



Chisago County, MN
PLANNING COMMISSION
Meeting Agenda
June 1, 2023 | 7:00 pm

Chisago County Government Center | 313 N. Main Street | Center City, MN 55012

Tour Details: Tuesday, May 30, 2023 at 9:00 am
Departing Chisago County Highway Department, 31325 Oasis Road, Center City, MN

1. **Call to Order – Pledge of Allegiance**
2. **Roll Call: Determination of a Quorum**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. May 4, 2023 Regular Meeting
5. **Receive all Materials and Submittals into Record**

Previously Distributed:

 - a. Meeting packet including staff report with attachments for agenda item 6a, 6b and 9a
6. **Public Hearings – New Applications**
 - a. **Cashmere Properties, LLC** – Property owner Cashmere Properties, LLC and applicant Sara Larsen are seeking approval of an Amendment to a Conditional Use Permit (CUP). The proposed Amendment would allow an expansion of the existing operation, known as Wild Mountain, by allowing the addition of a pool, waterslides, bath house with food and beverage service, and pump house. The 142.30± acre subject site is zoned Agricultural (AG) District and located at 37200 Wild Mountain Road / CSAH 16 in Amador Township, S27, T35, R19 (PIDs 01.00127.00 and 01.00196.15).
 - b. **Boozhoo Coffee & Café, LLC** – Property owner Boozhoo Coffee & Café, LLC and applicant Joe Beaulieu are seeking approval of a Conditional Use Permit (CUP) allowing a Drive-Through Business and an Accessory Residential Unit in the Rural Village Center (RVC) District. The .92± acre subject property is located at 2340 Stark Road / CSAH 10 in Fish Lake Township, S26, T36, R22 (PID 03.00385.00).
7. **Public Hearings – Continued Hearings**

None
8. **Old Business**
9. **New Business**
 - a. Consideration of Amendments to Planning Commission's 2023 Meeting Schedule
10. **Communications and Reports**
 - a. County Board Liaison Report / Update
11. **Miscellaneous**
12. **Adjourn Meeting**
 - The next special work session is scheduled for Thursday, June 15, 2023 at 6:00 pm.
 - The next regular meeting is scheduled for Thursday, July 6, 2023 at 7:00 pm.

Planning Commission
Tour Date and Time:
Tuesday, May 30, 2023 at 9:00 a

Boozhoo Coffee & Café, LLC
 2340 Stark Road / CSAH 10
 Fish Lake Township
 PID 03.00385.00

Cashmere Properties, LLC
(aka Wild Mountain)
37200 Wild Mountain Road / CSAH 16
Amador Township
PIDs 01.00127.00 & 01.00196.15

CHISAGO COUNTY
PLANNING COMMISSION OFFICIAL PROCEEDINGS
May 4, 2023

The Chisago County Planning Commission met in regular session at 7:00 p.m. on Thursday, May 4, 2023 at the Chisago County Government Center.

Staff Present: Beth Gervais, Land Services Coordinator; Kurt Schneider, Environmental Services Director; and Diane Sander, Office Manager.

Chair Yeager called the meeting to order and led the assembly in the Pledge of Allegiance. A roll call of Board members was taken. Commission members present: Dave Whitney, James McCarthy, Eric Leivian, Chip Yeager, John Sutcliffe, and Chris DuBose. Absent: Jolene Wille (excused). Also present: Ex Officio County Commissioner Rick Green. A quorum was established with all members present except for Wille.

Approval of Agenda – Chair Yeager acknowledged the Planning Commission’s receipt of a document titled ‘State of Minnesota In Court of Appeals A22-0982 In the Matter of the Application of Jim Goodpaster and Sherry Timmermann Goodpaster for a Conditional Use Permit’ from staff and inquired if it should be added to the agenda or if it was intended for informational purposes. Coordinator Gervais confirmed that the document was intended for informational purposes. Yeager stated that the document could be addressed under Miscellaneous if any Commissioner wished to discuss it. Jim McCarthy requested adding a discussion about the ‘Expansion of the Rural Village Center (RVC) District’ under Miscellaneous. **Motion** by Chris DuBose to approve the amended agenda; second by John Sutcliffe. **Motion passed** 6-0. Ayes: McCarthy, Sutcliffe, Leivian, DuBose, Whitney, and Yeager. Nays: None.

Approval of Minutes – **Motion** by John Sutcliffe to approve the April 6, 2023 Regular Meeting minutes as presented; second by Dave Whitney. **Motion passed** 6-0. Ayes: McCarthy, Sutcliffe, Leivian, DuBose, Whitney, and Yeager. Nays: None.

Receive all Materials and Submittals into Record - **Motion** by Dave Whitney to accept all materials and submittals into the record; second by John Sutcliffe. **Motion passed** 6-0. Ayes: McCarthy, Sutcliffe, Leivian, DuBose, Whitney, and Yeager. Nays: None. Materials distributed to the Planning Commission in advance of the meeting for their review included: staff reports with attachments. Copies of all correspondence and meeting materials were made available for the public.

Public Hearings – New Applications

Douglas Johnson – Coordinator Gervais provided a brief background on the request for the Rezoning of Lot 2, Block 1, DJ’s Dream (PID 06.00500.02) from Rural Residential I (RRI) District to Agricultural (AG) District, explaining that the 8.05± acre property was located at 1499 505th Street in Nessel Township near the eastern shore of West Rush Lake at the intersection of Bayside Avenue and 505th Street. The subject site was developed with a dwelling and two detached accessory structures and was platted in 2022. Gervais reviewed zoning of surrounding properties and explained that the subject site met all dimensional standards for the AG District.

The Technical Review Committee met on April 12, 2023 and had not identified any concerns with the proposed Rezoning. The Nessel Town Board reviewed the proposed Rezoning at its April 11, 2023 meeting and recommended approval with no conditions. The extended review period was scheduled to expire on July 1, 2023.

Gervais stated that staff believed the Rezoning to comply with and be consistent with the intent of the County's Zoning Ordinance and Comprehensive Plan and recommended approval.

Property owner Douglas Johnson was present and available to address questions and concerns. Johnson had nothing to add. Chair Yeager asked the property owner and Planning Commission members for additional questions and comments. Dave Whitney inquired about accessory storage space standards for the two Rural Residential Districts. Gervais responded that the standards were the same for both Rural Residential Districts.

Chair Yeager opened the public hearing and sought comment. With no persons wishing to speak, ***motion*** by Chris DuBose to close the public hearing; second by Dave Whitney. **Motion passed** 6-0. Ayes: Whitney, McCarthy, Leivian, Yeager, Sutcliffe, and DuBose. Nays: None.

Chair Yeager asked Planning Commission members for additional comments. ***Motion*** by John Sutcliffe to approve Resolution No. PC2023-0501, a resolution of the Planning Commission of Chisago County, Minnesota, recommending approval of the Rezoning of Lot 2, Block 1, DJ's Dream (PID 06.00500.02) from Rural Residential I (RRI) to Agricultural (AG) District, as presented; second by Eric Leivian. **Motion passed** 6-0. Ayes: McCarthy, Sutcliffe, Leivian, DuBose, Whitney, and Yeager. Nays: None.

Kerry & Jessica Konrad – Coordinator Gervais provided a brief background on the request for the Rezoning of one entire parcel (PID 03.00401.10) and one partial parcel (PID 03.00401.00) from Rural Village Center (RVC) District to Agricultural (AG) District. Gervais explained that the parcel identified as 03.00401.10 was 5.50± acres in size; and, the parcel identified as 03.00401.00 was 24.49± acres in size with approximately 6.90 acres zoned RVC District and approximately 17.59 acres zoned AG District. Gervais stated that the reason for the proposed Rezoning was to allow the construction of a new dwelling on the northern subject parcel, and further stated that the RVC District did not allow dwellings as a Permitted, Conditional or Interim Use. The subject area was generally located 375'± south of Stark Road / CSAH 10 on the west side of Cedarcrest Trail / CSAH 8. Gervais reviewed zoning of surrounding properties and explained that the subject properties met all dimensional standards for the AG District.

Gervais commented that the RVC District in and surrounding the historic Village of Stark appeared to encompass an approximate 64-acre area. The district was configured in such a way that all interior parcels were completely within the RVC District and at least seven parcels were split between the RVC District and the AG District. Gervais explained that split zoning classifications could present challenges to property owners when determining how to develop their property and to the County when applying zoning regulations. In an attempt to address concerns about the "erosion" of the RVC District, Gervais stated that the Fish Lake Town Board recommended approval of the Rezoning and did not offer any comments suggesting that there was concern about the RVC District.

The Technical Review Committee met on April 12, 2023 and had not identified any concerns with the proposed Rezoning. The Fish Lake Town Board reviewed the proposed Rezoning at its April 11, 2023 meeting and recommended approval with no conditions. The review period was scheduled to expire on May 27, 2023.

Gervais stated that staff believed the Rezoning to comply with and be consistent with the intent of the County's Zoning Ordinance and Comprehensive Plan and recommended approval.

Property owner Kerry Konrad was present and available to address questions and concerns. Konrad shared that he and his wife intended to sell the northern subject parcel to family members so they could build a home and commented that he believed the proposed home would increase property taxes. Konrad commented that there were existing dwellings in the RVC District and inquired if it would be possible to obtain a Conditional Use Permit

or other zoning approval for the construction of a new dwelling. Gervais responded that there were legal non-conforming dwellings in the RVC District but new dwellings would not be allowed.

Chair Yeager opened the public hearing and sought comment. With no persons wishing to speak, ***motion*** by John Sutcliffe to close the public hearing; second by Chris DuBose. **Motion passed** 6-0. Ayes: Whitney, McCarthy, Leivian, Yeager, Sutcliffe, and DuBose. Nays: None.

Chair Yeager asked Planning Commission members for additional comments. Jim McCarthy questioned whether it would be more appropriate to Rezone the subject properties to either Rural Residential I (RRI) District or Rural Residential II (RRII) District. Coordinator Gervais responded that Rezoning to either the RRI District or RRII District could be considered spot zoning due to the fact that the subject properties did not abut either the Rural Residential Districts, and, therefore, would be prohibited by State law. Dave Whitney commented that he believed the proposed Rezoning to be spot zoning and believed Rezoning to either RRI or RRII would be more appropriate. Gervais clarified that the subject properties abutted the AG District and Rezoning to AG District was the only feasible option. Planning Commissioners reviewed zoning of surrounding properties. Dave Whitney commented that the general area could be Rezoned as part of the County's Zoning Ordinance update effort and the Konrad's Rezoning, if approved, could potentially be temporary. Chris DuBose responded that it would not be wise of the County to modify the zoning classification of the Konrad's properties if their current Rezoning request was approved. Director Schneider commented that the Planning Commission could consider adding dwellings as a Conditional Use in the RVC District as part of the Zoning Ordinance update. Jim McCarthy shared a concept for a zoning district which would allow mixed uses including both commercial and residential. Konrad commented that the northern subject parcel would likely never be developed commercially and would only be sold to a family member for the purpose of constructing a dwelling. Konrad also commented that the previous property owner had trouble selling the property due to the RVC District zoning classification.

Motion by Dave Whitney to approve Resolution No. PC2023-0502, a resolution recommending approval of the Rezoning of PID 03.00401.10 and part of PID 03.00401.00 from Rural Village Center (RVC) District to Agricultural (AG) District, as presented; second by Chris DuBose. **Motion passed** 6-0. Ayes: McCarthy, Sutcliffe, Leivian, DuBose, Whitney, and Yeager. Nays: None.

Paoge Vang & Yia Lee – Coordinator Gervais provided a brief background on the request for a Conditional Use Permit (CUP) for Rural Retail Tourism on 85.35± acres in the Agricultural (AG) District, explaining that the proposed Rural Retail Tourism activities included a farm and garden patch for “pick your own” fruits and vegetables, a picnic gathering area, and hayrides. The property was located at 7647 460th Street in Sunrise Township (PID 09.00553.10). Gervais commented that the site was currently developed with a dwelling and detached accessory structures and operated as a farm. Gervais provided detail about the proposed activities as well as hours of operation, driveway conditions, parking accommodations for customers, sanitary facilities, the anticipated number of visitors, and the property owners' timeline to begin operating.

The Technical Review Committee met with Vang on April 12, 2023 and no concerns were identified. The Sunrise Town Board reviewed the proposed CUP at its April 20, 2023 meeting and recommended approval with no conditions. The review period was scheduled to expire on May 28, 2023.

Gervais suggested that the proposed Rural Retail Tourism activity complied with and was consistent with the intent of the Chisago County Zoning Ordinance and Comprehensive Plan and recommended approval with draft Findings of Fact and twelve conditions.

Property owner Paoge Vang was present and available to address questions and concerns. Vang spoke about and questioned whether the term “picnic” was too broad and explained that he intended to offer space for both

small and large group picnics. Vang also expressed concern about exact locations of porta potties and wanted ability to slightly adjust locations based on ground conditions at any given time. Vang stated that he was not proposing to allow amplified music but explained that there may be singing and acoustic music. Chris DuBose questioned the driveway and ability for customer vehicles and emergency vehicles to pass on the grassy areas adjacent to the driveway, adding that, at the time of the Planning Commission's May 2, 2023 tour, the grassy areas were quite wet. Vang explained that he would not allow parking along the driveway aside from a small parking area for the proposed roadside produce stand. Commission members briefly discussed a possible condition to address parking concerns. John Sutcliffe questioned parking related to the proposed produce stand and method of keeping people from parking on 460th Street / CR 59. Vang commented that he could install parking signs on his property and not place the produce stand immediately adjacent to the road. John Sutcliffe questioned the proposed number of guests at large picnic events. Vang responded that he did not anticipate more than 60 people at any given time but included a limit of 99 people in his proposal.

Chair Yeager opened the public hearing and sought comment. With no persons wishing to speak, ***motion*** by John Sutcliffe to close the public hearing; second by Eric Leivian. **Motion passed** 6-0. Ayes: Whitney, McCarthy, Leivian, Yeager, Sutcliffe, and DuBose. Nays: None.

Chair Yeager asked Planning Commission members for additional comments. Dave Whitney expressed safety concerns related to parking on 460th Street / CR 59. Chris DuBose suggested amending proposed condition no. 6 in a manner that would address Whitney's concerns. ***Motion*** by Chris DuBose to amend proposed condition no. 6 to remove "The permit holder shall discourage customers from parking on 460th Street / CR 59 to the best of their ability." and instead prohibit parking on 460th Street / CR 59 and add language stating that there shall be no parking on the driveway which may impede emergency vehicle access; second by John Sutcliffe. **Motion passed** 6-0. Ayes: Whitney, McCarthy, Leivian, Yeager, Sutcliffe, and DuBose. Nays: None.

