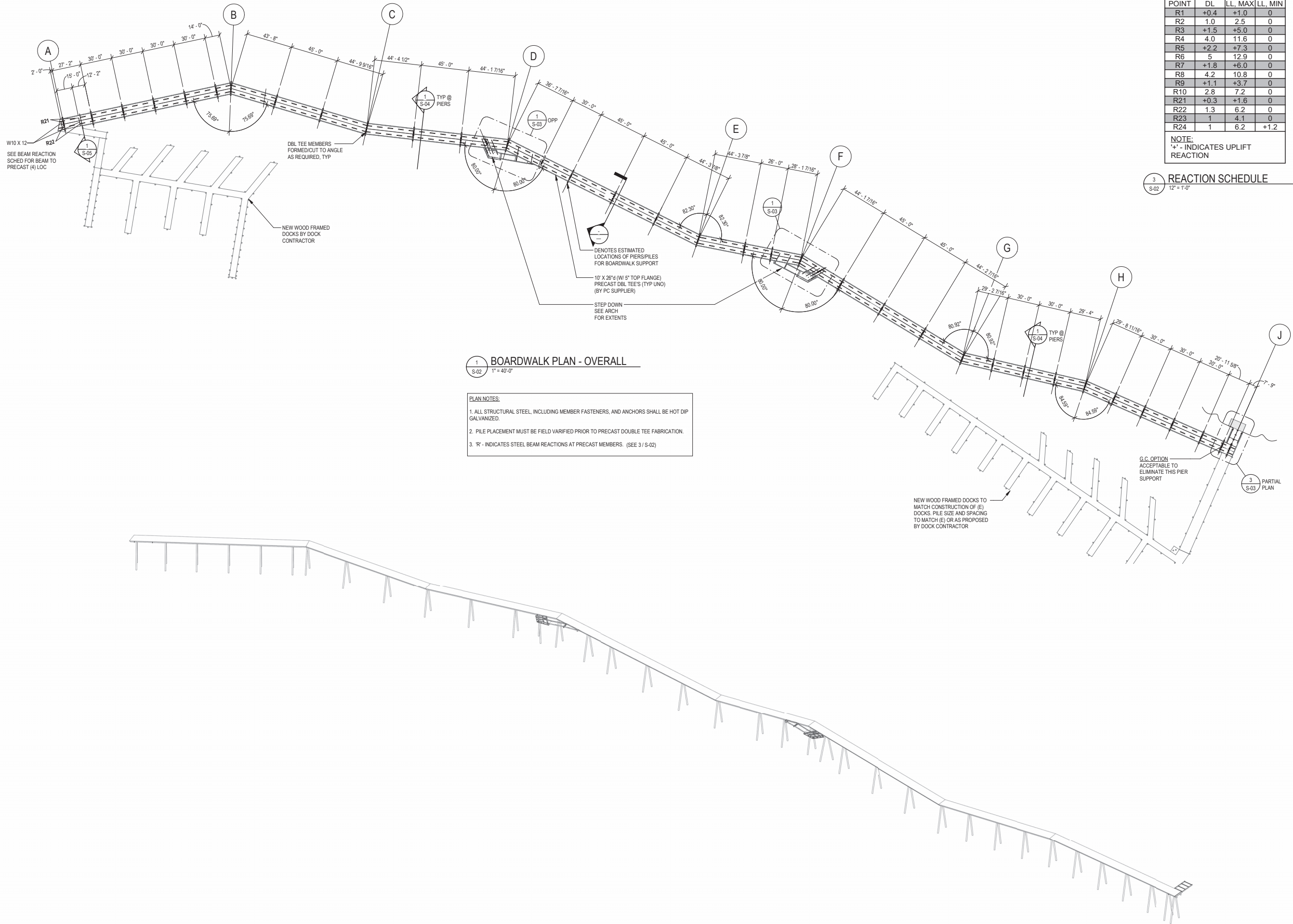
Stainless Steel Railing and Cables

Kebony Wood Decking

Stainless Steel Fascia



1/14/2023 6:20:33 PM



POINT	REACTION (K)*		
	DL	LL, MAX	LL, MIN
R1	+0.4	+1.0	0
R2	1.0	2.5	0
R3	+1.5	+5.0	0
R4	4.0	11.6	0
R5	+2.2	+7.3	0
R6	5	12.9	0
R7	+1.8	+6.0	0
R8	4.2	10.8	0
R9	+1.1	+3.7	0
R10	2.8	7.2	0
R21	+0.3	+1.6	0
R22	1.3	6.2	0
R23	1	4.1	0
R24	1	6.2	+1.2

NOTE:
'+' INDICATES UPLIFT
REACTION

REACTION SCHEDULE
12" = 1'-0"

1 BOARDWALK PLAN - OVERALL
1" = 40'-0"

- PLAN NOTES:
1. ALL STRUCTURAL STEEL, INCLUDING MEMBER FASTENERS, AND ANCHORS SHALL BE HOT DIP GALVANIZED.
 2. PILE PLACEMENT MUST BE FIELD VARIFIED PRIOR TO PRECAST DOUBLE TEE FABRICATION.
 3. 'R' - INDICATES STEEL BEAM REACTIONS AT PRECAST MEMBERS. (SEE 3 / S-02)

Consultants:
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Erickson Road & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-5165
MEP / Electrical Engineer
LKPB Engineers
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Minneapolis, MN 55413
(612) 540-5033
Dock Supplier
Tonka Built
6225 Sunnyfield Rd E
Minnetrista, MN 55364
(952) 221-5340

