

**CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION**

Agenda
March 16, 2021
7:00 PM

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
 - 3A. February 18, 2021 regular meeting.
- 4. PUBLIC DISCUSSION – Public comment on any item not otherwise listed on the agenda.**
- 5. PUBLIC HEARINGS**
 - 5A. An application by Douglas Ahlberg for the construction of a 2,560 square foot garage (accessory structure) at 3881 Haines Road, which is located in an R-3, Residential zoning district.
 - 5B. An application by The City of Hermantown. for a Special Use Permit for the road project work associated with Lavaque Junction in a Natural Environment Shoreland Overlay Zone. The land area is all within a R-3, Residential, zoning district.
- 6. CONTINUING BUSINESS**
 - 6A. Update on the PUD Survey results and the status of the PUD study
- 7. NEW BUSINESS**
- 8. COMMUNICATIONS**
- 9. COMMISSION MEMBER REPORTS**

Joe Peterson
Corey Kolquist
Tracy Lundeen
Valerie Ouellette
Samuel Clark
Shannon Sweeney Jorgenson
Beth Wentzlaff
Buckley Simmons
John Geissler

ADJOURN

Because attendance at the regular meeting location is not feasible due to the health pandemic, Hermantown's March 16, 2021, Planning and Zoning Commission meeting will be conducted remotely, utilizing the platform "Zoom" – which allows the public to view and/or hear the meeting from their phone or computer.

Beginning shortly before 7:00 p.m. on March 16, 2021, this meeting will be available at: <https://us02web.zoom.us/j/85058177370?pwd=OTZLTUUxcUJzWmVTVFkzbEFGWDY2Zz09> and/or by calling the number 312 626 6799 and utilizing the meeting 850 5817 7370 and the password 894065.

A few important tips regarding the Zoom platform:

- If you do not have audio on your computer, but wish to see the meeting and speak at the meeting – you can log in both on your computer (to see) and call in on your phone (to speak)
- It is a new situation for all of us, so grace and understanding are appreciated

**CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION
February 18, 2021 Meeting Summary
7:00 PM**

1. ROLL CALL

Members Present: Joe Peterson; Corey Kolquist; Valerie Ouellette; Samuel Clark; Shannon Sweeney Jorgenson; Beth Wentzlaff; Buckley Simmons; and John Geissler.

Members Absent:

Others Present: Eric Johnson, Community Development Director; Neal Ronquist, 3810 Lavaque Rd.; David Mesojedic, Ben Anderson and Bob Kanuit, 5070 Silver Leaf St.

2. APPROVAL OF AGENDA

Motion made by Cory Kolquist to approve the February 18, 2021 agenda as presented. Seconded by Shannon Sweeney Jorgenson. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Shannon Sweeney Jorgenson to approve the January 21, 2021 minutes as presented. Seconded by Samuel Clark. Motion carried.

4. PUBLIC DISCUSSION

5. PUBLIC HEARINGS

5A. An application by A-lign Properties LLC for a Preliminary and Final Planned Unit Development for three townhome units of 6 total units on a 4-acre site located at the NE intersection of Hermantown Road and Lavaque Road. The property is located in a R-3 zoning district.

Eric Johnson, Community Development Director, presented to the commission that the applicant, A-lign Properties, LLC, is proposing to construct three townhomes (6 units total) on an existing 4.1 acre lot with the property being subdivided into three parcels ranging in size from 1.24 to 1.61 acres in size. The proposed building locations are situated as to utilize an existing upland portion of the property on which to build.

The applicant is proposing to divide the property into three lots. This property split can be accomplished by way of an Administrative Lot Split. Should the applicant wish to further subdivide the lots into a corresponding lot for each unit, then a plat will need to be provided by a registered land surveyor for the subdivision.

The applicant will connect each residential unit to City sewer and water systems. Water and sewer is available along Hermantown Road with these units having an availability fee associated with them. The townhome building fronting Lavaque Road will require the extension of public sewer and water approximately 270 feet to the north from Hermantown Road. The applicant will provide engineered plans for utility extensions/connections prior to beginning such work on the site. Detailed plans for the utility extensions/connections will be reviewed and approved by the City Engineer prior to issuance of the building permits. The applicant is proposing to provide individual utility services to each unit as this allows for the potential sale of the units.

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The Public Hearing held Thursday, February 18, 2021 regarding the application by A-lign Properties LLC for a Preliminary and Final Planned Unit Development for three townhome units of 6 total units on a 4-acre site located at the NE intersection of Hermantown Road and Lavaque Road has been recorded, however has not been transcribed. The following resident spoke about his concern regarding this project. The main issues were the cost of each of the units; utilities associated with the project; and if the units would be for sale or for rent

Neal Ronquist, 3810 Lavaque Rd. asked if there would be any utility disruptions associated with the units and his home. He also asked about any traffic issues with the driveway being located so near to the stop sign at the intersection of Hermantown Road and Lavaque Rd. He also wondered if the project would have any affect on the value of his property if the units were rentals and/or affordable rate housing.

Motion made by Valerie Ouellette to approve the application by A-lign Properties LLC for a Preliminary and Final Planned Unit Development for three townhome units of 6 total units on a 4-acre site located at the NE intersection of Hermantown Road and Lavaque Road. Seconded by Joe Peterson. Samuel Clark and Shannon Sweeny Jorgenson voted against it. Motion carried.