Dave Whitney shared that he had seen a firepit on the subject site during the Planning Commission's May 2, 2023 tour and he expressed concerns related to safety. ***Motion*** by Dave Whitney to add condition no. 13, a condition stating that fires must follow the Minnesota DNR's campfire safety guidelines; second by Jim McCarthy. **Motion passed** 6-0. Ayes: Whitney, McCarthy, Leivian, Yeager, Sutcliffe, and DuBose. Nays: None.

Dave Whitney raised the issue of noise and expressed concern with staff's proposed conditions relating to noise. Planning Commissioners and staff discussed State noise standards and options for amending proposed condition no. 4. ***Motion*** by Dave Whitney to amend proposed condition no. 4 to remove the phrase "undue or objectionable" and instead require that "No noise in excess of State decibel limits resulting from said uses"; second by Jim McCarthy. **Motion passed** 6-0. Ayes: Whitney, McCarthy, Leivian, Yeager, Sutcliffe, and DuBose. Nays: None.

Motion by Chris DuBose to approve Resolution No. PC2023-0503, a resolution recommending approval of a Conditional Use Permit allowing Rural Retail Tourism on property located at 7647 460th Street / CR 59 in Sunrise Township, as amended; second by John Sutcliffe. **Motion passed** 6-0. Ayes: McCarthy, Sutcliffe, Leivian, DuBose, Whitney, and Yeager. Nays: None.

Conditions:

1. This Conditional Use Permit for Rural Retail Tourism allows for the operation of a farm and garden patch for "pick your own" fruits and vegetables, a picnic gathering area, and hayrides in accordance with application materials kept on file with the Department of Environmental Services (written narrative dated received March 27, 2023 and site plan dated received March 24, 2023) and in accordance with the conditions contained herein. Any significant deviation or expansion, as determined by Chisago County Department of Environmental Services staff, shall require further review by the Planning Commission and

approval by the County Board of Commissioners.

2. This Conditional Use Permit shall allow use of the property for Rural Retail Tourism purposes seven days a week from April 1st through November 30th, with Rural Retail Tourism activities starting no earlier than 8:00 am and ending no later than 10:00 pm.
3. The maximum number of customers / visitors at any given time shall be no more than 100.
4. Noise generated from the approved Rural Retail Tourism use, including the playing of music, shall be subject to the Chisago County noise standards contained in Zoning Ordinance Section 7.05. ~~No undue or objectionable noise in excess of State decibel limits~~ resulting from said uses, including the playing of music, shall be transmitted beyond the subject site's property boundaries.
5. There shall be no outdoor amplified music at any time.
6. The permit holder shall accommodate all parking on-site and shall provide a minimum of 30 parking stalls as described in the application materials. ~~The permit holder shall discourage customers from~~ There shall be no parking on 460th Street / CR 59 to the best of their ability. Further, there shall be no parking on the driveway which may impede emergency vehicle access.
7. The permit holder shall ensure that adequate access and parking is available and maintained to accommodate emergency vehicles.
8. Any signage shall be installed in accordance with the Chisago County Zoning Ordinance.
9. The permit holder shall provide a minimum of two porta potties for customer / visitor use. No Rural Retail Tourism activities shall utilize the existing septic system unless specifically authorized by the Department of Environmental Services.
10. No existing structures shall be utilized for Rural Retail Tourism activities until and unless the structures have been certified by an architect or engineer to be in compliance with current structural standards for the new occupancy prior to any use of the structure.
11. The property and uses thereon are subject to all applicable local and State codes, including Zoning, Building and Septic Codes.
12. Annual certification of the Conditional Use Permit is required. The permit holder shall notify the County annually that the activity permitted by the Conditional Use Permit is ongoing and the activities being conducted continue to adhere to the conditions of approval. Failure to maintain certification may be a basis to revoke the Conditional Use Permit. The property shall be made open and available for regular inspection at any time during reasonable hours by the Chisago County Department of Environmental Services and/or any duly authorized law enforcement agency.
13. Fires must follow the Minnesota DNR's campfire safety guidelines.

Public Hearings – Continued Hearings – None

Old Business – None

New Business

Consideration of Amendments to Planning Commission's 2023 Meeting Schedule – Coordinator Gervais explained that the Planning Commission had briefly discussed the tour schedule at the April 6, 2023 meeting with the intent of considering a modification to tour dates. Gervais further explained that the issue was raised by Commissioner Wille who was absent from the May 4, 2023 meeting. **Motion** by Chris DuBose to table the discussion until the June 1, 2023 meeting; second by Jim McCarthy. **Motion passed** 6-0. Ayes: McCarthy,

Sutcliffe, Leivian, DuBose, Whitney, and Yeager. Nays: None.

Communications and Reports

County Board Liaison report / Update – County Commissioner Green commented that the federal government may be seeking the return of unobligated ARPA funds and, as a result, the County Board would be considering options for the use of any unobligated funds.

Miscellaneous

Expansion of the Rural Village Center (RVC) District – Jim McCarthy discussed updating the County's Zoning Map in conjunction with the Zoning Ordinance update effort and shared concerns and interest from Sunrise Township Officials and business owners about the possibility of expanding the boundaries of the Rural Village Center (RVC) District to allow for more or expanded commercial activity and the possible Rezoning or creation of a new zoning district to allow for new housing options to support the commercial activity. McCarthy also suggested another option would be to amend the RVC District regulations to allow for new housing. McCarthy provided fellow Commissioners and staff with a handout detailing five ideas related to the expansion of the RVC District. Eric Leivian offered support for McCarthy's proposal to expand the RVC District and create ability for additional housing, including multifamily housing, surrounding the RVC District. Chris DuBose commented that he believed it would be good to leave properties surrounding the RVC District in the AG District so that larger lots would be available for future expansion and development, and offered support for allowing new housing in the RVC District as a Conditional Use. Dave Whitney expressed concern with split zoning classifications and suggested that the Planning Commission address this during its review of the Zoning Map. Whitney also suggested direct involvement from the townships when determining how best to update the Zoning Map. The Planning Commission discussed options for sharing information with the townships. Director Schneider suggested that staff provide township Zoning Maps to each township with an RVC District and request that the Town Board provide input on the district's current configuration, possible expansion of the district, and the possibility of allowing new housing within the district. Whitney suggested that, in addition to the maps, the County provide each of the townships with examples of what other communities were doing in an effort to generate ideas at the local level. Schneider offered the idea of generating a draft letter for review at the Commission's next work session.

St. Croix Valley Pottery Tour – Chair Yeager shared that the annual St. Croix Valley Pottery Tour was scheduled for May 12-14, 2023 and he was pleased to see that three of the eight tour sites had received Conditional Use Permit (CUP) approval from the County within the past few years. Dave Whitney inquired about the status of the other five tour sites. Coordinator Gervais shared that she completed a quick review of all tour sites and confirmed that three had recently received CUP approval, one was located in the City of North Branch, and the remaining four were likely considered legal non-conforming uses and were allowed to continue operating without a CUP so long as they did not expand.

Adjourn Meeting

Motion by Dave Whitney to adjourn the meeting; second by Chris DuBose. **Motion passed** 6-0. Ayes: McCarthy, Sutcliffe, Leivian, DuBose, Whitney, and Yeager. Nays: None. The meeting was adjourned at 8:22 p.m.

Chip Yeager
Chair

ATTEST:

Beth Gervais
Land Services Coordinator



Staff Report

TO: Planning Commission
 FROM: Beth Gervais, Land Services Coordinator
 SUBJECT: Amendment to a Conditional Use Permit Allowing Commercial Recreation Area
 37200 Wild Mountain Road / CSAH 16, Amador Township
 DATE: June 1, 2023

ACTION TO CONSIDER

The Planning Commission will conduct a public hearing to consider an Amendment to a Conditional Use Permit (CUP) allowing the expansion of an existing Commercial Recreation Area use known as Wild Mountain. The proposed Amendment is twofold: the property owner wishes to expand the current operation through installation of new amenities including a pool, waterslides, bath house with food and beverage service, and pump house; and, the property owner wishes to modify the legal description to include the southerly subject parcel (PID 01.00196.15).

SITE & APPLICATION INFORMATION

Applicant(s):	Sara Larsen
Property Owner(s):	Cashmere Properties, LLC
Location:	37200 Wild Mountain Road / CSAH 16 Amador Township Sections 27 and 34, Township 35, Range 19
PIDs:	01.00127.00 and 01.00196.15
Property Area:	142.3± Acres (01.00127.00 = 125.9± acres + 01.00196.15 = 16.4± acres)
Current Zoning:	Agricultural (AG) District
Adjacent Zoning:	
North:	Agricultural (AG) District
South:	Agricultural (AG) District
East:	Agricultural (AG) District and Rural Residential II (RRII) District / Upper St. Croix Overlay District
West:	Agricultural (AG) District
Date Application Received:	April 20, 2023
Date Application Complete:	April 28, 2023
60-Day Review Period:	June 27, 2023

BACKGROUND

Property owner Cashmere Properties, LLC and applicant Sara Larsen have applied for a Conditional Use Permit (CUP) Amendment in order to expand operations at Wild Mountain. The proposed expansion includes installation of new amenities including a pool, waterslides, bath house with food and beverage service, and pump house; and, a modification to the legal description to include the southerly parcel (PID 01.00196.15).



The previous property owners of Wild Mountain (Dan Raedeke & Amanda Frischmon) requested and received a CUP in October 2005. It's staff's understanding, from the Planning Commission's October 6, 2005 meeting minutes, that the 2005 CUP was a direct result of code enforcement efforts related to activity on the southerly subject parcel (location of snow tubing operation). The October 19, 2005 County Board meeting minutes and the 2005 legal recording refer to the approval as a CUP Amendment; however, staff has found no prior record of formal zoning approval for this use and, further, the Planning Commission's October 6, 2005 meeting minutes indicate that the 2005 request was the first formal zoning request.

As mentioned above, the 2005 CUP was a direct result of activity taking place on the southerly subject parcel (PID 01.00196.15); however, the legal recording only includes the northerly subject parcel (PID 01.00127.00). It's unclear why the legal recording did not include both parcels; however, this portion of the current request is an attempt to correct this error.

The Planning Commission's October 6, 2005 and the County Board's October 19, 2005 meeting minutes have been attached for reference, as well as the 2005 legal recording.

The table below offers a brief history of the CUP:

Date	Action
October 6, 2005 (Original CUP)	Planning Commission conducted public hearing to consider CUP to operate and expand the commercial recreational facility known as Wild Mountain and recommended approval with conditions.
October 19, 2005 (Original CUP)	County Board Approved CUP Amendment to operate and expand the commercial recreational facility known as Wild Mountain as proposed by Dan Raedeke and Amanda Frischmon (as recommended by the Planning Commission): 1. "Camping" and "lodging" must be stricken from the CUP except for the limited occasional uses such as "lock-ins" for youth church and scouting groups. 2. All new lighting and replacements for old lighting must be shielded downlighting, to mitigate glare. 3. Outdoor sound amplification through loud speakers must be directed inward to the facility as much as possible and limited to 10:00 pm on weeknight and 1:00 am on weekends. 4. A complete erosion control and stormwater plan for the entire facility must be prepared and submitted for approval. 5. All accesses are subject to Public Works approval. 6. All applicable state regulations must be followed and all applicable state licenses must be obtained and/or maintained. 7. A plan for any future significant topographical alterations or operational changes must be submitted to the Office of Environmental Services for review and approval prior to any such activity.
June 1, 2023 (CUP Amendment #1)	Planning Commission conducts public hearing to consider CUP Amendment to expand operation and modify legal description.

CONSIDERATION OF CUP AMENDMENTS

Up until recently, the County has processed requests for CUP Amendments in the same manner as requests for new CUPs, meaning the Planning Commission and County Board have considered all previously approved conditions and, in certain cases, amended conditions which the applicant(s) may not have specifically requested an Amendment to or, in certain cases, added new / eliminated previously approved conditions which the applicant(s) may not have specifically requested be added / eliminated. However, the County was advised in 2022 that, when considering an Amendment to a Conditional Use Permit, the County may not add conditions that have no relationship to the sought after Amendment. In other words, the Amendment process is not allowed to be used for adding conditions that the County, in hindsight, wishes it had imposed when the original Conditional Use Permit was granted.

Approval of the requested Amendment will allow expansion of the current operation through installation of new amenities and modify the legal description included on the legal recording. Denial of the requested Amendment will not result in automatic revocation of the existing CUP or otherwise render it null and void; it will simply leave the existing CUP in effect as-is. Alternatively, if the Planning Commission feels that the subject site no longer supports the scope and scale of the approved CUP or the Commission finds other probable cause, the Commission may wish to consider recommending that the County Board consider review and/or revocation of the CUP.

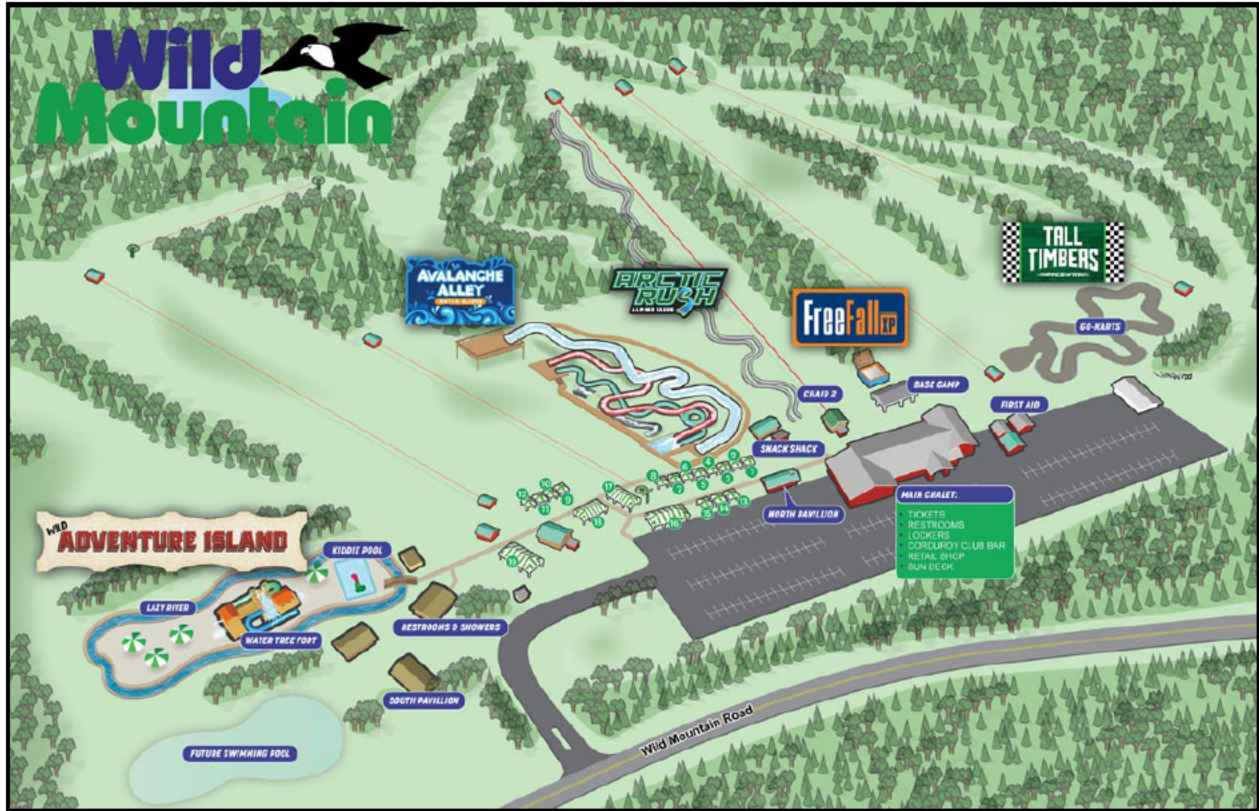
SITE ANALYSIS

The 142.3± acre subject site includes two parcels: PID 01.00127.00 being 125.9± acres in size (northerly subject parcel) and PID 01.00196.15 being 16.4± acres in size (southerly subject parcel). The site is generally located approximately 4.3 miles easterly of the intersection of Park Trail / CSAH 12 and Wild Mountain Road / CSAH 16 and approximately 3 miles northerly of 347th Street / CR 71 on the west side of Wild Mountain Road / CSAH 16. The site is located within the Agricultural (AG) District as are all surrounding properties to the north, west and south. Properties directly east are a combination of the AG District (Wild River State Park) and Rural Residential II (RRII) District / Upper St. Croix Overlay (UO) District.