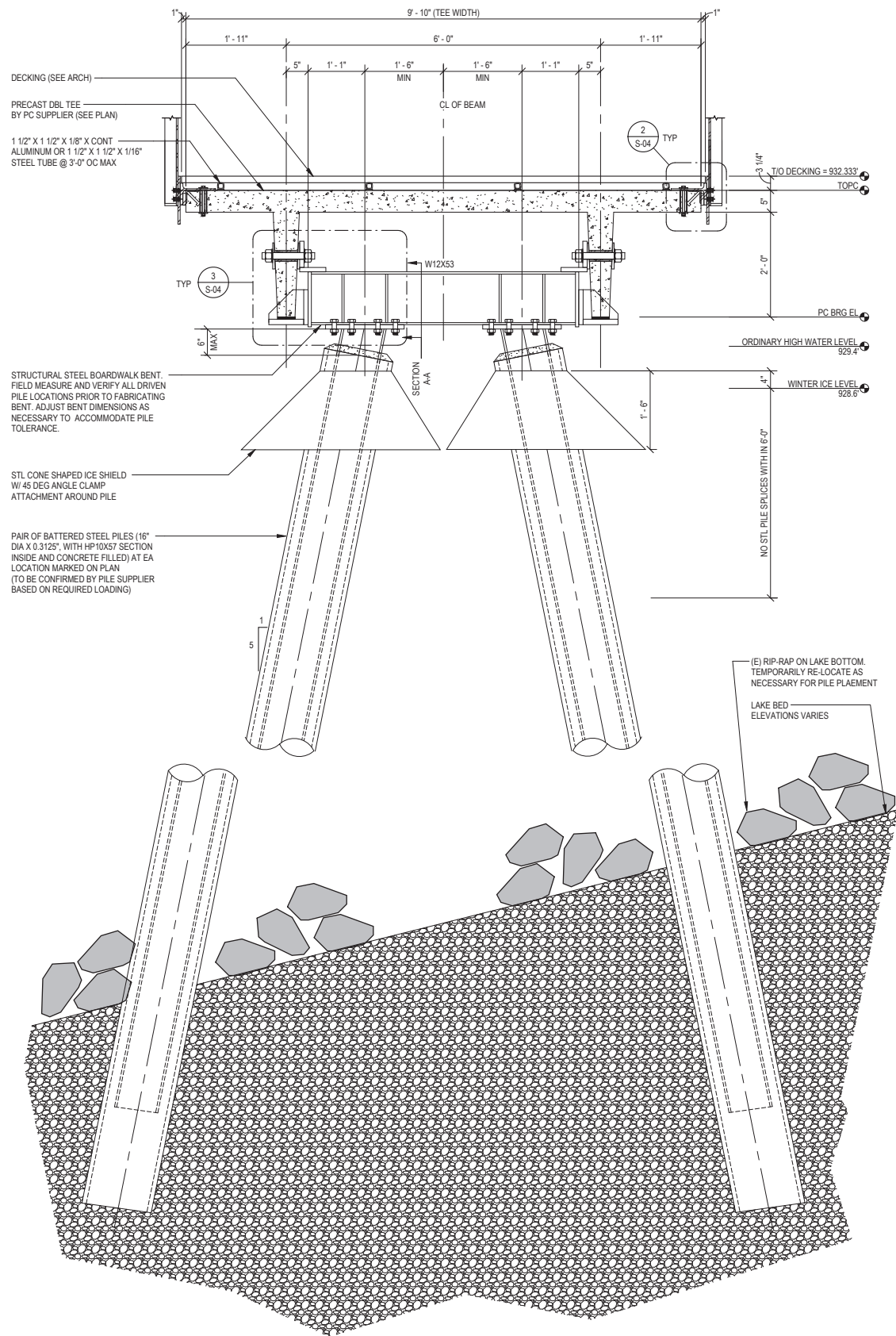
Stamp :
THESE DOCUMENTS REPRESENT
CURRENT PROGRESS AND SHALL NOT BE
CONSTRUED AS COMPLETE. USE OF
THESE DOCUMENTS FOR PURPOSES
OTHER THAN GENERAL REVIEW
IS DONE AT THE USER'S OWN RISK.