5B. An application by Dustin and Holly Melin for a variance to create a second flag lot of 5.87 acres on a parcel accessed by way of a flag lot of 30 foot width at 382x Lavaque Road (Parcel 395-0010-07812). The property is located in a R-3 zoning district.

Eric stated that the applicants, Dustin and Holly Melin, have been marketing the subject property for single family lot construction for the past 3+ years. The parcel has approximately 770 linear feet either directly abutting Lavaque Road or adjacent to it. The curvature of Lavaque Road in this area of the City creates a scenario where the property on the west side of Lavaque Road (5127 Hermantown Road) has a triangular shaped portion of land on the east side of Lavaque Road. This results in the subject property having 61 feet of property directly abutting Lavaque Road. The City is supportive of utilizing this 61 foot portion of land for the location of two driveways, each on their own parcel which will serve the future residences. The applicants have contacted the property owner of 5127 Hermantown Road to discuss the purchasing of this triangular piece of land, which would alleviate the need for two flag lots for frontage/access purposes. The property owner of 5127 Hermantown Road was not receptive to the purchase.

The Public Hearing held Thursday, February 18, 2021 regarding the application by Dustin and Holly Melin for a Subdivision to create a 5.75 acre parcel accessed by way of a flag lot of 30 foot width at 382x Lavaque Road (Parcel 395-0010-07812) has been recorded, however has not been transcribed. The following residents spoke about their concern regarding this project. The main issues were fees associated with the project; utility preference and hook up to existing utilities;

Neal Ronquist, 3810 Lavaque Rd.

Bob Kanuit, 5070 Silver Leaf St., attorney for Mr. and Mrs. Melin, asked for clarification about the City's recommendation, if the variance is granted, that "if the new flag lots are able to utilize City sanitary sewer and water services and pay all applicable fees" is the intent of that wording to

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get the property owner to agree that the services can be extended up to that property, because that is not what Mr. and Mr. Melin are contemplating.

Eric stated that the purpose of the language is that if the property owners of the two newly created lots choose to connect to existing City services then they would be required to extend the services at their cost. There would not be an additional availability fee, however they would be responsible to pay WLSSD and City connection fees which are standard for any residential projects.

Ben Anderson, surveyor of the property stated he was available for any questions.

Motion made by Corey Kolquist to approve the application by Dustin and Holly Melin for a Subdivision to create a 5.75 acre parcel accessed by way of a flag lot of 30 foot width at 382x Lavaque Road (Parcel 395-0010-07812). Seconded by Buckley Simmons. Motion carried.

5C. An application by Dustin and Holly Melin for a Subdivision to create a 5.75 acre parcel accessed by way of a flag lot of 30 foot width at 382x Lavaque Road (Parcel 395-0010-07812). The property is located in an R-3 zoning district.

Eric advised the commission that the applicants, Dustin and Holly Melin, are proposing to subdivide their existing 11.62 acre property at 38xx Lavaque Road, approximately 400 feet north of the Lavaque Road/Hermantown Road intersection.

The applicants propose to create two new flag lots from the existing property. The creation of the second flag lot will require a variance and is being considered under a separate application. The applicants have approximately 61 feet which directly abuts Lavaque Road. Two flag lots with each having 30.5 feet along Lavaque Road are ultimately being requested. The proposed lot sizes for the two total parcels are: Parcel A: 5.75 acres and Parcel B: 5.87 acres. The applicants intend to sell the two lots for the purpose of constructing a new single-family home on each parcel.

The Public Hearing held Thursday, February 18, 2021 regarding the application by Dustin and Holly Melin for a Subdivision to create a 5.75 acre parcel accessed by way of a flag lot of 30 foot width at 382x Lavaque Road (Parcel 395-0010-07812). No questions were raised.

Motion made by Corey Kolquist to approve the application by Dustin and Holly Melin for a Subdivision to create a 5.75 acre parcel accessed by way of a flag lot of 30 foot width at 382x Lavaque Road (Parcel 395-0010-07812). Seconded by Buckley Simmons. Motion carried.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

Eric gave an update to the City's PUD moratorium and the survey. The City has extended the time to submit the surveys until February 19.

Eric submitted and went over the procedures for approvals and denials of applications that come before the City for land use and/or development. He noted item no. 6 "If a body denies a request, it must provide the applicant in writing a statement of the reasons for the denial. If the written statement is not adopted at the same time as the denial, it must be adopted at the next meeting

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following the denial of the request but before the expiration of the time allowed for making a decision. The written statement must be consistent with the reasons stated in the record at the time of the denial. The written statement must be provided to the applicant upon adoption.”

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None.

Corey Kolquist – None.

Valerie Ouellette – None.

Samuel Clark – None.

Shannon Sweeney Jorgenson – None.

Beth Wentzlaff – None.

Buckley Simmons – None.

John Geissler – None.

ADJOURN

Motion made by Joe Peterson to adjourn the meeting. Seconded by Corey Kolquist. Meeting adjourned at 8:06 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant

5A. Subdivision Application to construct a 2,560 square foot accessory structure in an R-3 zoning district

Applicant: Douglas Ahlberg
Case No.: 2021-08-SUP
Staff Contact: Eric Johnson, Community Development Director
Request: Special Use Permit for construction of a 2,560 square foot accessory building in a R-3 zoning district

RECOMMENDED ACTION:

Staff recommends that the Planning Commission recommend approval of the proposed Special Use Permit for the construction of a 2,560 (40' x 64') square foot accessory building for City Council consideration subject to the attached conditions.