According to the application materials, the subject site was first developed in the 1960s as the Val Croix Ski Area and rebranded in 1972 as Wild Mountain. The facility started as a ski hill and began venturing into summertime activities in 1976 with the installation of the alpine slide. The operation expanded into the waterpark industry during the 1980s with four waterslides and a lazy river. According to the Wild Mountain website (www.wildmountain.com), existing amenities include:

- Slopes for skiing, snowboarding and snowtubing;
- Wild Adventure Island Waterpark (jets, slides, a 350-gallon dumping bucket and a lazy river);
- Avalanche Alley Waterslides (four waterslides);
- Artic Rush Alpine Slide (two slides stretching 1,700 feet from the top of the mountain to the bottom);
- Tall Timbers Raceway (go-karts);
- FreeFall XP (two story tower with platforms at 18' and 27'); and,
- Corduroy Club Dining and Sun Deck (full service bar with full menu).

The image below, taken from the Wild Mountain website, shows approximate locations of all amenities.



In addition to the amenities listed above, the site has been developed with the main chalet, parking lot, pavilions, first aid station, snack shack, and base camp.

PROPOSAL ANALYSIS

The application materials explain and illustrate that the property owner is seeking approval to develop an area between the existing lazy river water feature (Wild Adventure Island) and Wild Mountain Road (the image above shows the subject area labeled “future swimming pool”). Development will occur in two phases:

- Phase 1
 - Installation of a 5,485 sf ADA compliant pool
 - Construction of a 47'10.5" x 40' (1,915 sf) bath house with showers, sinks, toilets and urinals, and food and beverage outlet
 - Construction of a 50' x 28' (1,400 sf) pump house
- Phase 2
 - Installation of six waterslides



The property owner is proposing to break ground for Phase 1 in June 2023 and complete the project in fall of 2023 for use in May 2024. Phase 2 is proposed to occur between 2028 and 2033 based on market demand.

The pool, waterslides and bath house are rated for an additional 365 people. With this additional load of guests, the property owner anticipates approximately 1,100 daily visits during peak summer days. The property owner reports that the existing parking and infrastructure routinely accommodates loads of up to 2,000 people in winter months and feels that the existing parking and infrastructure can accommodate the proposed expansion in summer months.

To demonstrate that the site can physically support the proposed pool, the property owner provided a geotechnical report prepared by Kilo Engineering dated November 14, 2022. The report includes results of field and laboratory testing, recommendations for the foundations, and general site development.

Based on the site plans and the County's GIS Viewer, staff estimates the proposed setbacks as follows:

- Pump House – The site plans show the pump house to be approximately 15' from the southerly extension of the existing fence line and approximately 30' from the easterly extension of the existing fence line. According to the County's GIS Viewer, the fence itself is more than 100' from the southerly property boundary and more than 200' from the roadway, which means that the proposed pump house will meet and exceed all required setbacks. In summary, the pump house appears to be situated approximately 115' from the southerly property boundary and approximately 242' from the easterly property boundary / centerline of Wild Mountain Road / CSAH 16.
- Pool – The site plans show the pool to be approximately 93' north of the southerly extension of the existing fence line, which means that it will be approximately 200' north of the southerly property boundary. The site plans also show the pool to be 228' from the easterly property boundary / centerline of Wild Mountain Road / CSAH 16.
- Bath House – The site plans show the bath house to be approximately 258' north of the southerly extension of the existing fence line, which means that it will be more than 360' north of the southerly property boundary. The site plans also show the bath house to be 224' from the easterly property boundary / centerline of Wild Mountain Road / CSAH 16.
- Waterslides – The site plans do not provide dimensional detail / proposed setbacks for the waterslides; however, the photos provided by the property owner show that the waterslides are proposed to be situated on and just beyond the existing fence line. Based on this information and the County's GIS Viewer, it appears that the waterslides will be approximately 85' from the southerly property boundary (at the closest point) and approximately 180' from the easterly property boundary / centerline of Wild Mountain Road / CSAH 16.

As proposed, all new structures appear to meet and exceed the required structural setbacks.

Other details:

- Hours of Operation – The property owner has reported that the current summer hours of operation are 11:00 am – 6:00 pm, Memorial Day to Labor Day. These hours will not change as a result of the proposed expansion.
- Staffing – The property owner also reports that the facility currently employs 15 full-time, year-round staff and 60 seasonal summer staff. The full-time staff would likely remain at 15 with the proposed expansion; however, they would need to add 6 - 10 part-time seasonal attendants /

lifeguards. The property owner is not proposing any change to food and beverage staffing at this time.

FINDINGS OF FACT

Zoning Ordinance Section 8.04 (Conditional Use Permits) C. states that the Planning Commission shall consider possible effects of the proposed conditional use based upon, but not limited to, the general factors listed below.

Factor #1 The [proposed action is consistent with the] Comprehensive Plan and development policies of the County;

Finding #1 The Chisago County Comprehensive Plan outlines a number of goals and policies which are meant to support and encourage the type of activity which will draw visitors to Chisago County, including different types of outdoor recreation. Among those identified goals and policies are the following:

Natural Resources Goal: Prime scenic views and historic landscapes will be recognized as an important local amenity and an increasingly desirable local amenity drawing outside revenue from visitors that is vital to the local economy.

Policies:

- 1. Identify and protect quality of visitor experience of prime scenic features, areas of exceptional rural ambience, important historic sites and their surrounding settings, and prime areas for flora study and wildlife viewing, and public and private open spaces amenable to low impact outdoors recreation.*

Economic Development Goal: Provide for a range of economic diversity and development opportunities in the County.

Policies:

- 1. Promote natural amenities in the County as assets to economic development and business opportunity.*
- 2. Promote tourism as an expanding opportunity for employment and tax base.*
- 3. Promote tourism and commercial recreation as expanding opportunities for employment and tax base.*

Factor #2 The proposed use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area;

Finding #2 The subject property is in and of itself a destination, drawing visitors to the site for commercial recreation activities. The use will not generate any demand upon existing parks or other public facilities or amenities. There will be some impact to Wild Mountain Road / CSAH 16, but any such impact is not expected to be excessive or unreasonable. Further, to support this finding, the County Engineer did not identify any roadway concerns related to the proposed use.

Factors #3 and #4 The proposed use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development does not suffer undue negative impact and there will be no significant deterrence to future development;

	The proposed use and site will have an appearance that will not have an adverse effect upon adjacent properties;
<i>Findings #3 and #4</i>	<i>The proposed use is an expansion of an existing outdoor Commercial Recreation Area use. The subject area (site of expansion) will be separated by both distance and existing screening from nearby properties, including the property which is immediately south and most likely impacted by the proposed use. The appearance of the proposed use will be in keeping with the existing appearance of the site / use and, without any evidence that the existing appearance has had an adverse effect upon adjacent properties, the County finds no evidence to suggest that the proposed use will have an adverse effect.</i>
<i>Factors #5 and #6</i>	The proposed use, in the opinion of the County, is reasonably related to the overall land use goals of the County and to the existing land use; The proposed use is consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use;
<i>Findings #5 and #6</i>	<i>The proposed use is in keeping with the overall goals of the County as described in Finding #1. Further, the subject properties are zoned Agricultural (AG) District and the Zoning Ordinance specifically allows the existing and proposed uses with approval of a Conditional Use Permit. Therefore, the County finds that the proposed use complies with goals established within the Comprehensive Plan, the purposes and intent of the Zoning Ordinance, and the purposes of the AG District.</i>
<i>Factor #7 Finding #7</i>	The proposed use will not cause traffic hazard or congestion; and <i>There may be seasonal upswings in traffic levels along Wild Mountain Road / CSAH 16 during the summer months; however, the County Engineer did not identify that the increase would rise to the threshold of traffic hazard or congestion.</i>
<i>Factor #8 Finding #8</i>	The proposed use will not adversely impact existing nearby properties by intrusion of noise, glare or general unsightliness. <i>The proposed use will be in keeping with the existing outdoor Commercial Recreation Area use. Given the outdoor nature of the proposed use, there is likely to be a minimal increase in the amount of noise; however, the property most likely to be impacted by the proposed use (property immediately south) is currently undeveloped and appears to be used for agricultural and managed forest land purposes and should, therefore, not suffer any potential negative impacts related to noise, glare or general unsightliness.</i>

REVIEW PROCESS

The Technical Review Committee met with project representative Brad Larsen on May 10, 2023. Much of the conversation pertained to septic concerns. The County Sanitarian and Larsen discussed the existing septic systems, the possible need for compliance inspections for the existing systems, and that the new system will likely need to be designed by an advanced designer or professional engineer, if combined with an existing system, due to its size. Aside from septic concerns, the Committee did not identify any other concerns with the proposed Amendment.

The Amador Town Board reviewed the proposed CUP Amendment at its May 16, 2023 meeting and recommended approval with no conditions.

The 60-day review period expires on June 27, 2023.

STAFF RECOMMENDATION

Staff believes that the existing and proposed Commercial Recreation Area use complies with and is consistent with the intent of the County's Zoning Ordinance and Comprehensive Plan. Barring any new or unknown evidence of compliance discovered after the completion of this report or during the course of the public hearing, **staff recommends approval** of the CUP Amendment with conditions (see below) and has prepared a resolution for the Commission's consideration.

Staff notes that the proposed conditions are the exact conditions recommended by the Planning Commission and approved by the County Board in October 2005, with the addition of condition no. 1 to clarify that this approval is an Amendment to the original 2005 approval and condition nos. 2 – 7 to address the proposed expansion. Additionally, the legal description included in the draft resolution has been updated to include both parcels owned and operated by Cashmere Properties, LLC. As a reminder, existing conditions that have no relationship to the requested Amendment(s) cannot be added, eliminated, or altered.

Condition(s):

1. This Conditional Use Permit (CUP) Amendment supersedes the CUP granted by the Chisago County Board of Commissioners on October 19, 2005 (original CUP) which granted approval for the operation and expansion of the Commercial Recreation facility known as Wild Mountain and located at 37200 Wild Mountain Road / CSAH 16 in Amador Township (recorded as Document No. A-460284). The approved Amendment allows for the following:
 - a. Expansion of the existing facility through installation of new amenities including a pool, waterslides, bath house with food and beverage service, and pump house; and,
 - b. Modification of the legal description to include the southerly subject parcel (PID 01.00196.15).
2. In addition to the amenities listed in Condition No. 1.a. above and approved by this CUP Amendment, the County acknowledges that the site has previously been developed with the following amenities and these amenities are hereinafter authorized by this permit:
 - a. Slopes for skiing, snowboarding and snowtubing;
 - b. Wild Adventure Island Waterpark (jets, slides, a 350-gallon dumping bucket and a lazy river);
 - c. Avalanche Alley Waterslides (four waterslides);
 - d. Artic Rush Alpine Slide (two slides stretching 1,700 feet from the top of the mountain to the bottom);
 - e. Tall Timbers Raceway (go-karts);
 - f. FreeFall XP (two story tower with platforms at 18' and 27'); and,
 - g. Corduroy Club Dining and Sun Deck (full service bar with full menu)
3. The subject site shall be developed and the facility shall be operated in conformance with the application materials, including the written narrative and site plans dated received April 20, 2023, except as specifically noted herein. Any significant deviation or expansion, as determined by Chisago County Department of Environmental Services staff, shall require further review by the Planning Commission and approval by the County Board.
4. The County acknowledges that the installation of amenities authorized by this CUP Amendment will occur in two phases, with Phase 1 (pool, bath house, and pump house) anticipated to begin in 2023 and Phase 2 (waterslides) anticipated to begin in 2028-2033. The property owner is not bound to these timeframes, however, and may install all amenities upon approval of this CUP Amendment.

5. The property owner shall make application for septic compliance inspections for all existing septic systems on the subject site. Further, installation of any new septic system(s) shall be done so in accordance with all applicable septic codes and all required permits shall be obtained.
6. All existing and proposed septic systems must comply with Minnesota Pollution Control Agency (MPCA) Individual Sewage Treatment Systems Chapter 7080.
7. The property and uses thereon are subject to all applicable local and State codes, including Zoning, Building and Septic Codes.
8. "Camping" and "lodging" must be stricken from the CUP except for the limited occasional uses such as "lock-ins" for youth church and scouting groups.
9. All new lighting and replacements for old lighting must be shielded downlighting, to mitigate glare.
10. Outdoor sound amplification through loud speakers must be directed inward to the facility as much as possible and limited to 10:00 pm on weeknight and 1:00 am on weekends.
11. A complete erosion control and stormwater plan for the entire facility must be prepared and submitted for approval.
12. All accesses are subject to Public Works approval.
13. All applicable state regulations must be followed and all applicable state licenses must be obtained and/or maintained.
14. A plan for any future significant topographical alterations or operational changes must be submitted to the Office of Environmental Services for review and approval prior to any such activity.

OPTIONS

1. Recommend that the County Board **approve** the Conditional Use Permit Amendment with Findings of Fact presented or amended and conditions presented.
2. Should the Planning Commission determine that the proposed Conditional Use Permit Amendment does not comply with and/or is not consistent with the intent of County's Zoning Ordinance or Comprehensive Plan upon completion of the public hearing and/or upon discovery of any new or unknown evidence, recommend that the County Board **deny** the Conditional Use Permit Amendment based on factors deemed appropriate.

Note: Denial of the requested Amendment will not result in automatic revocation of the existing CUP or otherwise render it null and void; it will simply leave the existing CUP in effect as-is.