Issue Record
1/10/2023 100% CONSTRUCTION DOCUMENTS

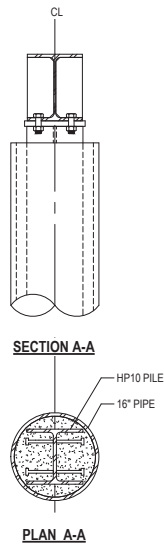
Revisions

Project No.: 2018-082
Drawn By: ASG
Checked By: JPL
Date: 1/10/2023

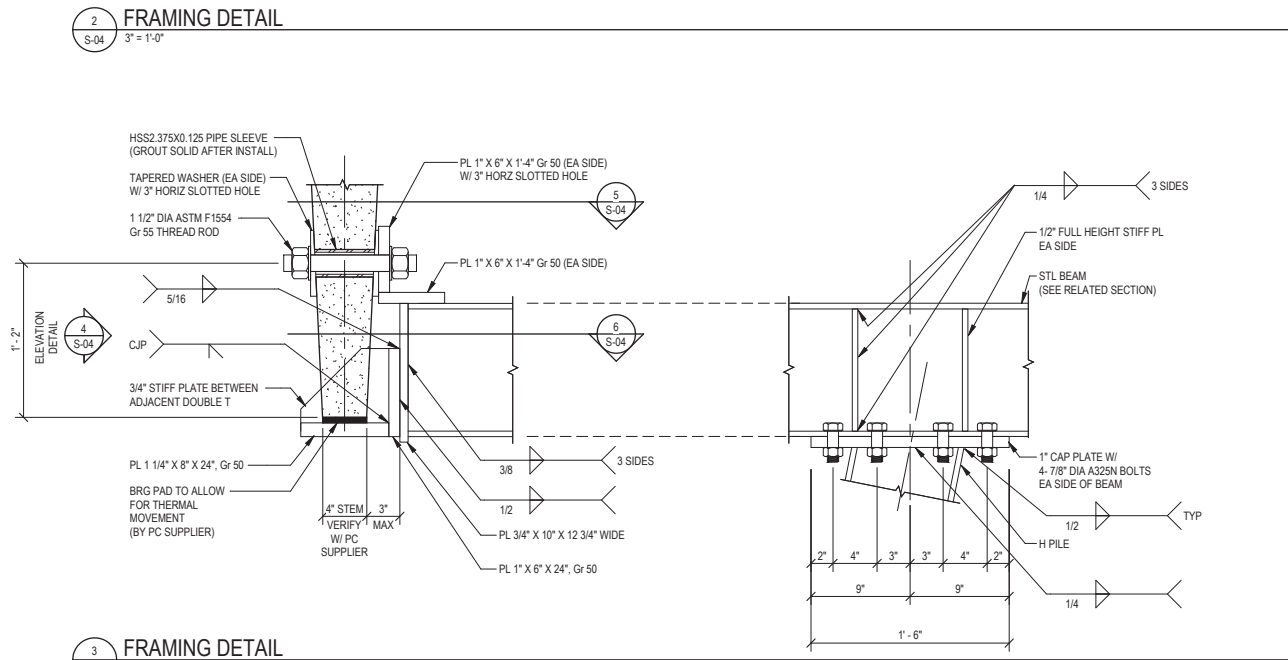
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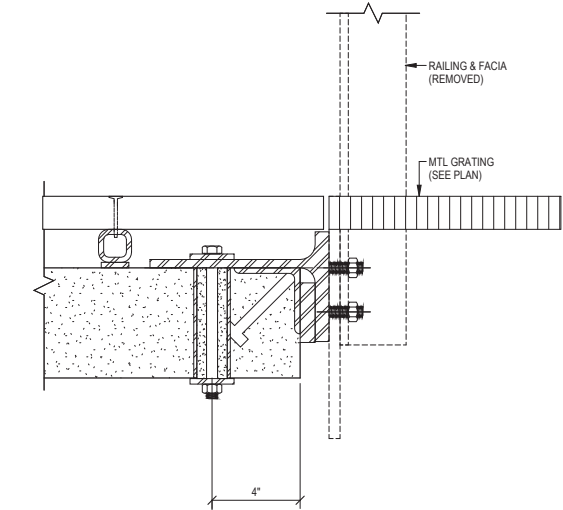
1
S-04
FRAMING DETAIL - TYPICAL PIER DETAIL
3/4" = 1'-0"