SITE DATA

Address: 3881 Haines Road
Comprehensive Plan: Residential
Zoning: R-3, Residential
Lot Size: +/-1.05 acres

DESCRIPTION OF REQUEST:

Requested is a Special Use Permit to allow construction of an accessory structure over 1,200 square feet in size per Section 515.03.1 of the Zoning Ordinance. The applicant is requesting approval for construction of a 2,560 square foot accessory structure.

BACKGROUND:

Accessory structures over 1,200 square feet in size are permitted only with a Special Use Permit in the R-3, Residential Zoning District. The applicant is requesting approval to construct a 2,560 square foot accessory building. The accessory building would be 40 feet by 64 feet in size, with 14-foot sidewalls. The overall height of the proposed building is approximately 22 feet. The construction type would be slab-on-grade, with steel sided construction. The building will be used to house the applicant's antique cars, trailer and woodworking equipment.

The proposed property is located along Haines Road with the lot dimensions being approximately 100' x 450' for a total of +/-1.05 acres. The proposed accessory structure is approximately 140 feet from the nearest neighboring structure and approximately 270 feet from Haines Road.

Section 515.06.5 of the Zoning Ordinance lists the dimensional requirements for accessory structures in excess of 1,200 square feet. They are:

Table 1. Dimensional requirements for accessory structures in excess of 1,200 square feet	R-3 Requirement	Provided
Minimum depth of front yard from R.O.W.	Equal to or greater than the building line of the primary structure	270 feet
Minimum side yard setback	Equal to the height of the accessory structure	30 feet
Minimum rear yard setback	Equal to the height of the accessory structure	115 feet
Minimum setback from primary structure	10 feet	160 feet
Maximum building height	35 feet	22 feet
Maximum sidewall height	14 feet	14 feet

The accessory structure as proposed either meets or exceeds these requirements.

There are several requirements that must be satisfied in order to qualify for a Special Use Permit, from Section 725 "Governing Criteria" of the Zoning Ordinance.

1. Is the development compatible with development permitted under the general provisions of the Zoning Ordinance for lands in its vicinity?

There are no significant accessory structures in the vicinity of the property. However, the Zoning Ordinance allows for 35% lot coverage for structures on a property. With the addition of a 2,560 square foot structure, the property would be at approximately 9.8%.

2. Is the proposed use injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in its vicinity?

The proposed accessory structure will not impact adjacent properties or the community in general. The accessory structure will allow the owner to improve their property by providing storage for vehicles and equipment as well as remove some of the existing storage structures on site.

3. Is the use consistent with the Comprehensive Plan and the spirit and intent of the Zoning Ordinance?

The proposed accessory structure is consistent with Comprehensive Plan recommendations for residential areas of the City. The Zoning Ordinance allows for up to 35% lot coverage for structures with the proposed property being at 9.8% coverage after the construction of the proposed accessory structure. The proposed use meets the performance standards set in Section 515.06.5 regulating accessory structures in excess of 1,200 square feet.

4. *Will the use result in a random pattern of development, or cause negative fiscal and environmental effects upon the community?*

The Zoning Ordinance allows for 35% lot coverage for structures on a property. With the addition of a 2,560 square foot structure, the property would be at approximately 9.8%.

5. *Are there other criteria of the Zoning Ordinance that should be considered?*

No.

Wetlands

The National Wetland inventory does not identify any wetlands in the vicinity of the proposed accessory structure.

Summary

The applicant meets the requirements for a Special Use Permit. Staff recommends a motion to recommend approval of the application to the City Council, subject to included conditions.

Recommendation

Staff recommends approval of the Special Use Permit, subject to the following conditions:

1. The approval is for a 2,560 square foot accessory structure on the property at 3881 Haines Road.
2. The proposed accessory structure shall meet all setback requirements for Accessory Structures in the R-3 Zoning District.
3. The proposed accessory structure location is depicted on the approved site plan. If approved by the Community Development Director, the accessory structure may be placed in other locations on the site, however the 2,560 square foot accessory building will need to meet the minimum setback requirements per Section 515.06.5 of the Zoning Ordinance.
4. Erosion control measures shall be utilized and remain in place throughout the construction period and shall not be removed until vegetation is established on the site.
5. Accessory structures shall not be utilized for any use or activity not otherwise allowed in the zone district in which such accessory building is to be located.
6. The applicant shall sign a consent form assenting to all conditions of this approval.
7. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

Attachments

- Location Map
- Structure Location Map
- Proposed Structure Images
- Site Photos

Location Map



Structure Location Map





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Site Photos



Looking West from proposed building site



Looking Southeast from proposed building site

Site Photos



Looking Northeast from proposed building site



Looking East from proposed building site

5B. Lavaque Road Improvement Project – Special Use Permit - Filling and Grading in a Shoreland Overlay Zone

Applicant: City of Hermantown
Case No.: 2021-09-SUP
Staff Contact: Eric Johnson, Community Development Director
Request: Special Use Permit for filling and grading in a Shoreland Overlay area

RECOMMENDED ACTION:

Approve a Special Use Permit for filling and grading within a Natural Environment Shoreland Overlay Zone in order to conduct a road improvement project along Lavaque Junction.

DESCRIPTION OF REQUEST:

The City, as part of its Road Improvement Project process will be performing improvements to Lavaque Junction, known as Road Improvement District 547. The road construction work is anticipated to commence in mid April 2021.