3. **Table** the request to allow for submission of additional supporting documentation and/or further review and consideration. Being that the current review period expires on June 27, 2023 and the next regularly scheduled Planning Commission meeting is on July 6, 2023, the Commission should also include in its motion a **60-day extension** of the review period.
4. Recommend that the County Board consider **revocation** of the existing Conditional Use Permit due to the inability of the subject site to support the scope and scale of the approved CUP or the Commission finds other probable cause.

Note: If the Planning Commission moves to recommend revocation, the motion should include explicit reason for such action.

ACTION REQUESTED

Motion to adopt Resolution No. PC2023-0601, a resolution recommending approval of an Amendment to a Conditional Use Permit allowing Commercial Recreation Area uses on property located at 37200 Wild Mountain Road / CSAH 16 in Amador Township, with Findings of Fact and conditions as presented or amended.

If the Commission chooses to recommend denial of the request for Conditional Use Permit Amendment, staff will prepare a revised resolution based on the Findings of Fact established by the Commission.

ATTACHMENTS

1. Application materials:
 - a. Application
 - b. Written narrative
 - c. Site photos
 - d. Site plans – Phase 1
 - e. Site plans – Phase 2
2. October 6, 2005 Planning Commission meeting minutes
3. October 19, 2005 County Board meeting minutes
4. 2005 Legal recording
5. Aerial location map (1) – subject property
6. Aerial location map (2) – vicinity map
7. Draft Resolution No. PC2023-0601

CC: Sara Larsen, applicant
County file



Chisago County Department of Environmental Services Planning & Zoning Application

Permit # 23-445 P21

Township Anador S/T/R 27/35/19 PID# 01.00127.00
Project Address 37200 Wild Mountain Rd Taylors Falls, MN 55084
Property Owner(s) Sara Larsen CASHMERE PROPERTIES, LLC
Mailing Address (If Different from Project Address) PO Box 455 Taylors Falls MN 55084
Phone# [REDACTED] Email [REDACTED]
Applicant(s) Sara Larsen

Mailing Address (If Different from Project Address) _____
Phone# _____ Email _____

Type of Request (Check All That Apply)

S27 T35 P19

Board of Adjustment & Appeals

- ☐ Variance
☐ Administrative Appeal

Planning Commission

- ☐ Conditional Use Permit (CUP)
☐ Interim Use Permit (IUP)
☒ Amendment to CUP or IUP

- ☐ Preliminary Plat
☐ Rezoning
☐ Ordinance Amendment

Description of Request (Attach Separate Sheet if Necessary) attached

Required Attachments (Additional Attachments May Be Required Based On The Specific Request)

- ☒ Full Legal Description ☒ Detailed Site Plan ☒ Detailed Written Narrative ☒ Plat Drawings

[Signature]
Applicant Signature

4/20/2023
Date of Application

I hereby certify that the above information is true and correct to the best of my knowledge, and that any knowingly false representations may invalidate any approvals. With my signature, I also grant permission to Chisago County Officials to enter upon the subject property for the purpose of such inspections as may be necessary.

Fees		Dates	
Base Fee	\$ <u>1025.00</u>	Application Received	<u>April 20, 2023</u>
Recording Fee	\$ <u>46.00</u>	Application Complete	<u>4-28-23</u>
Plat Fee — No Road(s) / With Road(s)	\$ _____	60 / 120 Day Review Period	<u>6-27-23</u>
Septic Compliance Fee	\$ _____	Extended Review Period	_____
Wetland Fee	\$ _____		
TOTAL FEE	\$ <u>1071.00</u>		



Chisago County Department of Environmental Services
Planning & Zoning Application

Township Presentation Form

Township Anador S/T/R 27/35/19 PID# 01.00127.00
Project Address 37200 Wild Mountain Rd Taylors Falls 55084
Property Owner(s) Sara Larsen
Mailing Address (If Different from Project Address) PO Box 455 Taylors Falls MN 55084
Phone# [REDACTED] Email [REDACTED]
Applicant(s) Sara Larsen

Mailing Address (If Different from Project Address) _____
Phone# _____ Email _____

Type of Request (Check All That Apply)

Board of Adjustment & Appeals

- ☐ Variance
☐ Administrative Appeal

Planning Commission

- ☐ Conditional Use Permit (CUP)
☐ Interim Use Permit (IUP)
☒ Amendment to CUP or IUP
- ☐ Preliminary Plat
☐ Rezoning
☐ Ordinance Amendment

Description of Request (Attach Separate Sheet if Necessary) see attached

[Signature]
Applicant Signature

4/20/2023
Date of Application

I hereby certify that the above information is true and correct to the best of my knowledge, and that any knowingly false representations may invalidate any approvals. With my signature, I also grant permission to Chisago County Officials to enter upon the subject property for the purpose of such inspections as may be necessary.

Date of County Public Hearing 6-1-23 Date of Township Presentation 5-16-23

Township Action Taken (Township Use Only)

- ☒ Recommendation of Approval ☐ Recommendation of Denial

Recommended Conditions of Approval OR Legal Findings for Recommendation of Denial

Signatures of Township Officials or Authorized Personnel

[Signature] [Signature] [Signature]



Conditional Use Permit Amendment

April 2023

PROJECT NARRATIVE

Request

We are requesting that Wild Mountain's Conditional Use Permit be expanded to allow for the addition of a pool, waterslides, bath house and pump house as described below.

Overview

Wild Mountain's history began back in the early 1960's as the Val Croix Ski Area. The property was sold in 1972 and rebranded to Wild Mountain.

Wild Mountain made its first venture into summertime activities with the addition of an alpine slide in 1976. Then, from 1983 to 1989 the business entered the waterpark industry by building 4 water slides and a lazy river.

Lastly, in 2004 an interactive play area was added inside the lazy river footprint which offered a play area for children.

Wild Mountain was at the forefront of the waterpark industry in the 1980's. Waterparks were rare, and it was nearly unheard of for a ski area to also have summertime programming. Besides the attractions at Wisconsin Dells, Wild Mountain was the only drive-to waterpark destination for people of the Twin Cities.

Since the 1980's the competitive landscape of waterparks has exploded. Not only have hotels and private waterparks been developed (like Valley Fair), but many municipalities have added waterparks as well (like Bunker Beach in Coon Rapids).

It's been decades since our business has made a significant investment in the competitive marketplace of Midwest water parks. Our intent is to invest in a two-phased approach to improve the water park attractions at Wild Mountain which would include the creation of a new pool, a bath house & small food service location, pump house to support water features and series of new water slides. The site is approximately 2 acres.

Our hope is to complete the pool, bath house and pump house in the fall of 2023 for opening in the spring of 2024. Then, we would complete the waterslides in future years – likely between 2028 and 2033.

Current Operations

Wild Mountain currently operates a skiing and snow tubing operation in the winter complete with lessons, food service and equipment rentals.

During the summer, Wild Mountain offers a waterpark consisting of 4 water slides, a lazy river and an interactive water feature. We also offer dry rides including an alpine slide, go-karts and the FreeFall XP.

Scope Of Improvements

We hope to develop an area just west of our existing lazy river water feature in a two-phase approach.

Phase 1 would include a 5,485 square foot pool (ADA compliant) that would have a lily pad crossing, basketball hoops and spraying jets. The space would also include three 20' foot umbrellas and seating around the pool. The pool will have a max depth of 4' 6".

Additionally, we will be adding a bath house which meets the state requirements for showering, sinks, urinals and toilets based on a maximum occupancy of 365 people.

This bath house will also have a food & beverage outlet including a location which will serve alcohol.

The final component of Phase 1 will be a pump house which will house our water pumps and water filtration infrastructure.

Our hope is to break ground on Phase 1 in late June and complete the project in the fall of 2023. The new amenities will open in May of 2024.

Phase 2 of the project would include the addition of up to 6 water slides that would be accessed from a single elevated pedestal. The water pumps and filtration needs for the waterslides have already been accounted for in the infrastructure being installed this summer.

Our hope is to complete Phase 2 between 2028 and 2033 based on market demand.

Contractors

There are two main groups working on this project.

Structural Buildings: This team is located in Becker, Wisconsin and has been in operation since 1985. This organization is a trusted builder of Wild Mountain due to their successful erection of our 12,000 square foot maintenance building in 2022.

Their team will be handling the bath house, pump house, concrete, electrical and plumbing on the project.

Neuman Pools: This organization has been in business for 45 years and are located in Beaver Dam, Wisconsin. Neuman Pools is a recognized leader in the waterpark industry and have built some of the largest and best-known waterparks in the United States.

Neuman Pools will be building the pool structure and installing the pump and filtration systems.

Visitation and Existing Infrastructure

The new pool/waterslides and bath house is rated for an additional 365 people. With this additional load of guests, we would consider a peak day of summer visitation to be roughly 1100 people. Wild Mountain's parking and existing infrastructure routinely handles loads of up to 2000 people in the winter. As a result, we are confident that our Phase 1 additions along with our existing infrastructure can handle a larger guest load in a comfortable fashion.

LEGAL DESCRIPTION

Wild Mountain Ski Area

That part of Government Lot 5, lying west of the centerline of County State Aid Highway 16, all in Section 27, Township 35, Range 19, in Amador Township, Chisago County.

SITE PLAN AND PLATS

A detailed site plan and plats are attached to this application. Additionally, the below photos will help add context to the project and its proposed location.



Proposed site looking south.



Proposed site looking west.



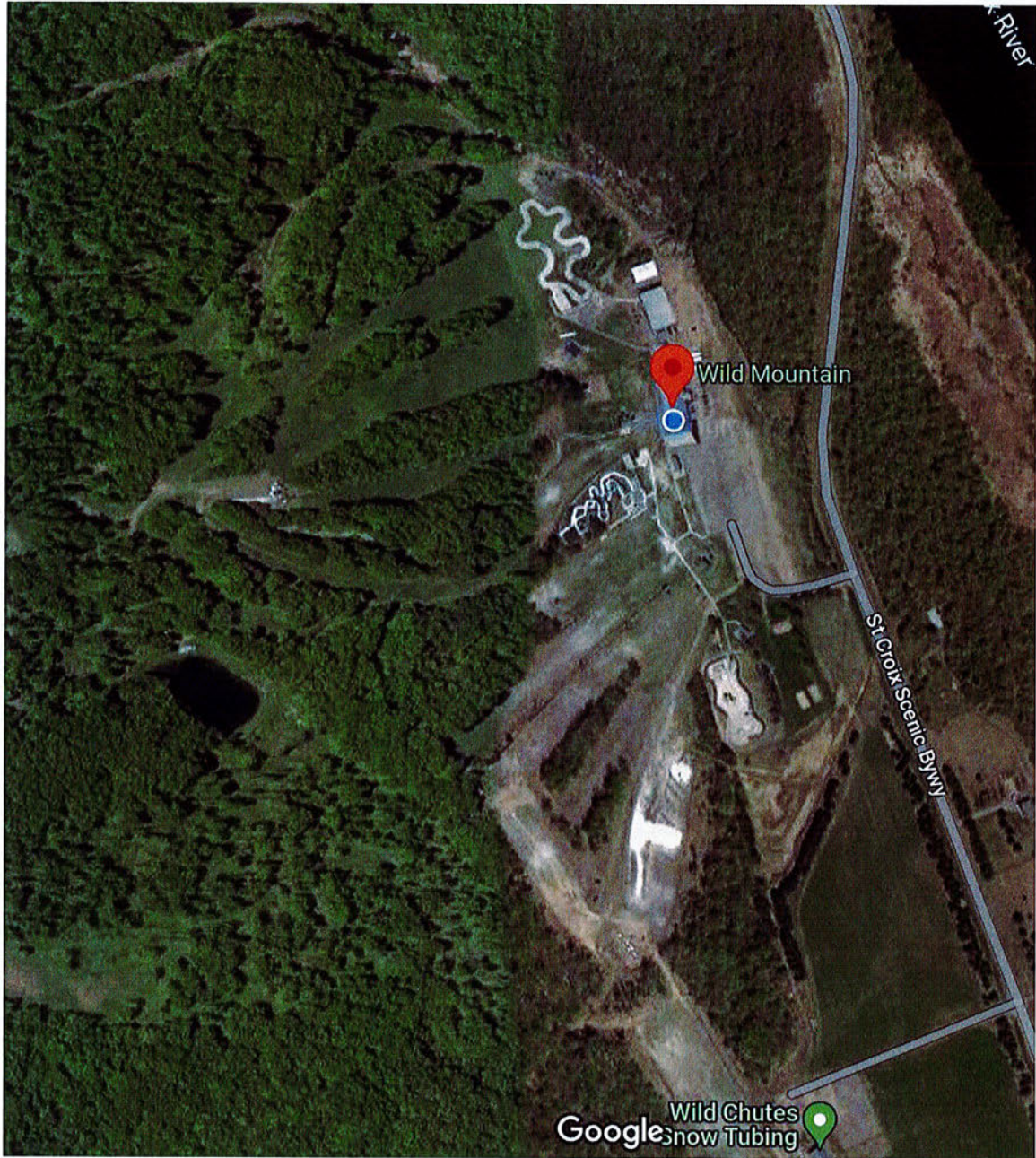
Proposed site looking northwest.



Proposed site looking southeast.



Overall map with Phase 1 and 2 additions.



Entire facility view.

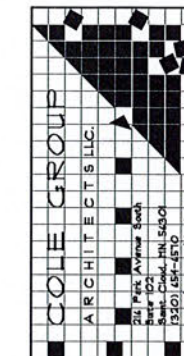
Phase 1

SITE PLAN NUMBER NOTES:

1. PROPERTY LINE. VERIFY LOCATION W/ SURVEY.
2. NEW BATH HOUSE.
3. NEW FENCE TO MATCH EXISTING.
4. NEW POOL BY OTHERS.
5. NEW CONCRETE PAD WITHIN THE FENCED AREA.
6. NEW POOL, PUMP HOUSE.
7. EXISTING FENCE THIS LOCATION. VERIFY W/ SURVEY.
8. EXISTING BUILDING TO BE DEMO'D AS REQ'D.
9. EXISTING BUILDING TO REMAIN. VERIFY W/ SURVEY.
10. EXISTING SIDEWALK. THIS AREA. VERIFY W/ SURVEY.
11. EXISTING CONCRETE AND POOL THIS AREA. VERIFY W/ SURVEY.
12. 5'-0" MIN. CONCRETE SIDEWALK. SLOPE 1:20 MAX. FOR ALL ACCESSIBLE ROUTES. MAX 14% CROSS SLOPE.