5
S-04
FRAMING DETAIL
1" = 1'-0"

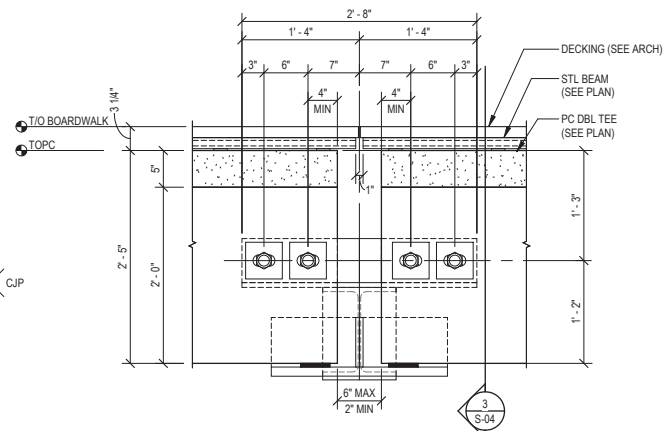


6
S-04
FRAMING DETAIL
1" = 1'-0"

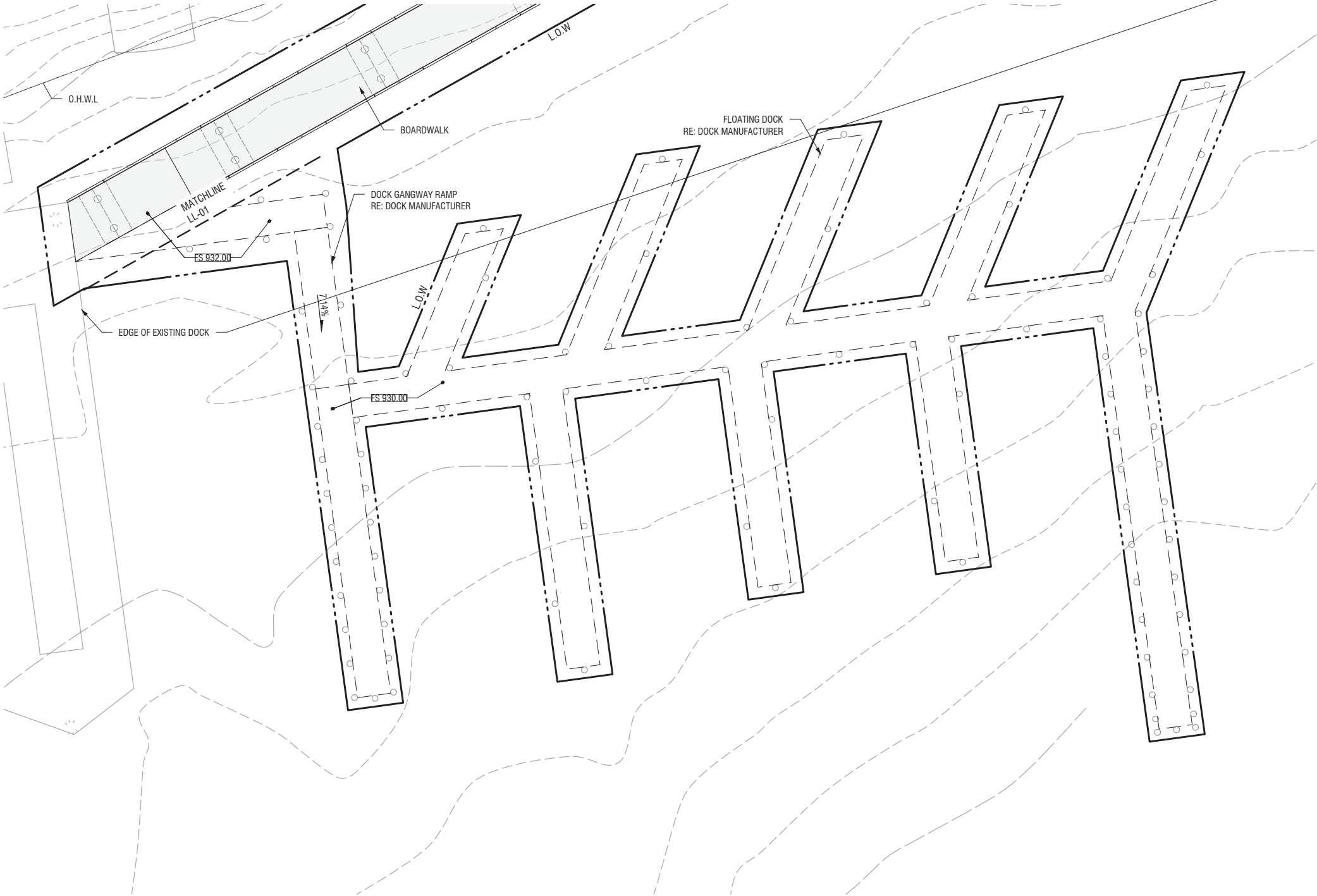


TYPICAL RAILING AND FACIA SUPPORT WITH RAILING

TYPICAL RAILING AND FACIA SUPPORT RAILING - REMOVED



4
S-04
FRAMING DETAIL
1" = 1'-0"



ALIGNMENT NOTES

- 1 ALIGN FASCIA SEGMENT JOINTS ACROSS BOARDWALK
- 2 ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL KEYNOTES

- 1 TYPICAL GUARDRAIL POST, RE: 1A / LD-05 ; 1B / LD-05
- 2 TYPICAL GUARDRAIL POST AT EXPANSION JOINT IN WOOD TOP RAIL, RE: 2A / LD-05 ; 2B / LD-05
- 3 TYPICAL GUARDRAIL POST AT CABLE RAIL SEGMENT, RE: 3A / LD-05 ; 3B / LD-05
- 4 TYPICAL END POST, RE: 4A / LD-05 ; 4B / LD-05
- 5 T POST- REMOVABLE GUARDRAIL SEGMENT A, RE: # / LD-03
- 6 L POST- REMOVABLE GUARDRAIL SEGMENT A, RE: # / LD-03
- 7 T POST- REMOVABLE GUARDRAIL SEGMENT B, RE: # / LD-03
- 8 L POST- REMOVABLE GUARDRAIL SEGMENT B, RE: # / LD-03
- 9 L POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ; # / LD-03
- 10 T POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ; # / LD-03

LEGEND

ALIGNMENT LINE

NOTES:

- 1. MANUFACTURED BENCH COMPANY: MMCITE PRODUCT NAME: BLOCQ PARK BENCH LBQ110, RE: SPECS
- 2. FOR DECKING LAYOUT DETAILS REFER TO LD-01; LD-02
- 3. FOR BOARDWALK AND STEP DOWN LAYOUT INFORMATION REFER TO STRUCTURAL
- 4. TYPICAL BOARDWALK ELEVATION IS 932.33 UNLESS NOTED
- 5. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL

Consultants:
Structural Engineer
Erikson Reed & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-6165
MEP / Electrical Engineer
LKPB Engineers
3001 Broadway Street NE Suite 601
Minneapolis, MN 55413
612-540-5030
Dock Designer
Tonka Built
6225 Sunnyfield Rd E
Minnetrista, MN 55364
(952) 221-5340
Structural Engineer
Erikson Reed & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-6165

Stamp:

Issue Record:
11/15/2022 50% CD
01/05/2023 100% CD

Revisions:

CVT Proj. #: 2-15-0032
Drawn:

Checked:

LAYOUT

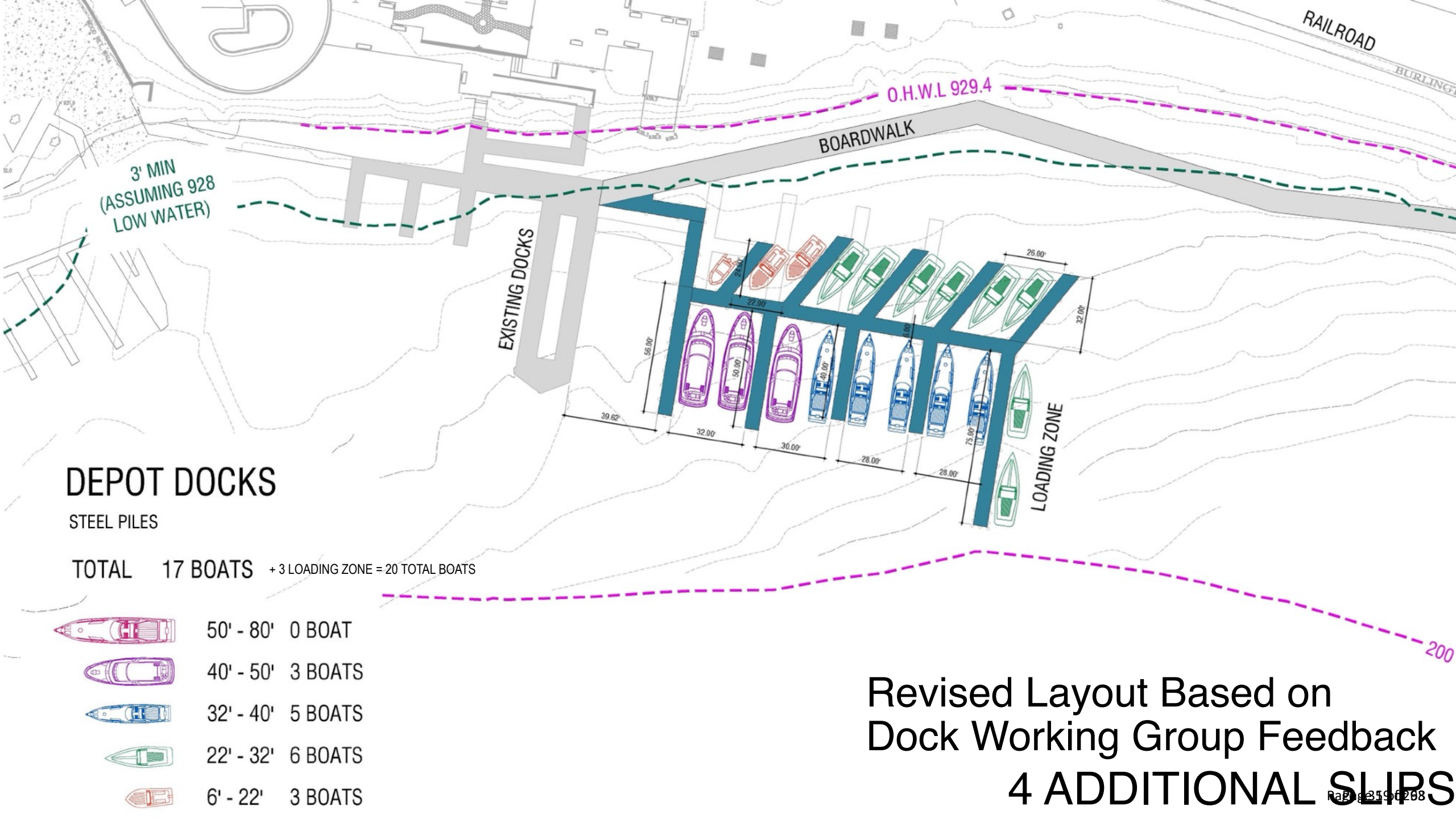
SHEET 18 OF 53

LL-10

Page 18 of 53



Scale: 1" = 10'
0 5 10 20



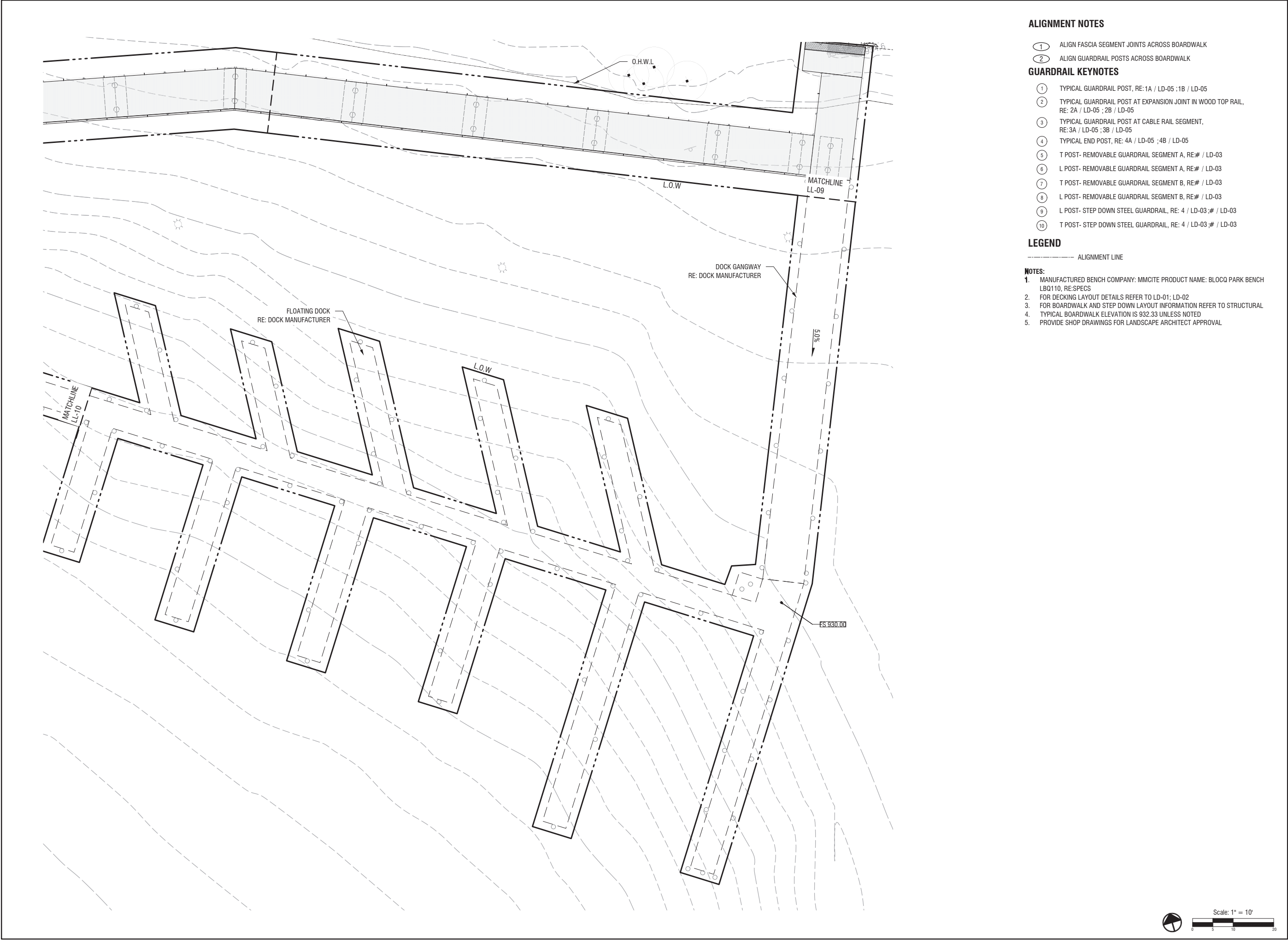
DEPOT DOCKS

STEEL PILES

TOTAL 17 BOATS + 3 LOADING ZONE = 20 TOTAL BOATS

- 50' - 80' 0 BOAT
- 40' - 50' 3 BOATS
- 32' - 40' 5 BOATS
- 22' - 32' 6 BOATS
- 6' - 22' 3 BOATS

Revised Layout Based on
Dock Working Group Feedback
4 ADDITIONAL SLIPS



ALIGNMENT NOTES

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- 10 T POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ; # / LD-03