SITE INFORMATION:

Parcel Size: N/A
Legal Access: Lavaque Junction
Wetlands: Yes, delineation and impacts approved in 2020
Existing Zoning: R-3, Residential
Airport Overlay: None
Shoreland Overlay: Natural Environment
Comprehensive Plan: Residential

Development Details

The project consists of multiple work scopes over the 1 mile length. Starting on the Eastern end of Lavaque Jct., the first 1000+ feet is a full road reconstruction with a new watermain installation to loop the Lavaque Junction water system thru to Lavaque road. The remaining 4000' feet is a full depth reclamation of the existing asphalt surface. Along the entire project there will be stormwater ditching and driveway culverts replaced. There will also be some centerline culvert work associated with this work.

There are two existing natural environment shoreland areas which cross Lavaque Junction. The Special Use Permit identifies additional requirements associated with the grading and filling within shoreland areas in addition to the standard requirements for land alteration permits issued by the City.

Wetlands

The property was delineated in the fall of 2020. The delineation was approved as well as the subsequent wetland impacts which qualify under the road improvement program.

Special Use Permit

The Special Use Permit is for filling and grading within a Shoreland zone. There are general conditions for all SUPs. Staff finds the following in regard to the criteria for Special Use Permits in the Zoning Ordinance:

No special use permit shall be approved unless positive findings are made with respect to each and every one of the following criteria:

- 1. The proposed development is likely to be compatible with development permitted under the general provisions of this chapter on substantially all land in the vicinity of the proposed development;**

The proposed work is for the reconstruction of the 1 mile roadbed and ditching for Lavaque Junction which is need of improvement.

- 2. The proposed use will not be injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in the immediate vicinity of the proposed development;**

Lavaque Junction is located in the R-3, Residential zoning district and is primarily residential in character. The reconstructed road will provide continued access between Lavaque Road and Ugstad Road and provide service to the 38 homes along Lavaque Junction.

- 3. The proposed use is consistent with the overall Hermantown Comprehensive Plan and with the spirit and intent of the provisions of this chapter;**

The road improvement project is within an area marked for residential development in the Hermantown Comprehensive Plan. The purpose of the Shoreland Overlay Zone is to protect public waterways. Impervious surface caps are included to prevent excessive runoff from constructed surfaces.

- 4. The proposed use will not result in a random pattern of development with little contiguity to existing programmed development and will not cause negative fiscal and environmental effects upon the community.**

The proposed work is for the reconstruction of the 1 mile roadbed and ditching for Lavaque Junction which is need of improvement.

5. Other criteria required to be considered under the provisions of this code for any special use permit.

The City will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2.

RECOMMENDATIONS:

Staff recommends approval of the Special Use Permit based on the findings set forth in the Staff report, subject to the following conditions:

1. The approval is for a Special Use Permit for filling and grading in a Natural Environment Shoreland of Rocky Run Creek in order to reconstruct an existing 1 mile portion of road. The Community Development Director may approve minor variations to filling and grading as long as the variations do not result in greater wetland impacts.
2. The City will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2 including, but not limited to:
 - a. The smallest amount of bare ground is exposed for as short a time as feasible;
 - b. Temporary groundcover, such as mulch, is used, and permanent groundcover, such as sod, is planted;
 - c. Adequate methods to prevent erosion and trap sediment are employed;
 - d. Fill is stabilized to accepted engineering standards;
 - e. Adequate methods are employed to reduce the runoff and/or flow of water on or over the affected shoreland so that the grading, filling or alteration of the natural topography does not contribute to downstream flooding;
 - f. Adequate methods are employed to preserve water quality so that the grading, filling or alteration of the natural topography will not detrimentally affect the quality of the public waters of the City of Hermantown;
 - g. Adequate methods are employed for the preservation or establishment of local vegetation that provides wildlife habitat and screening; and
 - h. Fill used will consist of suitable material free from toxic pollutants in other than trace quantities.

ATTACHMENTS:

- Site Location Map
- Shoreland Area Map

Location Map



Shoreland Area Map



6A. Update to the City's Moratorium on Planned Unit developments (PUD) greater than 3 units per acre in the R-3, Residential zoning district

INFORMATIONAL – NO ACTION REQUIRED:

The City's Planned Unit Development (PUD) survey concluded on February 14, 2021. The survey was sent to 56 people with 45 responding (80%). The survey went out to City Council members, Planning and Zoning Commission members, City staff, local realtors and developers and Hermantown residents. 37.5% of the survey group was comprised of Hermantown residents not counting Councilors, P&Z members or City staff.

Here is some associated data:

- 49% were in favor of mid density development (3-7 units/acre);
- 27% were in favor of high density development (greater than 7 units/acre);
- 24% only favored low density (3 units/acre or less).
- 13% were not in favor of apartments within the R-3 with the remaining 87% wanting some sort of control (height restrictions, density, location, access)

The survey results were forwarded to the ARDC who is using the information as part of their study. In addition, the ARDC is looking at the following communities to study their policies/ordinances when it comes to PUD's/multi-family housing: Hopkins, Sauk Rapids, Sartell, Oakdale, Cambridge, Mankato, East Grand Forks, Grand Rapids, Golden Valley and Duluth.

Staff is looking at either an April or May presentation/public hearing at Planning and Zoning with a June City Council meeting. The plan is to have an updated PUD ordinance in front of the Council in either late June/early July.

As part of a larger picture, staff is discussing a timeline for a Comprehensive Plan Update as well as possible new zoning district(s) which may further define requirements for development and identify a housing strategy for the City as part of the Comprehensive Plan.