SITE PLAN
SCALE: 1" = 20'-0"

SITE KEY
SCALE: 1" = 1,000'-0"

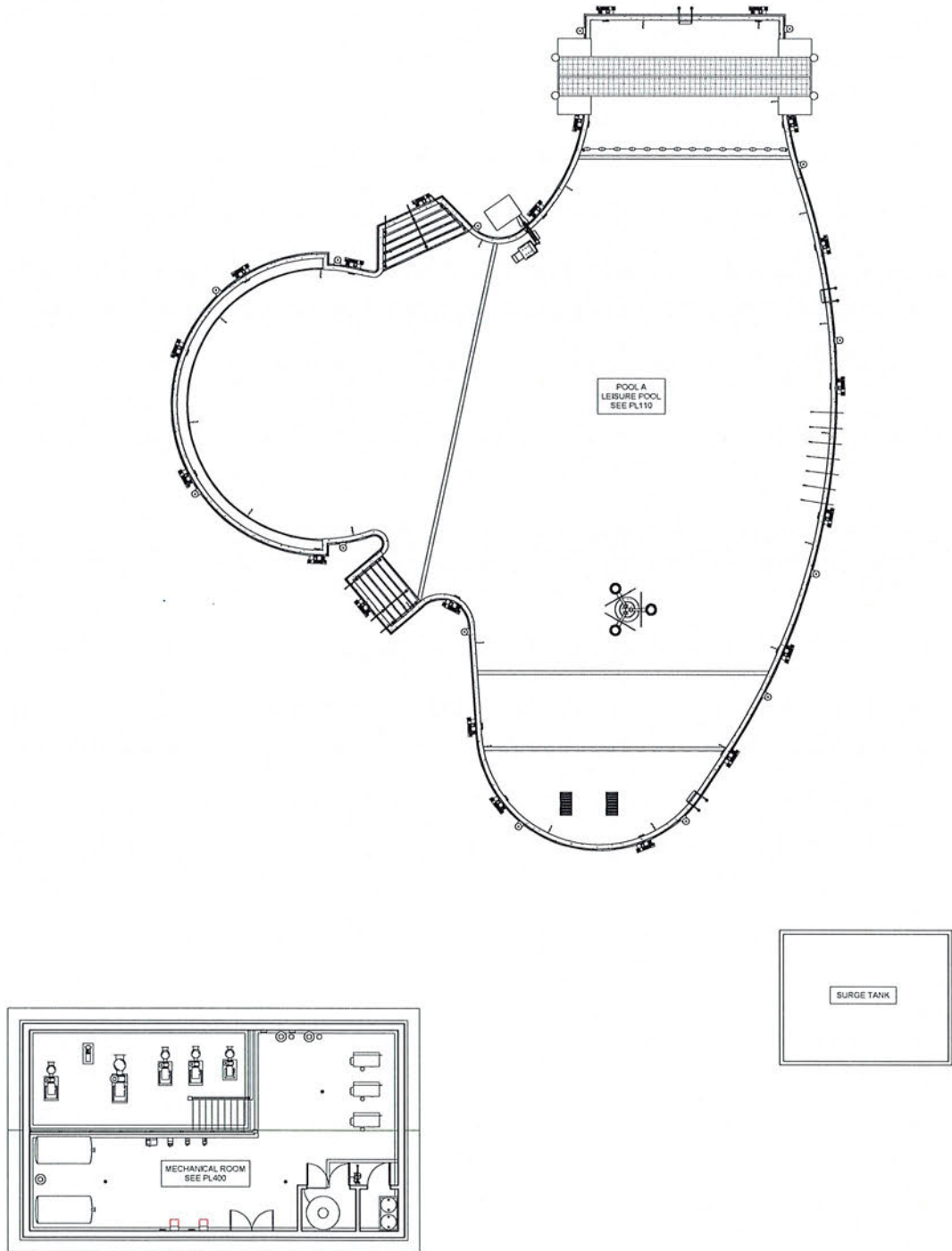


These documents are not valid for building permit unless signed by the architect and stamped. Copies are not valid.
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect and that this plan is the work of Minnesota.
NORMAN E. COLE
TAYLOR FALLS, MN
(763) 261-4150

STRUCTURAL BUILDINGS
12924 FIRST STREET
BECKER, MN
(763) 261-4150

PROPOSED: WILD MOUNTAIN
TAYLOR FALLS, MN
(763) 261-4150

REVISIONS COMMENTS
Project No. 23018
Issue Date:
Document Set:
SITE PLAN
A010
PLOTTED: 03-24-23 FILE: 23018P CON: 5



1 OVERALL AQUATIC LAYOUT
PLAN VIEW
1/8" = 1'-0"

SCHEDULE - SHEET LIST	
SHEET NO.	SHEET NAME
PL100	OVERALL AQUATIC PLAN
PL101	ADA AND DECK CLEARANCE
PL102	GENERAL DETAILS AND SCHEDULES
PL110	POOL A - LEISURE POOL PLAN
PL111	POOL A - LEISURE POOL DIMENSION PLAN
PL112	POOL A - LEISURE POOL SECTION
PL113	POOL A - LEISURE POOL DETAILS
PL114	POOL A - LEISURE POOL DETAILS
PL200	STRUCTURAL NOTES, PLANS AND SCHEDULE
PL210	STRUCTURAL DETAILS
PL211	STRUCTURAL DETAILS
PL300	OVERALL PIPING PLAN
PL301	PIPING DETAILS
PL310	POOL A - LEISURE POOL PIPING PLAN
PL400	MECHANICAL EQUIPMENT PLAN
PL401	MECHANICAL DETAILS
PL402	MECHANICAL DETAILS
PL500	POOL A - LEISURE POOL P&ID
PL511	POOL A - LEISURE POOL ELECTRICAL SCHEMATIC
PL520	POOL B - FUTURE SLIDE COMPLEX P&ID

GENERAL NOTES:

- LOCATE LIFE GUARD CHAIRS AS REQUIRED PER STATE AND LOCAL CODES AND PER OWNER'S SAFETY CONSULTANT.
- SCHEDULE QUANTITIES ARE SHOWN FOR VALUE ENGINEERING PURPOSES. IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO VERIFY QUANTITIES REQUIRED.
- CONTRACTOR SHALL CONTACT ENGINEER FOR ELECTRONIC DRAWING FILES PRIOR TO COMMENCING POOL STAKING WORK.
- ENGINEER WILL PROVIDE ELECTRONIC PLAN VIEW OF ALL POOLS IN AUTOCAD DRAWING FORMAT FOR CONTRACTOR'S USE TO LOCATE STRUCTURES AND RELATED POOL DECK EQUIPMENT.
- REFER TO PL100 SERIES DRAWINGS FOR ALL POOL PLAN INFORMATION, RELATED EQUIPMENT, AND DETAILS.
- REFER TO PL200 SERIES DRAWINGS FOR ALL POOL STRUCTURAL PLANS, RELATED INFORMATION, AND DETAILS.
- REFER TO PL300 SERIES DRAWINGS FOR ALL POOL AND DRAIN PIPING AND RELATED INFORMATION AND DETAILS.
- REFER TO PL400 SERIES DRAWINGS FOR ALL MECHANICAL EQUIPMENT INFORMATION AND RELATED DETAILS.
- REFER TO PL500 SERIES DRAWINGS FOR ELECTRICAL SCHEMATICS AND P&ID.

CODES, STANDARDS AND REGULATIONS:
CONTRACTOR SHALL BE FAMILIAR WITH ALL CODES AND STANDARDS LISTED BELOW AND ALERT THE ARCHITECT/ENGINEER TO CONFLICTS IN THE DRAWINGS

CODE JURISDICTION:
CHIBAGO COUNTY, TAYLORS FALLS, MINNESOTA

HEALTH & SAFETY CODE:
STATE HEALTH CODE MINNESOTA RULES CHAPTER 4717, DEPARTMENT OF HEALTH, ENVIRONMENTAL HEALTH

ACCESSIBILITY STANDARDS AND REGULATIONS:

UNITED STATES:
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

BATHER CAPACITY
BATHER CAPACITY IS CALCULATED IN ACCORDANCE WITH SECTION 4717.1350 OF THE MINNESOTA RULES CHAPTER 4717, DEPARTMENT OF HEALTH, ENVIRONMENTAL HEALTH CODE AS FOLLOWS:

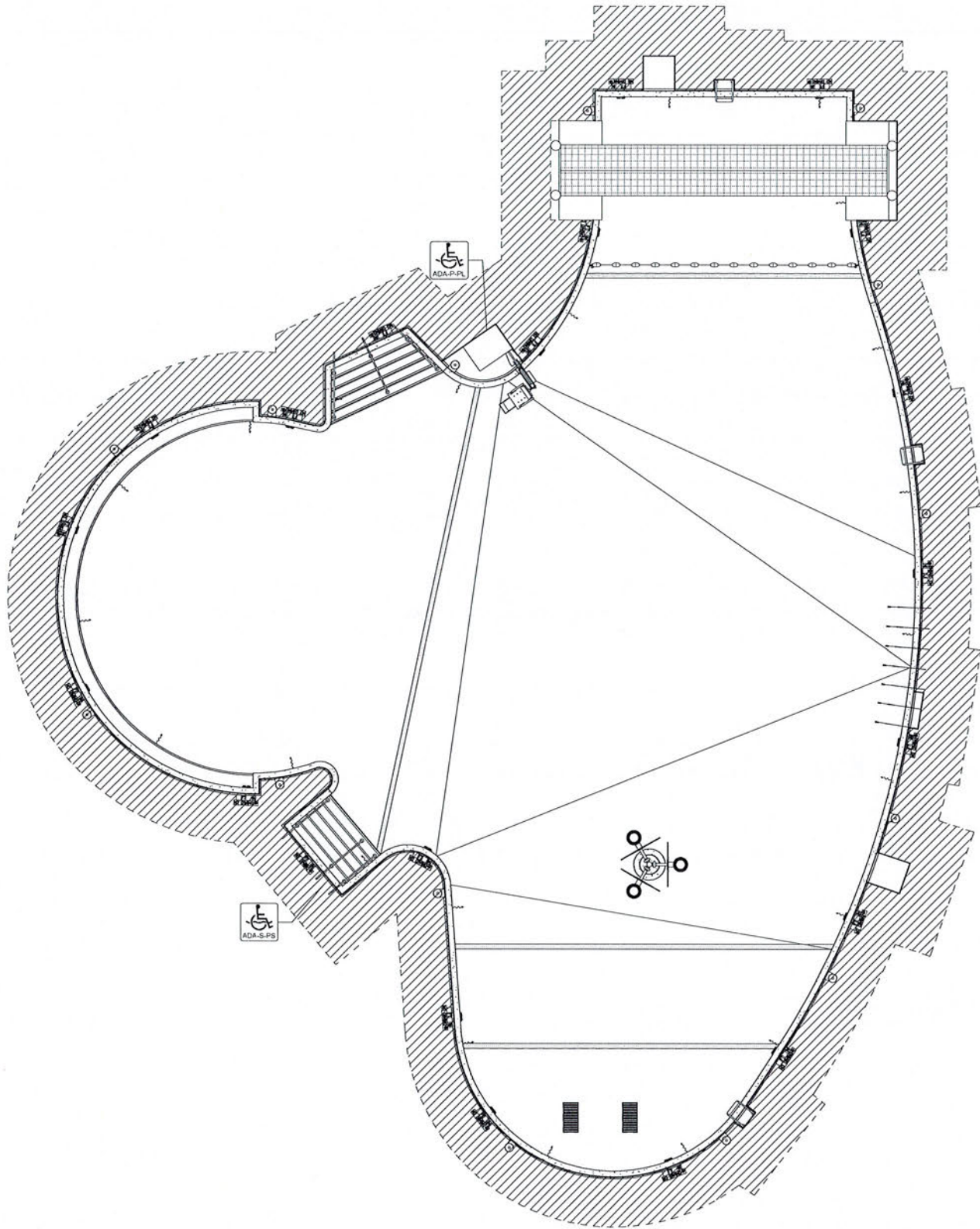
- POOL A:
 - 5455 (SF) SHALLOW WATER / 15 (SF/BATHER) = 365 BATHERS.
 - TOTAL 365 BATHERS

CONSULTANTS

REVISION SCHEDULE		
Number	Description	Date

ISSUE DATE: 03/24/23
PROJECT NUMBER: 22378
DRAWN BY: APP
CHECKED BY: GA
OVERALL AQUATIC PLAN

5'-0" DECK CLEARANCE AS REQUIRED
BY SECTION 4717.3300 OF MINNESOTA
RULES CHAPTER 4717 DEPARTMENT OF
HEALTH ENVIRONMENTAL HEALTH CODE



1 | ADA AND DECK CLEARANCE
PLAN VIEW
3/18/24

neuman pools inc.

4800 South 4th Street
P.O. Box 100
Bloomington, MN 55408
612.837.7375
www.neumanpools.com

WTI

WATER TECHNOLOGY INC.
World Leaders in Aquatic Planning, Design and Engineering
100 Park Avenue | Beaver Dam, WI 53915
1.800.887.7375
www.wtiinc.com

Wild Mountain

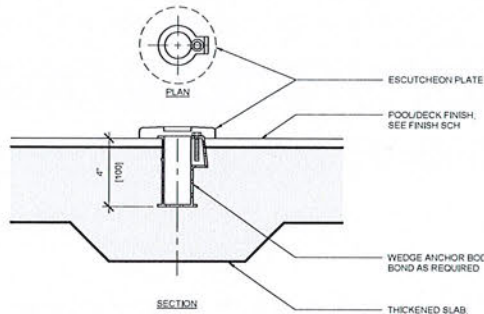
Taylor Falls, MN 55084

CONSULTANTS

REVISION SCHEDULE		
Number	Description	Date

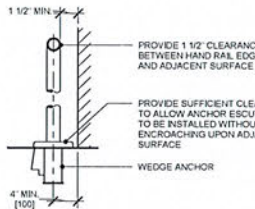
ISSUE DATE: 03/24/23
PROJECT NUMBER: 22378
DRAWN BY: APP
CHECKED BY: GA
ADA AND DECK CLEARANCE

PL101



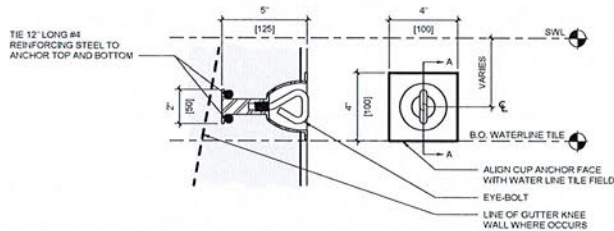
- NOTES:
1. INSTALL ANCHORS IN LINE WITH RAIL.
 2. CONCRETE CLEAR COVER AT ANCHOR SHALL BE 3" MINIMUM. THICKEN SLAB IF NECESSARY TO ACHIEVE MIN COVER.
 3. WHEN SECOND LAYER OF CONCRETE IS LOCATED DIRECTLY BELOW SLAB IN WHICH ANCHOR IS PLACED (I.E. STAIRS), CLEAR COVER OF CONCRETE AT ANCHOR IN UPPER SLAB SHALL BE 2" MIN.