LEGEND

ALIGNMENT LINE

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Structural Engineer
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2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
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MEP / Electrical Engineer
LXPB Engineers
3001 Broadway Street NE Suite 601
Minneapolis, MN 55413
612-540-5033
Dock Designer
Tonka Built
6225 Sunnyfield Rd E
Minnetrista, MN 55364
(952) 221-5340
Structural Engineer
Erikson Reed & Associates
2550 University Ave. West Suite 201-S
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(651) 414-6165

Stamp:

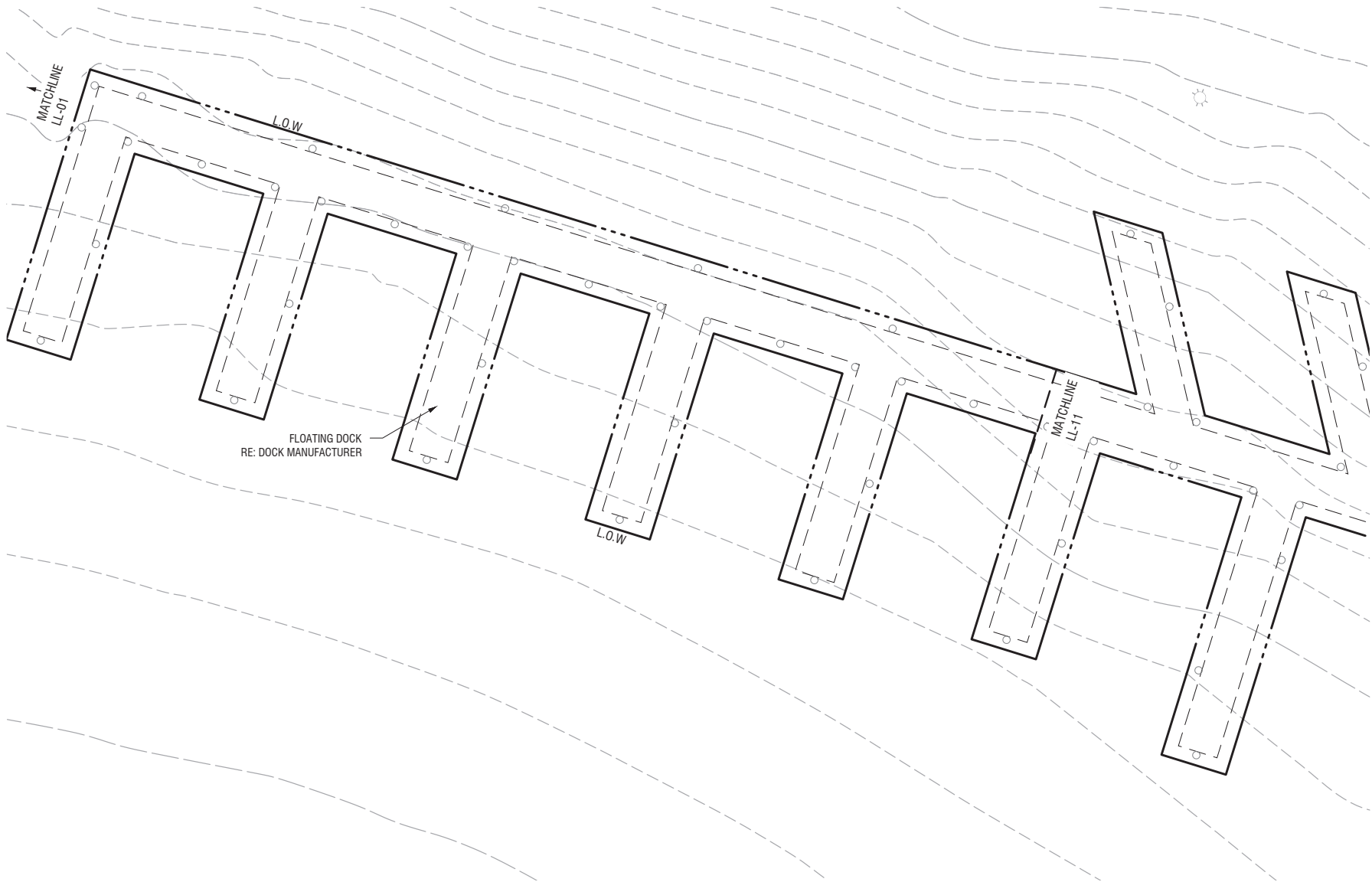
Issue Record:	
11/15/2022	50% CD
01/05/2023	100% CD

Revisions:	

CVT Proj. #: 2-15-0032
Drawn: _____

Checked: _____

LAYOUT



ALIGNMENT NOTES

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- 2 ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL KEYNOTES

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LEGEND

----- ALIGNMENT LINE

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11/15/2022 50% CD
01/05/2023 100% CD

Revisions:

CVT Proj. #: 2-15-0032
Drawn:

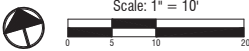
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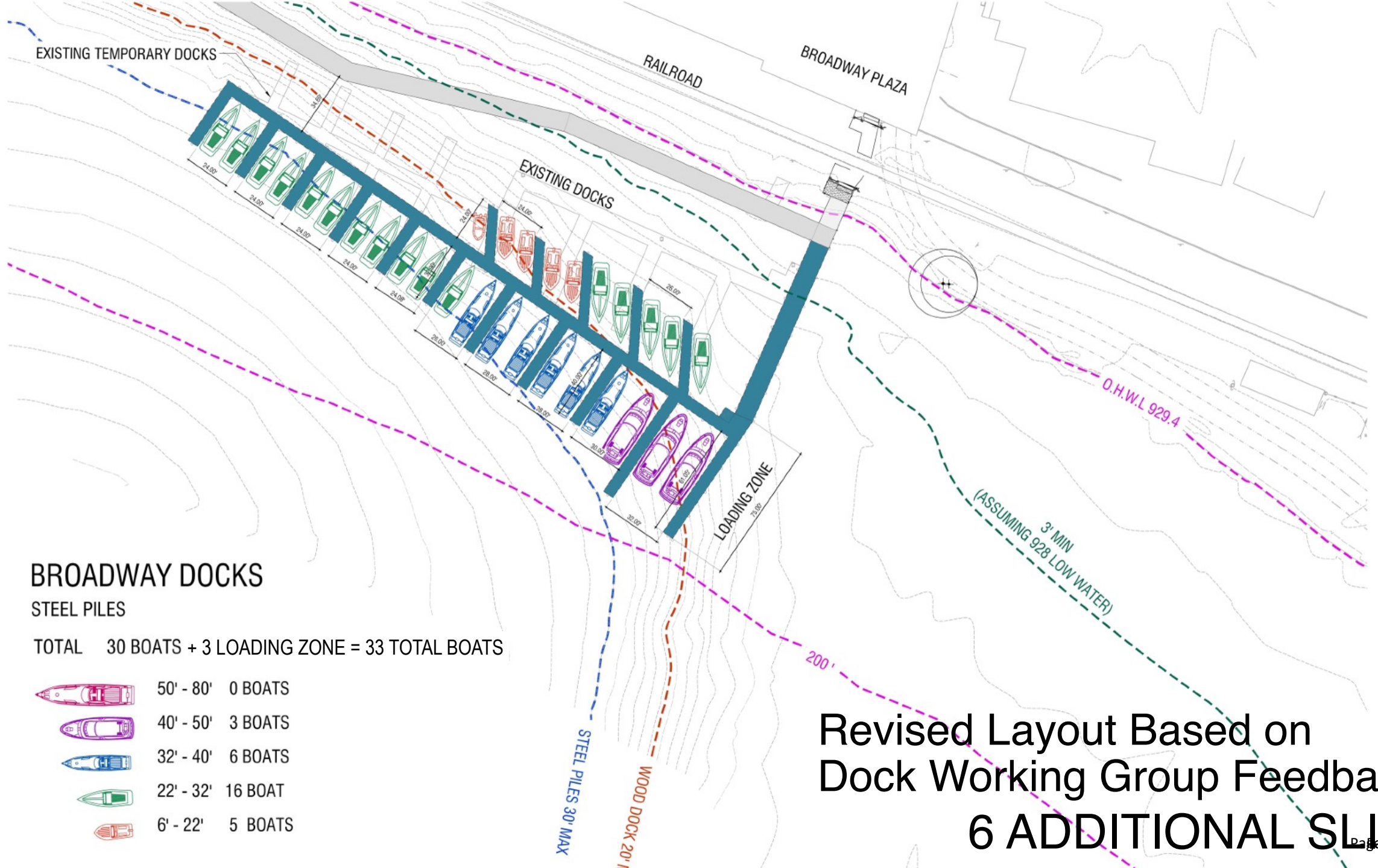
LAYOUT

SHEET 20 OF 53

LL-12

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BROADWAY DOCKS

STEEL PILES

TOTAL 30 BOATS + 3 LOADING ZONE = 33 TOTAL BOATS

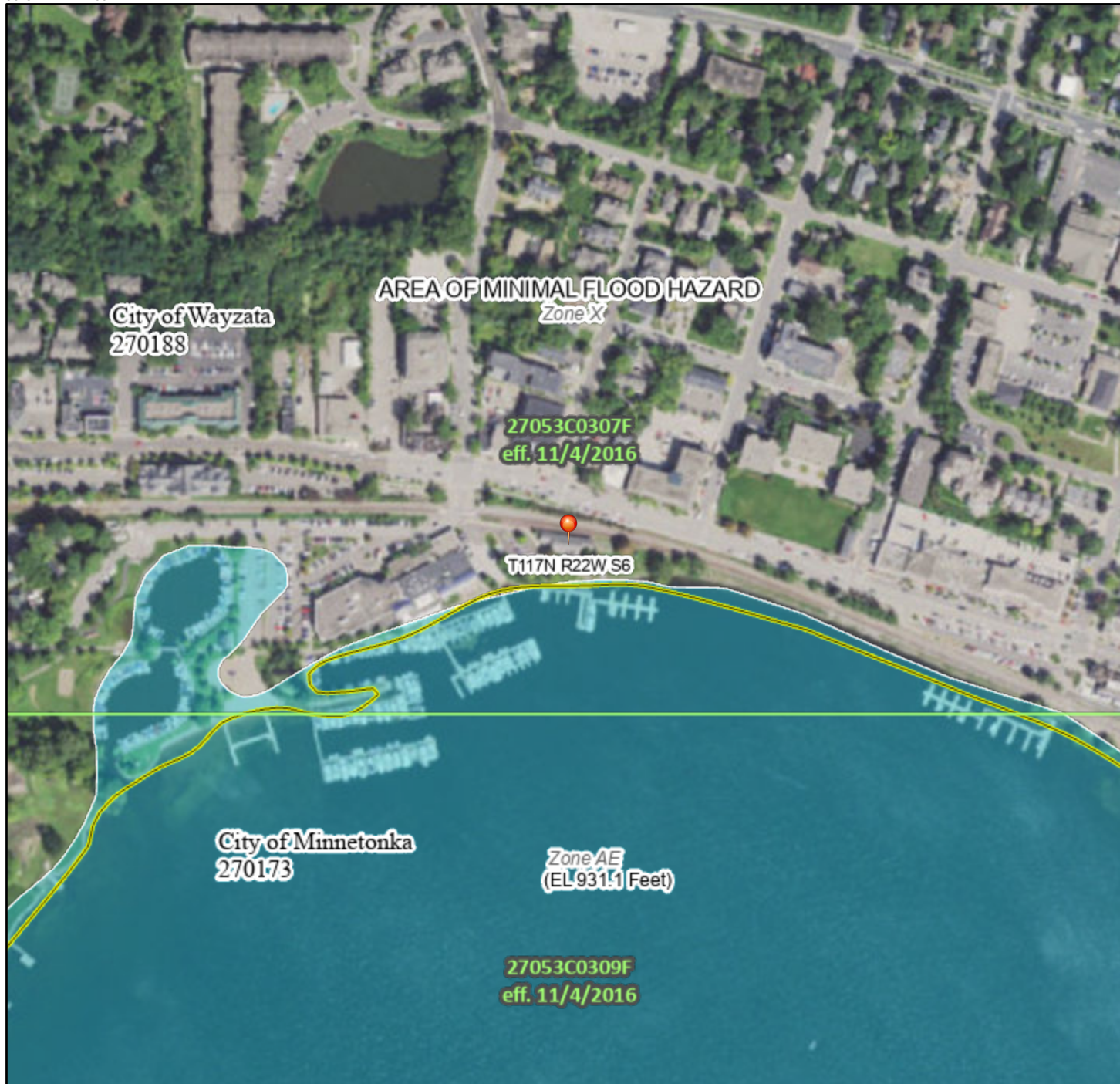
	50' - 80'	0 BOATS
	40' - 50'	3 BOATS
	32' - 40'	6 BOATS
	22' - 32'	16 BOAT
	6' - 22'	5 BOATS