Due to the time associated with these types of documents (12-24 months), an updated PUD ordinance can serve as an interim document to address growth within the City.

Attachments

- PUD Survey Results

PUD SURVEY RESULTS

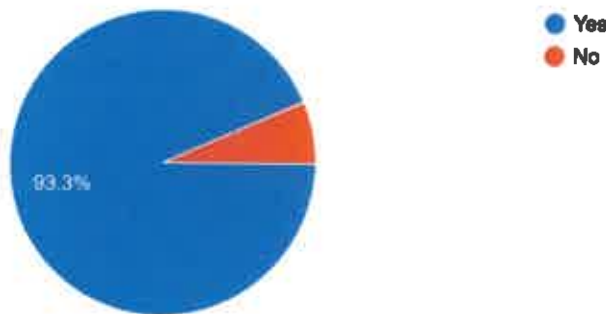
To Note: 45 total respondents

1.) I am a ...

• Hermantown Resident/Homeowner	33 (73.3%)
• Hermantown Business Owner	14 (31.1%)
• Person who does business/works in Hermantown	21 (46.7%)
• Other	2 (4.4%)

2.) Are you familiar with Planned Unit Developments?

45 responses



93.3% = 42 responses

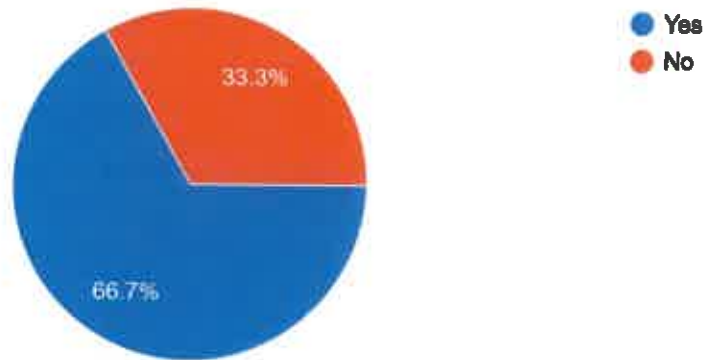
3.) Do any of the following cause concern for you?

• Lack of a variety of housing options within Hermantown	25 (55.6%)
• Overcrowding in the Hermantown school system	12 (26.7%)
• Increased traffic due to development	11 (24.4%)
• Need for work force/affordable housing	19 (42.4%)
• Development costs of new construction	28 (62.2%)
• Consumption of land area associated with large lot development	13 (28.9%)
• None of the above	2 (4.4%)
• Other	1 each (2.2% each)
○ Clearly defined expectations of developers up front so that they do not spend thousands on a project just to be turned down because of neighborhood opposition	
○ The lack of pedestrian friendly infrastructure and increased traffic in many of the R3 zoned areas. Example: The section of Lavaque Rd from Maple Grove to 53 and other highly trafficked routes	
○ I do not like putting group homes and other businesses in residential areas.	
○ The unsustainable cost of homeownership	
○ Residential zoned land turning commercial in nature, lack of planning for future developments	

- Property tax increases

4.) The average home price for new construction/home sales has risen to \$445,000 in Hermantown. Do you view this as a problem?

45 responses



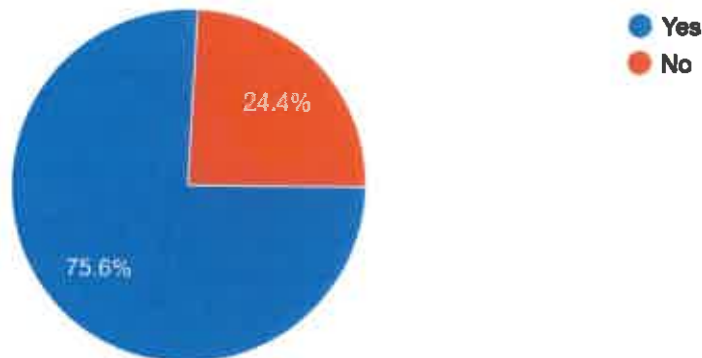
66.7% = 30 responses

COMMENTS:

- This price range is unaffordable for many people
- We need a greater diversity of housing types, and lot sizes. We need to be able to create housing that our teachers, police officers, professionals such as office assistants and accountants can afford
- We do need a mix of affordable housing as well.
- Please allow market demand to set pricing
- The cost of building material is what it is. No one can do anything about that.
- We need to ensure that the workforce of our area has housing they can afford. If our city is to sustainably grow, that means providing workforce and affordable housing options. As someone who owns a home well above the average, I still believe our income level has an opportunity to build and purchase homes while providing much more affordable options to the workforce of our community.
- The recent rise in costs makes PUD's that much more important.
- There should be dedicated areas in higher congestion areas where approved higher density housing is permitted. Businesses should not be allowed in residential areas.
- Hermantown is moving from Middle Class to Elite status
- Every growing community in America needs to acknowledge the challenges we face when it comes to housing costs.
- Increased density could help bring costs down. There are many reasons why new home construction costs are rising. Many of them are supply/ demand issues that are market driven and therefore beyond control. The low hanging fruit to bring costs down is increased density to fully utilize land and infrastructure costs.
- That does not bode well for attracting young families
- LGA
- I expect this is not a Hermantown specific issue.
- Lot size and Home size?

5.) The cost of residential construction has increased 24% since 2015. Do you view this as a problem?