1 | ANCHOR DETAIL - WEDGE
DETAIL VIEW
7'-1'-0"



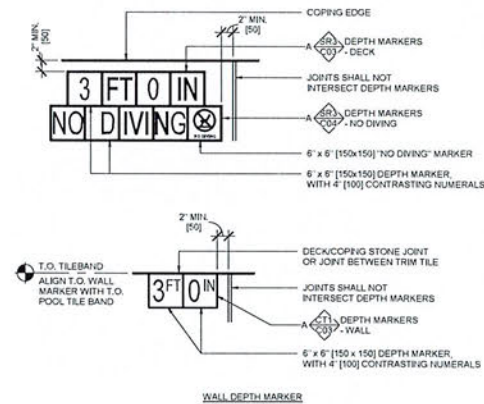
- NOTES:
1. CONTRACTOR TO PURCHASE AND INSTALL RAIL GOODS IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS OF PARTIES HAVING JURISDICTION.
 2. CONTRACTOR TO VERIFY HANDRAIL DIMENSIONS PRIOR TO FABRICATION.

2 | RAILING OFFSET TO ADJACENT SURFACE
DETAIL VIEW
3'-4'-0"



SECTION A-A FRONT VIEW

3 | ANCHOR DETAIL - ROPE CUP
DETAIL VIEW
7'-1'-0"

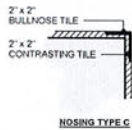


- NOTES:
1. WALL DEPTH MARKER AT LOCATIONS AS INDICATED ON PLAN BY THIS SYMBOL.
 2. EXCLUDE "NO DIVING" MARKER TILES AT POOL WALL DEPTH MARKER LOCATIONS AND AT POOL DEPTHS GREATER THAN 5'-0".
 3. DEPTH MARKERS SHALL BE LEGIBLE FROM INSIDE THE POOL AND FROM THE POOL DECK.
 4. THE POOL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING MARKINGS ACCURATE TO WITHIN ONE INCH OF THE CONSTRUCTED WATER DEPTHS AT LOCATIONS INDICATED ON PLAN.
 5. AT A MAX. 25'-0" SPACING AND IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS, DEPTH MARKER TEXT SHALL INDICATE THE ACTUAL POOL DEPTH WITHIN 3" AT NORMAL OPERATING WATER LEVEL WHEN MEASURED 3'-0" FROM POOL WALL. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING PROPER TEXT FOR EACH MARKER LOCATION.
 6. MARKINGS SHALL BE INSTALLED FLUSH WITH SURROUNDING SURFACES AND RECESSED IF NECESSARY.
 7. ALL MARKINGS INSTALLED ON HORIZONTAL SURFACES SHALL HAVE A SLIP RESISTANT FINISH.

4 | DEPTH MARKER DECK & WALL
DETAIL VIEW
10'-0"

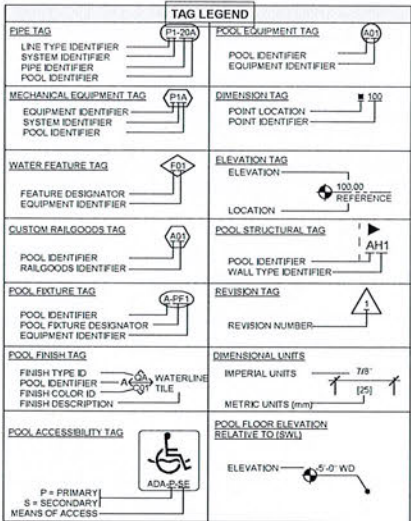
SCHEDULE - SAFETY & MAINTENANCE EQUIPMENT			
QTY	PRODUCT NAME	MANUFACTURER	NOTES
1	25 PERSON AQUATIC FIRST AID KIT	WATER SAFETY PRODUCTS	25 PERSON OSHA FIRST AID KIT TO INCLUDE BIOHAZARD COMPLIANCE RESPONSE AND CPR MICROMASK WITH NITRILE GLOVES
1	AUTOMATIC VACUUM CLEANING SYSTEM	MAYTRONICS	DOUPH WAVE 300XL AUTOMATIC CLEANER, RADIO REMOTE CONTROL, CADDY, FILTER BAG WITH TOP ACCESS, ADDITIONAL FILTER BAG, FULL BAG INDICATOR, ANTI-TANGLING SWIVEL, SIX (6) ACTIVE BRUSHES, SUCTION RATE: 10,500 GPM, 165 FT CORD, 3 YEAR WARRANTY
4	LIFE BUOY	WATER SAFETY PRODUCTS	30" DIA. MADE OF UNICELL SOFT FOAM WITH HARD SHELL COVERING. INCLUDE STAINLESS STEEL MOUNTING BRACKETS AND STAINLESS STEEL ANCHORS AND BOLTS. MOUNT UNIT ON WALL IN COORDINATION WITH OWNER
4	LIFE HOOK & RESCUE POLE	WATER SAFETY PRODUCTS	ANODIZED ALUMINUM POLE WITH DOUBLE LIFE HOOK. 2-8 FEET SECTIONS WITH CONNECTOR & RUBBER END CAP. INCLUDE STAINLESS STEEL MOUNTING BRACKETS AND STAINLESS STEEL ANCHORS AND BOLTS. MOUNT UNIT ON WALL IN COORDINATION WITH OWNER
3	RESCUE TUBE	WATER SAFETY PRODUCTS	50" LONG X 6" WIDE X 4" THICK. NO CLIPS. NO RINGS. 2" WIDE ADJUSTABLE SHOULDER STRAP, CONNECTED TO TUBE BY 1" STRAPPING. STRAPPING EXTENDS COMPLETELY THROUGH LENGTH OF TUBE
1	SPINEBOARD W/ HEAD IMMOBILIZER	WATER SAFETY PRODUCTS	X-RAY TRANSLUCENT BACKBOARD WITH HEAD IMMOBILIZER AND BODY STRAPS. INCLUDE STAINLESS STEEL MOUNTING BRACKETS AND STAINLESS STEEL ANCHORS AND BOLTS. MOUNT UNIT ON WALL IN COORDINATION WITH OWNER
3	THROW LINE	WATER SAFETY PRODUCTS	50' MARINE POLYPROPYLENE LINE, WITH 3" X 5' LEWIS FLOAT
1	WATER TEST KIT	TAYLOR "SERVICE COMPLETE"	FAS DPD CHLORINE KIT

LEGEND - FINISHES & COLOR CODES - POOL A					
AREA	FINISH ID	FINISHES	FINISH	COLOR ID	COLORS
CONTRASTING TILE BAND	SR1	1"x1" SLIP RESISTANT TILE		C07	CONTRASTING TO POOL FINISH
DEPTH MARKERS - DECK	SR3	6"x6" SLIP RESISTANT TILE		C03	BLACK ON WHITE
DEPTH MARKERS - NO DIVING	SR3	6"x6" SLIP RESISTANT TILE		C04	BLACK AND RED ON WHITE
DEPTH MARKERS - WALL	CT1	6"x6" CERAMIC TILE		C03	BLACK ON WHITE
HANDHOLD	LB	LIGHT BROOM		C01	AS SELECTED BY ARCHITECT
HORIZONTAL SURFACE (WET)	QA	QUARTZ AGGREGATE		C06	LIGHT COLOR
HORIZONTAL SURFACE (WET)	SR1	1"x1" SLIP RESISTANT TILE		C06	LIGHT COLOR
TILE - WATERLINE	N1	1"x1" KEYSTONE TILE		C07	AS SELECTED BY ARCHITECT
TRIM TILE - BULLNOSE - CONTRASTING	SS96	2"x2" S-969 BULLNOSE TRIM TILE		C07	CONTRASTING TO POOL FINISH
VERTICAL SURFACE (WET)	QA	QUARTZ AGGREGATE		C06	LIGHT COLOR



- NOTES:
1. NOSING TYPE C. 2" MIN. CONTRASTING TILE BAND REQUIRED ON TREAD NOSING AND TOP OF RISER UNLESS OTHERWISE NOTED.

- FINISH NOTES:
1. FINISHES PER SCHEDULE UNLESS OTHERWISE INDICATED.
 2. VERTICAL SURFACE (WET) AND HORIZONTAL SURFACE (WET) SHALL BE AT LEAST 6.5 ON THE MUNSELL COLOR VALUE SCALE.
 3. ALL HORIZONTAL SURFACES MUST BE SLIP RESISTANT AND COMPLY WITH THE ANSI A137.1 STANDARD USING THE DCOF ACUTEST METHODOLOGY.
 - 3A. ON WET LEVEL SURFACES, PROVIDE DYNAMIC COEFFICIENT OF FRICTION OF $\mu \geq 0.42$.
 - 3B. ON WET SLOPED SURFACES, PROVIDE DYNAMIC COEFFICIENT OF FRICTION OF $\mu \geq 0.65$.
 4. DESIGN WATERLINE SHALL HAVE A MAXIMUM CONSTRUCTION TOLERANCE WHEN FINISHED OF $\pm 1/4"$ FOR POOLS AND SPAS WITH ADJUSTABLE SURFACE SKIMMING, AND $\pm 1/8"$ FOR POOLS AND SPAS WITH NONADJUSTABLE SURFACE SKIMMING.



EQUIPMENT IDENTIFIER KEY	
AC - AIR COMPRESSOR	HK - HEAT EXCHANGER
AF - AUTOFILL	P - PUMP
ADP - ADVANCED OXIDATION PROCESS	PH - PNEUMATIC MAIN DRAIN VALVE
AP - PH CONTROL PUMP	S - STRAINER
AS - PH CONTROL STORAGE	SC - CONTAINMENT PALLETTE
BP - BOOSTER PUMP	SV - SURGE TANK FAN
C - CHEMICAL CONTROLLER	UV - ULTRA-VIOLET DISINFECTION
CP - CHLORINE FEED PUMP	V - VARIABLE FREQUENCY DRIVE
CS - CHLORINE STORAGE	WC - WATER CHILLER
EV - ELECTRONIC MAIN DRAIN VALVE	
F - FILTER	
FM - FLOW METER	
FP - FLOW METER POWER SUPPLY	
H - HEATER	

ABBREVIATIONS	
AHJ - AUTHORITY HAVING JURISDICTION	PLD - PPE & INSTRUMENTATION
BO - BOTTOM OF	PL - POOL LIFT
CJ - CONTROL JOINT	PS - POOL STAIRS
DA - DIAMETER	SC - SCHEDULE
EJ - EXPANSION JOINT	SE - SLOPED ENTRY
EW - EACH WAY	SS - STAINLESS STEEL
FE - FINISH FLOOR ELEVATION	SWL - STATIC WATER LEVEL
ID - INSIDE DIAMETER	TO - TOP OF
MAX - MAXIMUM	TS - TRANSFER SYSTEM
MIN - MINIMUM	TUBC - TRUE UNION CHECK VALVE
NC - NORMALLY CLOSED	TUBV - TRUE UNION BALL VALVE
NO - NORMALLY OPEN	TV - TRANSFER WALL
NPS - NORMAL PIPE SIZE	TYP - TYPICAL
OC - ON CENTER	WD - WATER DEPTH
OD - OUTSIDE DIAMETER	
OWE - OPERATING WATER ELEVATION	

REVISION SCHEDULE		
Number	Description	Date



SCHEDULE - WATER FEATURE - POOL A							
POOL ID	FEATURE ID	FEATURE	QTY	MANUFACTURER	DESCRIPTION	GPM(ea)	GPM(T)
A	F01	DECK SPRAY	1	CUSTOM	FIELD FABRICATED DECK SPRAY	15	15

PL110

1. ALL DIMENSIONS ARE SHOWN FROM POOL FINISH TO POOL FINISH (THIS SHEET)

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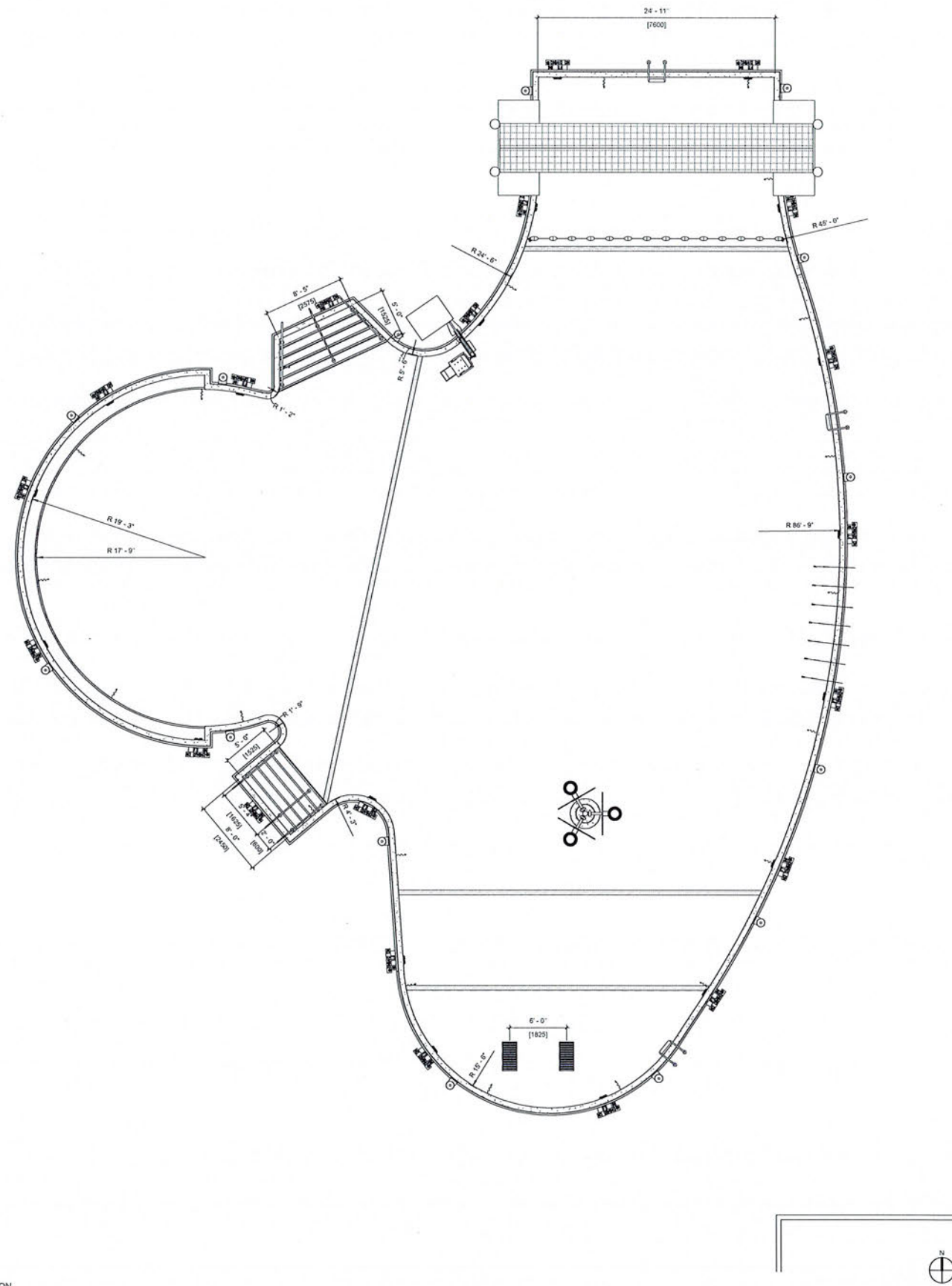
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POOL A - LEISURE POOL DIMENSION
PLAN