Revised Layout Based on
Dock Working Group Feedback
6 ADDITIONAL SLIPS

National Flood Hazard Layer FIRMette



93°31'17"W 44°58'24"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

93°30'40"W 44°57'59"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/2/2023 at 12:51 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Mitigation | Planting



SEEDED GRASSES AND SODDED TURF			
SYMBOL	KEY	DESCRIPTION	BOTANICAL NAME
	WPR	WET PRAIRIE	RED-TOOTHED DOGWOOD (Cornus amomum)
			PUSSEY WILLOW (Salix discolor)
			RED-TOOTHED DOGWOOD (Cornus amomum)



Consultants:
Structural Engineer:
Cramer Reed & Associates
200 University Ave., Suite 201-5
Bloomington, MN 55403
P.O. #14-0100
MEP / Electrical Engineer:
Lundberg Engineering
200 University Ave., Suite 201-5
Bloomington, MN 55403
P.O. #14-0100
Architect:
Cramer Reed & Associates
200 University Ave., Suite 201-5
Bloomington, MN 55403
P.O. #14-0100

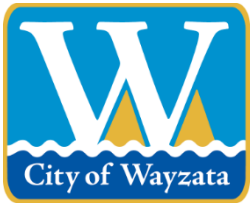
Stamp:

Issue Number	Date	By	For
11-10-2022	100% CD		
11-05-2022	100% CD		

Revisions:

CVT Proj. #: 2-15-0002

Checked:



City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 6, 2023	AGENDA ITEM: 7.a
TITLE: Review of Development Activities	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

A verbal update will be provided at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 6, 2023	AGENDA ITEM: 7.b
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

The next Planning Commission meeting is on Monday, March 20, 2023; however, staff anticipates that the meeting will be canceled due to a lack of agenda items. The next meetings are scheduled for April 3 and 17. The 2023 City Meeting Calendar and Liaison Schedule are attached.

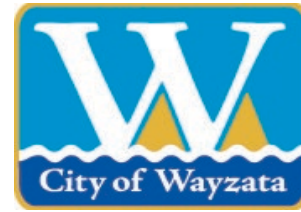
ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2023 Wayzata City Calendar
2. 2023 Planning Commission Liaison Schedule

City of Wayzata 2023 Meeting Calendar



January 2023						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February 2023						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March 2023						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April 2023						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May 2023						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June 2023						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July 2023						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August 2023						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September 2023						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October 2023						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November 2023						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December 2023						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

- Energy & Environment 5:00 PM
- Planning Commission - 6:30 PM
- City Council - 7:00 PM
- Wayzata School Board
- Lake Minnetonka Conservation District (LMCD)
- Heritage Preservation Board (HPB) - 5:00 PM
- Housing & Redevelopment Authority (HRA) - 7:30 AM
- Parks & Trails Board - 6:00 PM
- Charter Commission - 9:00 AM
- Elections (see below)
- Night to Unite

Meeting dates and times are subject to change. Dates can be confirmed by calling City Hall.

Holiday Observed
City Offices Closed

Revised
9/21/2022

2023 Planning Commission Assignments at Council Meetings

	<u>Meeting Date</u>	<u>Commission Representative</u>
Tuesday	January 10	Peggy Douglas
Tuesday	January 24	Adam Elg
Tuesday	February 7	Laura Merriam
Tuesday	February 21	Bonnie Schwalbe
Tuesday	March 7	Jennifer Severson
Tuesday	March 21	Ken Sorensen
Tuesday	April 4	Larissa Stockton
Tuesday	April 18	Peggy Douglas
Tuesday	May 2	Adam Elg
Tuesday	May 16	Laura Merriam
Tuesday	June 6	Bonnie Schwalbe
Tuesday	June 20	Jennifer Severson
N/A	No meeting July 4th week	
Tuesday	July 18	Ken Sorensen
Tuesday	August 8	Larissa Stockton
Tuesday	August 22	Peggy Douglas
Tuesday	September 5	Adam Elg
Tuesday	September 19	Laura Merriam
Tuesday	October 13	Bonnie Schwalbe
Tuesday	October 17	Jennifer Severson
Tuesday	November 7	Ken Sorensen
Tuesday	November 21	Larissa Stockton
Tuesday	December 5	Peggy Douglas
Tuesday	December 19	Adam Elg