45 responses



75.6% = 34 responses

COMMENTS:

- Labor costs are high. But taxes are really high!
- We should determine the underlying factors causing increased construction costs. Is it related to wetlands, state regulation, lack of competition, supply costs, etc. By determining the underlying factors contributing to the costs of construction, our community can work to consider what we can directly control to reduce costs, while also considering opportunities for influence on the factors out of our direct control.
- Someway somehow we have to get the costs down to make new construction a viable option for more people
- Young Families cannot afford Hermantown
- Homeownership strengthens communities, adding semi-detached housing options is one way to bridge the gap between building and renting.
- Again, not a Hermantown specific issue
- Sounds like the national average, is it not?

6.) In your opinion, what are the top two (2) things driving the cost of housing?

- Real estate values have been historically undervalued, so it is not surprising to see an increase – 2 (4.4%)
- Nearby developments are causing costs to increase – 4 (8.9%)
- Increase in building material costs – 37 (82.2%)
- Available housing does not meet the needs of current population – 22 (48.9%)
- Competition – there are not enough residential homes/units available to meet growing demand – 25 (55.6%)
- Other
 - Infrastructure costs are required to be paid by developers up front with their own money
 - Lot sizes and the cost of infrastructure to serve large lots
 - St. Louis County (and Hermantown) taxes are too high
 - Land expenses in Hermantown are way too high
 - Taxes are high, permitting can be high and utility hookups are HIGH
 - Modern monetary theory
 - Contractors make more money on expensive homes, so build those instead of affordable homes
 - Utility installation costs

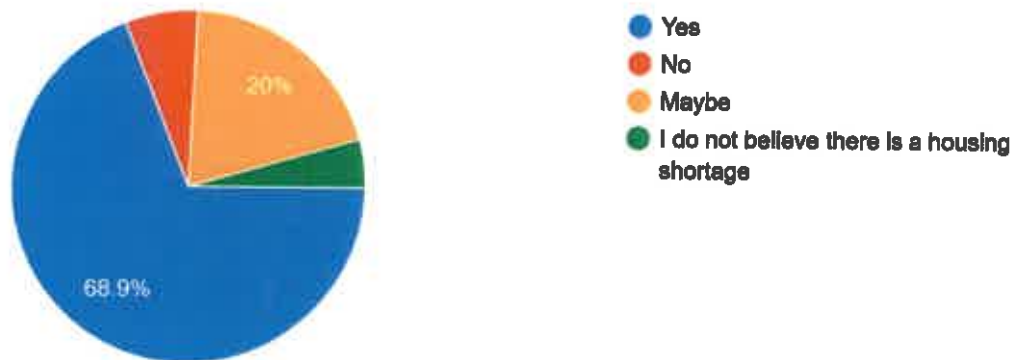
- Low Interest rates

COMMENTS:

- None
- We do not need to apologize for having quality housing inventory
- Hook-up fees are higher than most expect
- Due to a lack of new construction and developments, the existing housing stock is skyrocketing in value. This is causing our community to stagnate in growth, which in turn causes property taxes and increasing costs to fall on existing residents. By encouraging a growing community, we can spread out the costs and improve our quality of life.
- Most metro's have seen a flight to the suburbs over the years and Hermantown has positioned itself well to provide for this growth opportunity.
- Try to entice contractors to build affordable housing instead of expensive homes.
- It really is simple supply and demand economics in play. Both for housing inventory and building materials.
- Be mindful of our seniors needs & contributions
- Rural vs Urban issue – Unquantified Question

7.) Would you be open to new types of housing within the R-3 zoning district as a way to address the housing shortage?

45 responses



*68.9% = 31 "Yes" responses; 20% = 9 "Maybe" responses
3 "No" responses (6.7%); 2 "I do not believe ..." responses (4.4%)*

COMMENTS:

- Tiny house like Duluth is starting.
- Allow limited 4-8 plex in certain areas like Maple Grove close to the Market Square.
- There are good alternatives to our housing issues, esp for 55+ residents. This is what we are lacking in Hermantown. Townhomes and Quads to open up housing
- Hermantown can be a community that provides housing for all ranges of individuals and families. We will continue to have opportunities for high-income families to live a high quality of life, while still ensuring

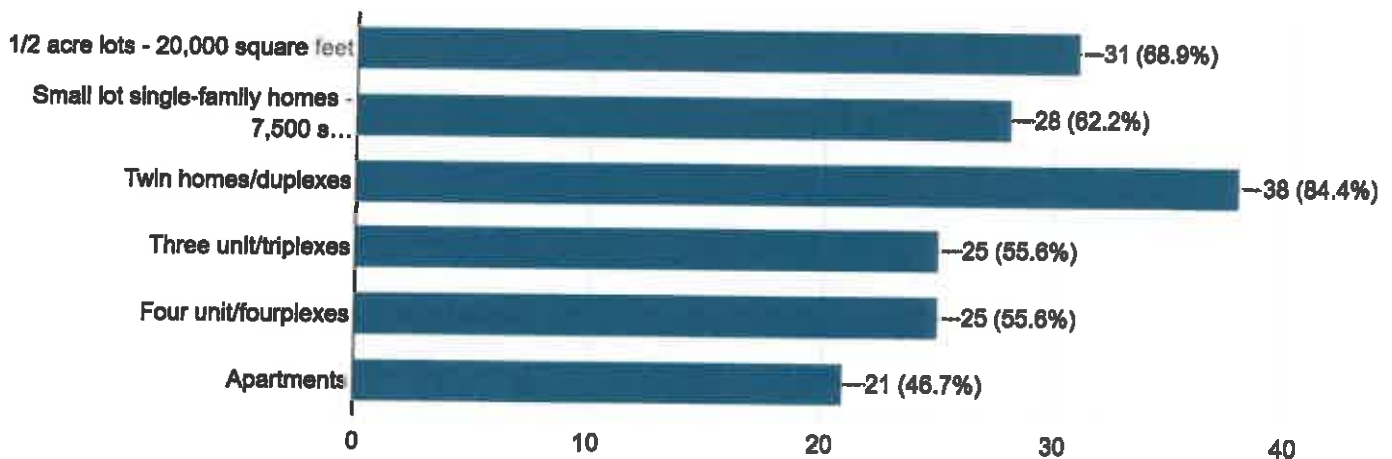
average income earners and the current workforce of our area have a home to live, work, play, and more. Our community will thrive with a diverse range of incomes, backgrounds, and industry backgrounds.