PL111



1 | POOL A - LEISURE POOL DIMENSION
PL111 | PLAN VIEW
31'0" x 11'0"

Wild Mountain

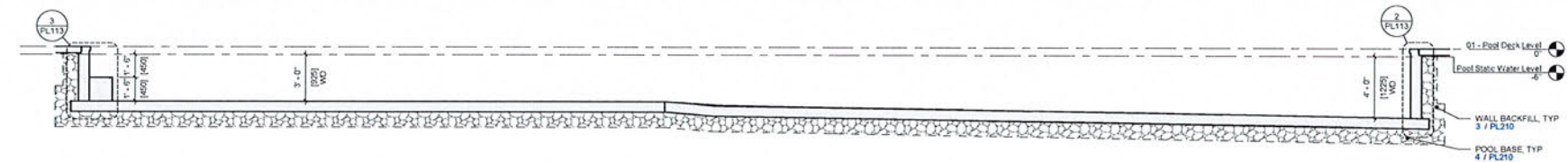
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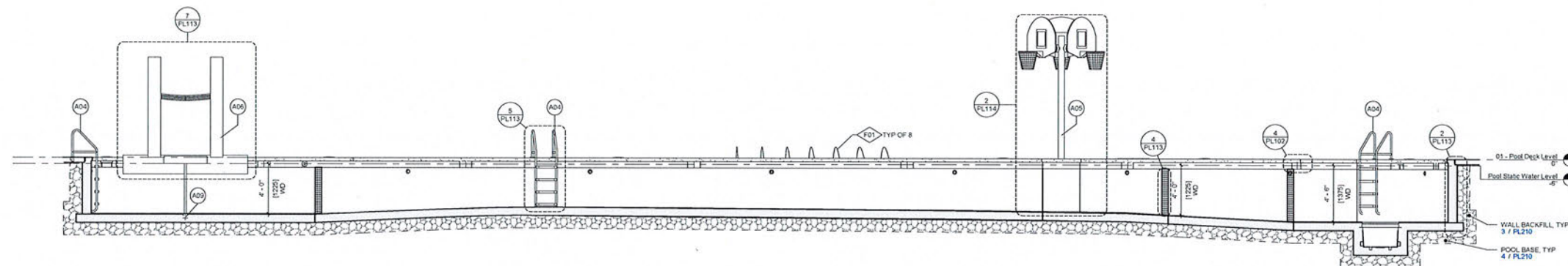
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POOL A - LEISURE POOL SECTIONS

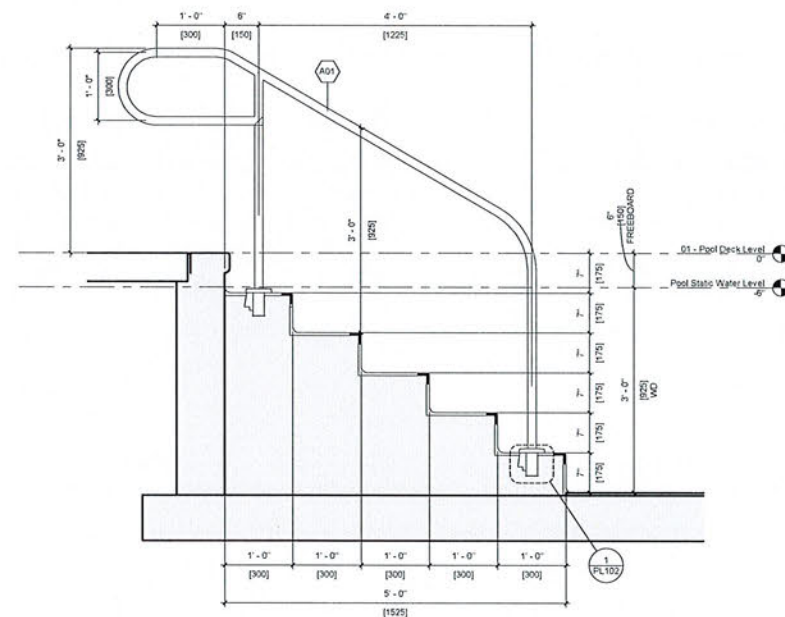
PL112



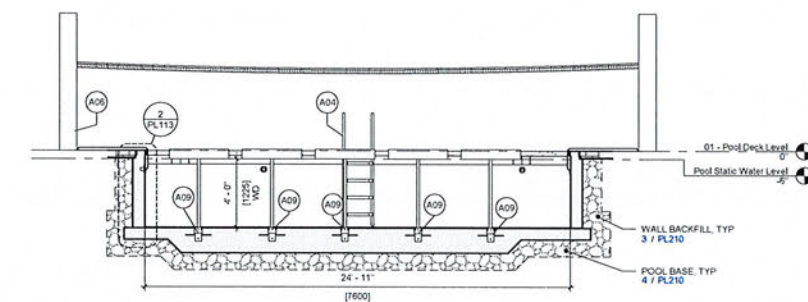
1 | POOL A - LEISURE POOL
P.112 | SECTION VIEW
SCALE: 1/8" = 1'-0"



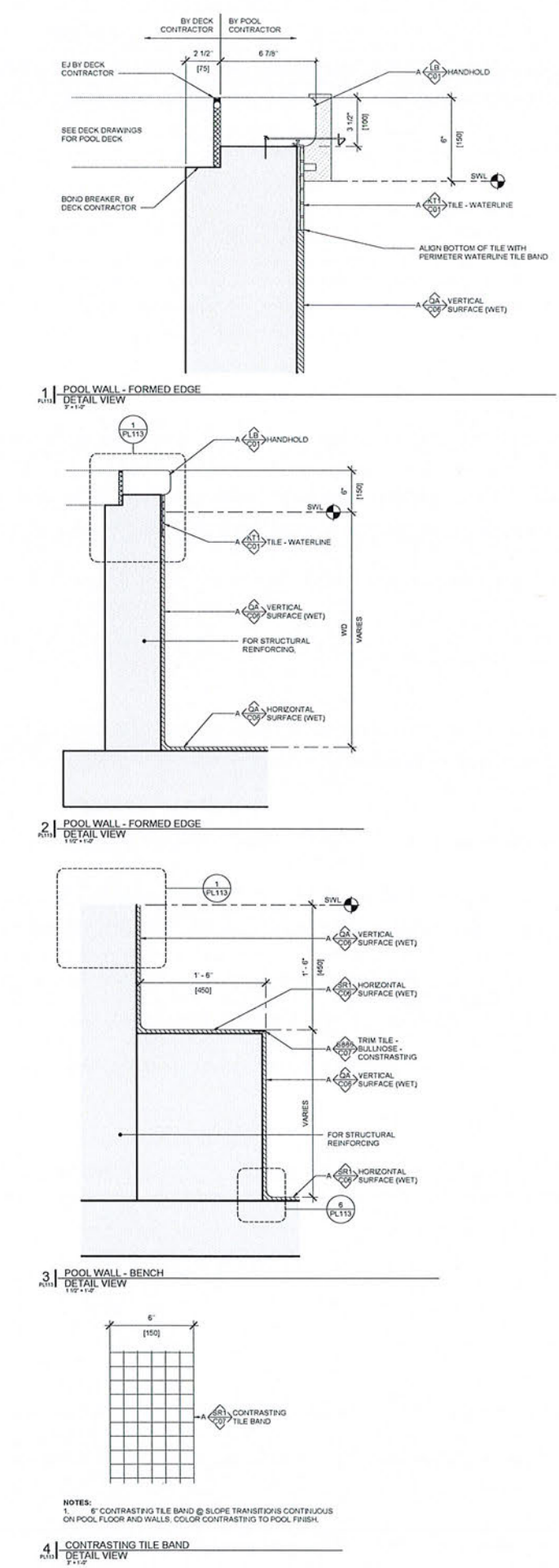
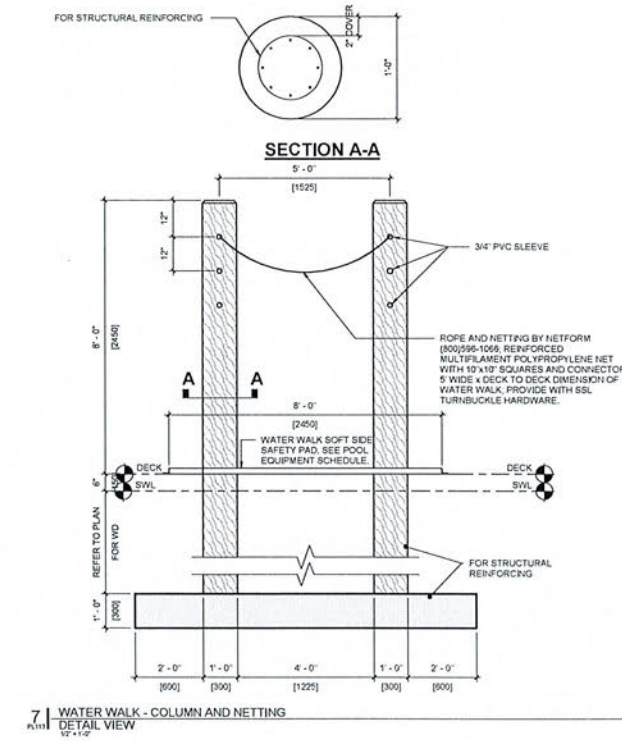
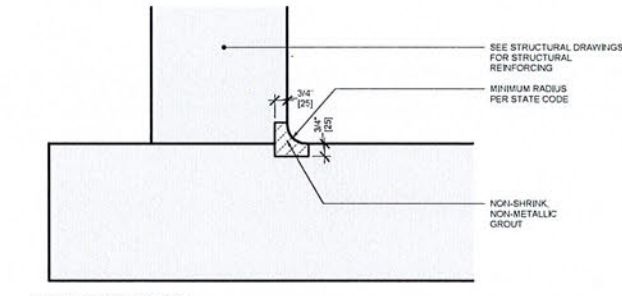
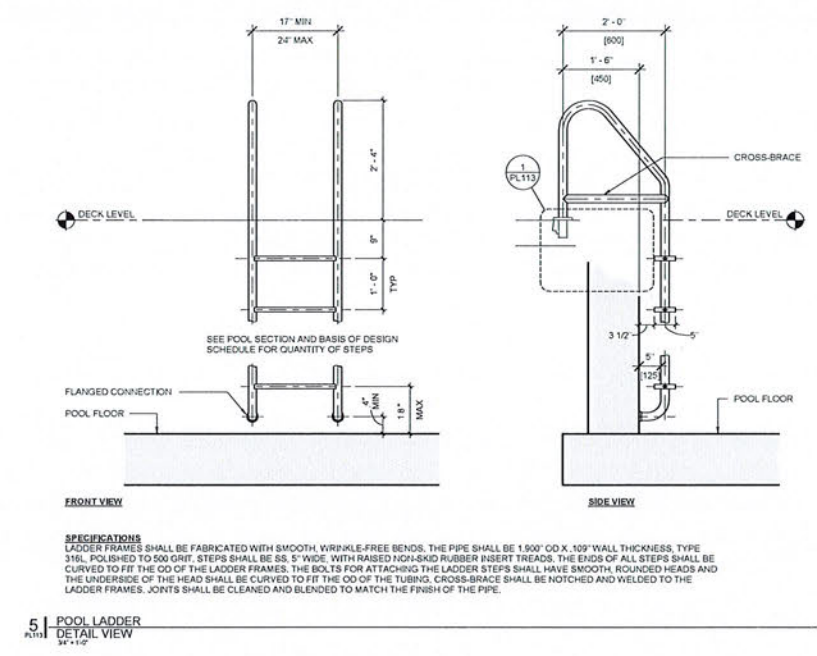
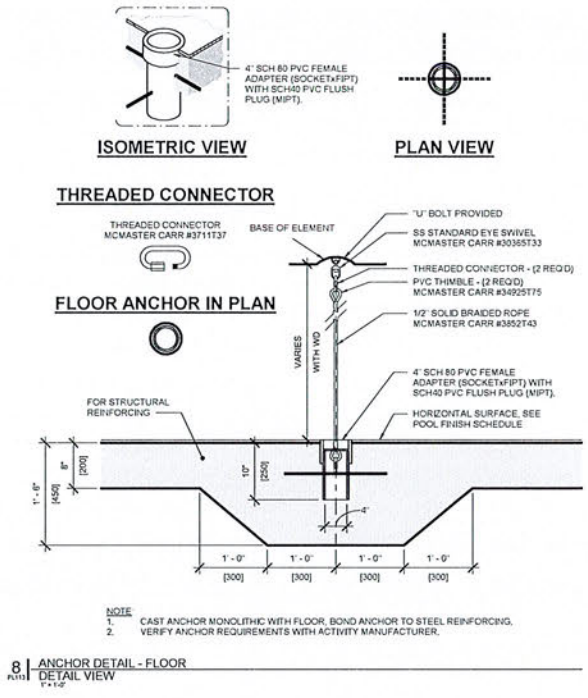
2 | POOL A - LEISURE POOL
P.112 | SECTION VIEW
SCALE: 1/8" = 1'-0"



4 | **POOL A - LEISURE POOL**
PL112 | **SECTION VIEW**
1" = 8'-0"



3 | POOL A - LEISURE POOL
PL112 SECTION VIEW
SHEET 1 OF 2



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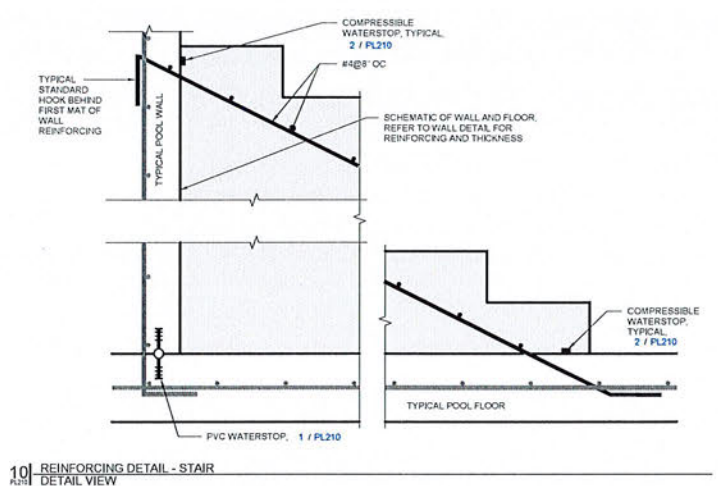
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Number	Description	Date