- With a focus on the existing infrastructure and ensuring we provide a pedestrian friendly, interconnected and easily navigated community, I think specific projects with relation to location and density could be considered.
- Any growing community in America will need to allow new types of housing options to continue growing.
- R3 only. Not s1/rural
- What documentation is there to support the claim that there is a housing shortage in Hermantown?
- Large developments are currently "unlimited" in R3 which is the majority of the city. Apartment buildings especially should be kept closer to the 53 corridor or the Hermantown Marketplace which was created to allow for and attract these types of projects.
- Size, scope, and location.

8.)

Are you favorable to any of the following types of development within the R-3 zoning district?

45 responses



COMMENTS:

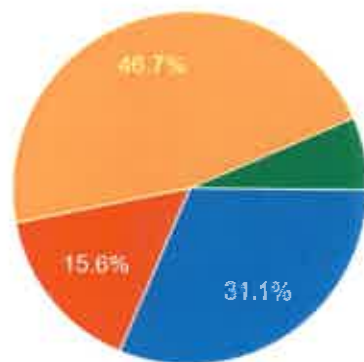
- All the above
- All of these options need to be considered. The development at the corner of Lavaque and Maple Grove SHOULD have been approved as it was in its 1st rendition. Hermantown has to grow residentially and it can only grow West from Stebner. This is not a "rural" community any longer. It is a suburb of Duluth, like it or not. Growth is a good thing that can be dealt with by the City staff that is in-place at this time. The growth will help the tax base of Hermantown and St. Louis County!
- If the foot print of the home is small a smaller lot should be accepted.
- We need to have a plan for the schools! Too many large developments would push us over capacity.
- No apartments period. Again limit to develop area close to "walkable" business growth.
- Looking at a development of 3 twin homes closer together, is much nicer than a small apartment, just not as affordable per economy of scale, but nicer by far.

- Triplexes and above should be reviewed based on location and current infrastructure support or constructed in closer proximity to the commercially zoned areas to accommodate traffic both vehicle and pedestrian.
- I am in favor of all types of housing with proper restrictions. For example, I would recommend a saturation point on apartment units. Too many apartments is tough on a community. We all know that home ownership strengthens communities. Not enough apartments can also be tough on a community. Everything in moderation.
- I'd be open to triplexes/fourplexes/apartments in certain areas, but not as a general rule.
- In what density? – Unquantified Question

9.)

In terms of access, if you are in favor of any of the above, where is the best location for these types of developments?

45 responses



- Lots with access to County Roads (Maple Grove, Lavaque, Arrowhead, Haines, Morris Thomas)
- Lots with access to major City Roads (Stebner, Ugstad, Hermantown)
- I am not concerned about access
- I am not in favor of any of the types of developments noted above

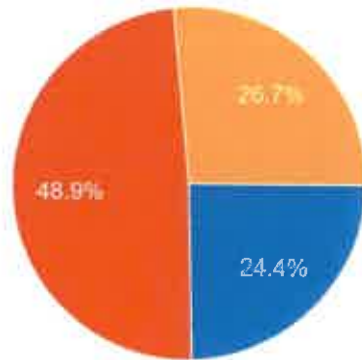
46.7% = 21 "not concerned" responses; 31.1% = 14 "county roads" responses

15.6% = 7 "city roads" responses; 3 "not in favor of any" responses = 6.7%

10.)

To what level/degree of PUD development are you comfortable? (Note: Standard R-3 zoning is 2 units per acre.)

45 responses



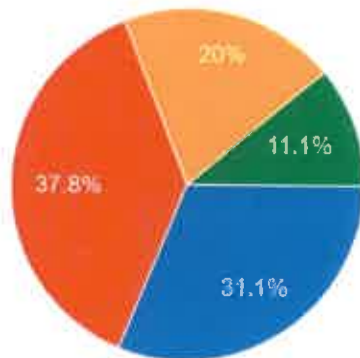
- Low density (3 or less units per acre)
- Mid-density (3-7 units per acre)
- High density (greater than 7 units per acre)

48.9% = 22 responses; 26.7% = 12 responses; 24.4% = 11 responses

11.)

If you are in favor of any of the above, what is the minimum lot sizes that feel comfortable to you for these types of development?

45 responses



- 2 acres
- 2-5 acres
- 5-10 acres
- Greater than 10 acres

37.8% = 17 responses; 31.1% = 14 responses; 20% = 9 responses; 11.1% = 5 responses

12.) If apartments are allowed in the R-3 zoning district through the PUD, what are the criteria you feel comfortable utilizing? (You may select multiple answers.)

- Height restrictions – 26 (57.8%)
- Minimum lot size – 24 (53.3%)
- Maximum allowed units – 27 (60%)
- Specific location within the R-3 zoning district – 24 (53.3%)
- Specific road access requirements – 19 (42.2%)
- I am not in favor of apartments in the R-3 zoning district 8 (17.8%)
- Other
 - School impact but more robust than in past. Fire and rescue assessment too
 - Individualized Restrictions to meet the individual situation.

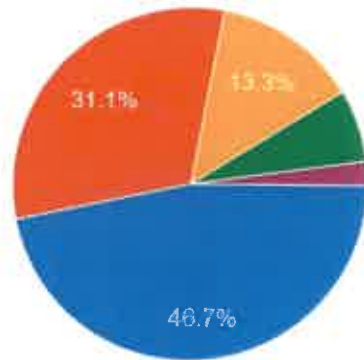
COMMENTS:

- I would like to see flag shape lots utilized for more housing options.
- the question on lot size for PUDS is not a good one. The size of the underlying parcel needs to reflect the use that will be made. So, a couple of duplexes are ok on a 2 acre parcel but not an apartment. so the density might be the better answer than the underlying lot size
- None
- They are doable but must be managed.
- Clear guidelines are needed to build the community wisely.
- I would like to see our community develop a comprehensive development plan that structures our zoning in a way that can encourage multi-family housing projects in several locations throughout the city with walkability and services in mind. That way we can encourage neighborhood structures to our community that allows those with single-family homes, while also having neighborhoods with mixed commercial/multi-family housing developments. For instance, in the Market Place zoning district, it would be great to see apartment complexes developed with commercial opportunities on the main floor. This would provide easy access to commercial businesses for those without a vehicle, but also provide the density and traffic required for some businesses to thrive.
- Keep them in higher density areas
- Large multi-family structures that do not allow for home ownership should be restricted.
- Apartments in an R3 zoning district should require re-zoning, not a PUD
- High density, transportation, infrastructure, and urban sprawl issues

13.)

To better understand the impacts of expanding housing options, please rate how you feel about allowing more housing types/options within the R-3 zoning district.

45 responses



- I strongly agree we need more housing types/options in this zoning district
- I agree we need more housing types/options in this zoning district
- I am neutral regarding more housing types/options in this zoning district
- I disagree we need more housing types/options in this zoning district
- I strongly disagree we need more housing types/options in this zoning district

46.7% = 21 responses; 31.1% = 14 responses; 13.3% = 6 responses

3 "I disagree" responses = 6.7%; 1 "strongly disagree" response = 2.2%

14.) What are the reasons for your ranking in the previous question? (You may select multiple answers.)

- I believe it will lower my property value – 4 (8.9%)
- I believe it will raise my property value – 3 (6.7%)
- It would make good use of existing infrastructure – 32 (71.1%)
- It would add necessary infrastructure – 21 (46.7%)
- It can be used to preserve the natural features of our area by clustering/grouping homes – 25 (55.6%)
- It will help lead to school overcrowding – 9 (20%)
- It will cause a negative increase in traffic – 10 (22.2%)
- It will change the character of my neighborhood negatively – 9 (20%)
- It will change the character of my neighborhood positively – 7 (15.6%)
- It will cause too many trees to be lost – 6 (13.3%)
- It will cause more stormwater issues, such as runoff and flooding – 5 (11.1%)
- Fire and emergency response concerns – 10 (22.2%)
- Police response concerns – 8 (17.8%)
- I believe it will raise my property taxes – 6 (13.3%)
- I believe it will lower my property taxes – 9 (20%)
- Other
 - It will allow teachers, cops and other folks who cannot afford a \$445k home to live in Hermantown.
 - It will open up a greater variety of housing options yet still maintain a rural element to our community. Housing diversification is desired.
 - Sharing wisely will cost less for all.

COMMENTS:

- Hello my name is (name removed) and I have filled out this survey a couple week's ago but would like add some thoughts that I did not in the last survey. Would the city consider allowing multiple family on the new flag shaped lots that have been created in Hermantown as in duplex, triplex or four Plex. I believe this would add more options for transitional housing. Without having to live in the big complexes. My family and I currently own rental houses throughout Hermantown and in Duluth. Most of our tenants are young professionals either medical or IT workers not planning to stay more than a couple years they have very little options for housing in Hermantown. Thank you for your time.
- We need to acknowledge the need for a paid fire department soon with all expansions. This will be a very big new expense to the city that is not accounted for yet in many assessments of impact.
- Overall I don't strictly oppose new and various levels of development. My main concerns are the community feel, traffic and the current lack of pedestrian safety in some of the areas in which these PUD's have been proposed. I think the focus should be on creating the infrastructure and ensuring the main arteries of Hermantown such as Stebner, Lavaque, Hains Rd all have appropriate sidewalks and speed limits (lower to 35). Connecting Hermantown through trails and bike paths and allowing the community to grow and move safely rather than more suburban sprawl with chokepoints.
- My views on allowing different types of housing is not based on how it would effect me personally. I strongly feel that it would be better for the community as a whole. It will open up more options for home ownership and potentially curb the unsustainable increase in housing prices.
- Answers are for current R3 only. Keep s1 rural
- The two questions are not relatable in several ways.