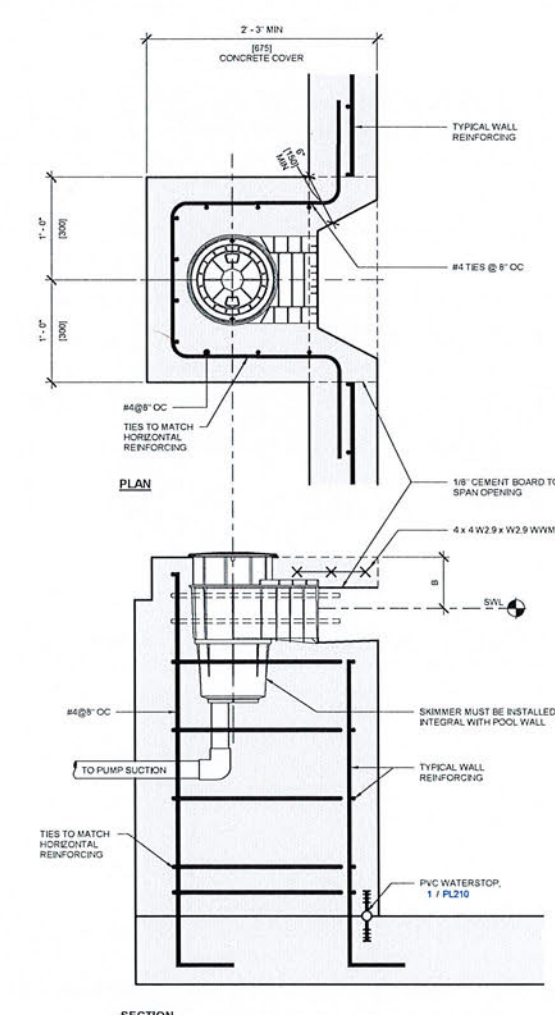
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PROJECT NUMBER: 22378
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POOL A - LEISURE POOL DETAILS

PL113

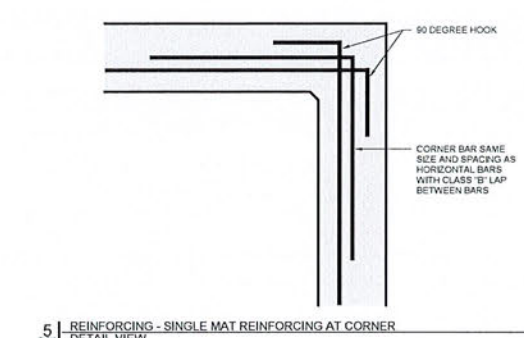
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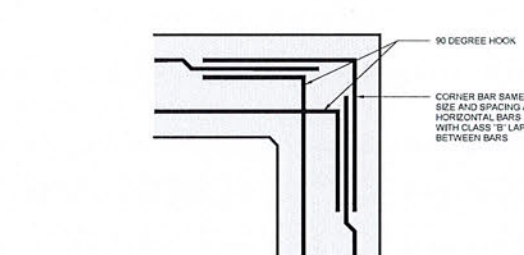
10 REINFORCING DETAIL - STAIR
DETAIL VIEW
NOT TO SCALE



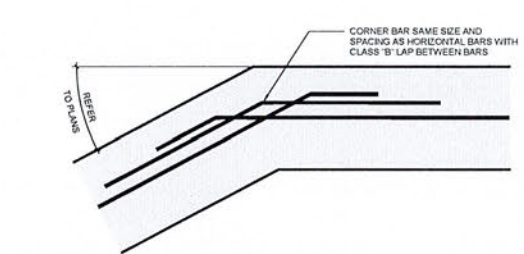
11 REINFORCING - SKIMMER
DETAIL VIEW
NOT TO SCALE



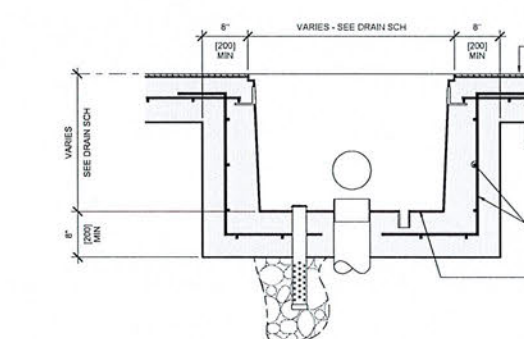
5 REINFORCING - SINGLE MAT REINFORCING AT CORNER
DETAIL VIEW
NOT TO SCALE



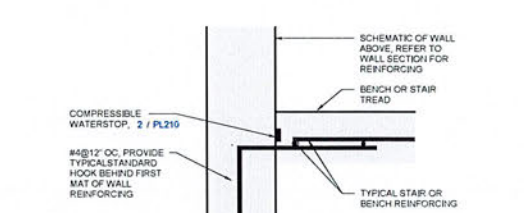
6 REINFORCING - DOUBLE MAT REINFORCING AT CORNER
DETAIL VIEW
NOT TO SCALE



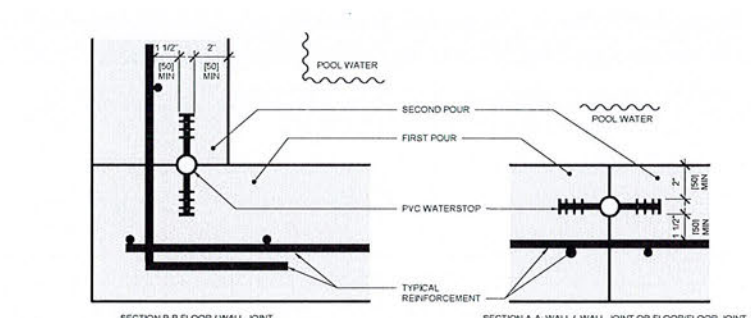
7 REINFORCING - SINGLE MAT REINFORCING AT WALL BEND
DETAIL VIEW
NOT TO SCALE



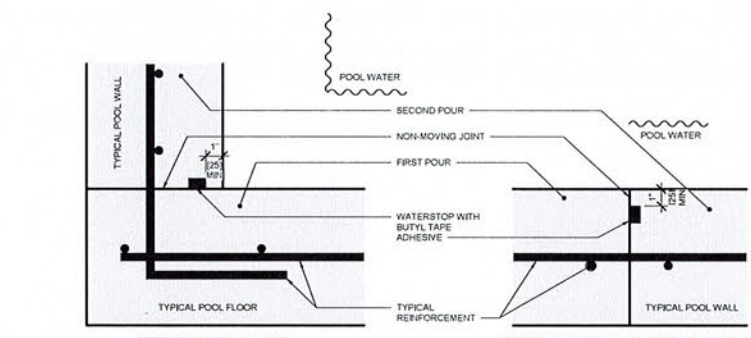
8 REINFORCING - FLOOR OUTLET
DETAIL VIEW
NOT TO SCALE



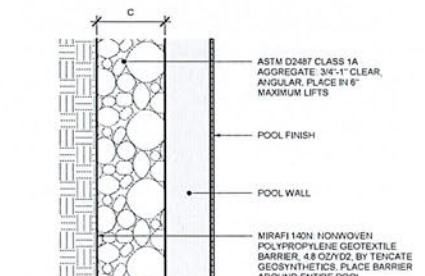
9 REINFORCING - BENCH & STAIR INTERSECTION
DETAIL VIEW
NOT TO SCALE



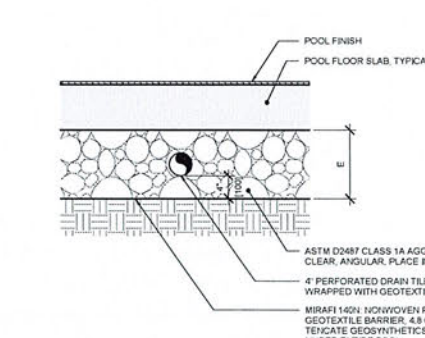
1 WATERSTOP - PVC
DETAIL VIEW
NOT TO SCALE



2 WATERSTOP - COMPRESSIBLE NON-MOVING JOINT - ADEKA
DETAIL VIEW
NOT TO SCALE



3 POOL WALL BACKFILL
DETAIL VIEW
NOT TO SCALE



4 FLOOR SUB BASE UNDERDRAIN
DETAIL VIEW
NOT TO SCALE

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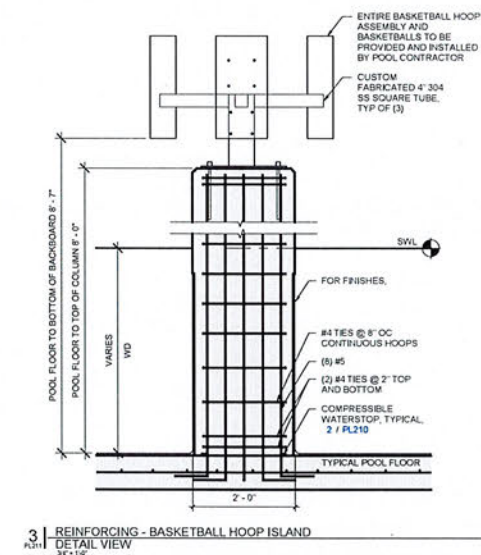
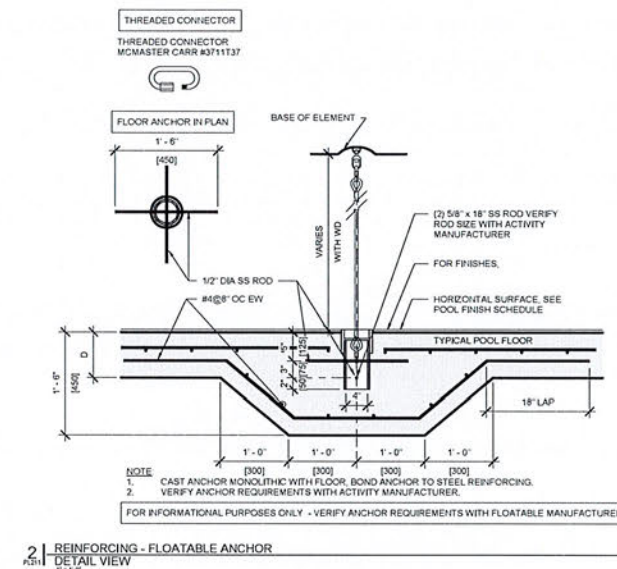
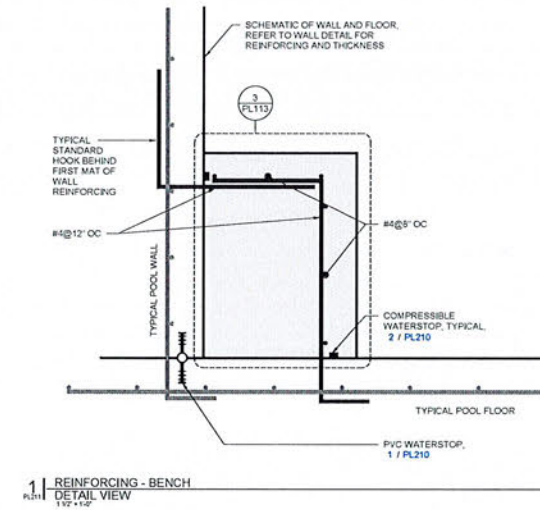
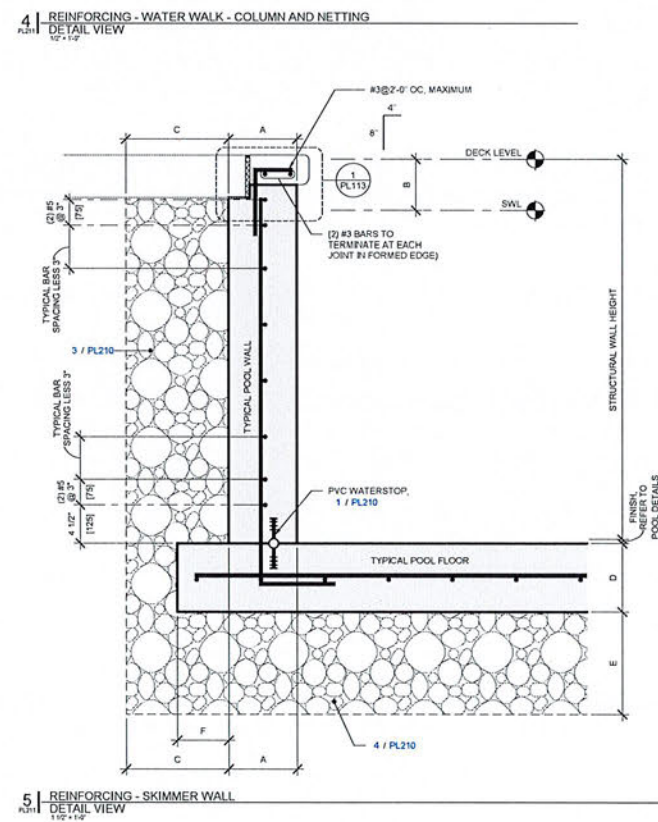
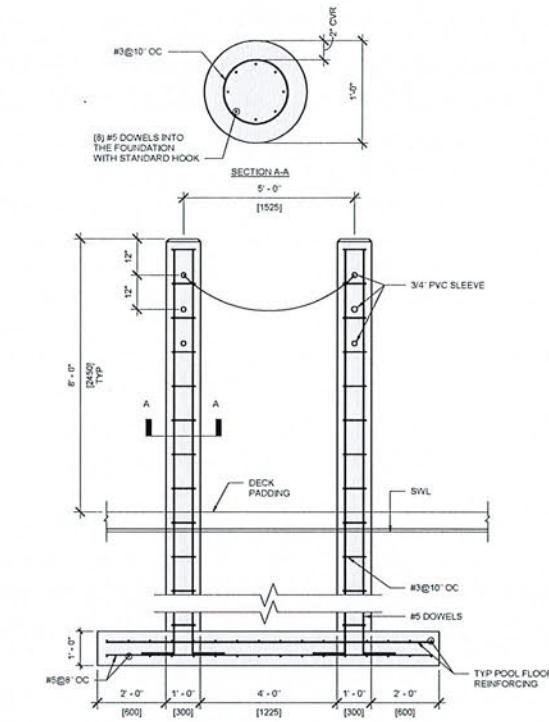
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REVISION SCHEDULE		
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PL210



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STRUCTURAL DETAILS

PL211

DRAIN SCHEDULE														
DRAIN / GRATE ID	DETAIL #	DRAIN-GRATE MFGR SPECIFICATIONS						DESIGN DATA						
		MFGR & MODEL #	DIMENSIONS		OPEN AREA		MAX ALLOWABLE FLOW PER GRATE	CONNECTED PUMPS	SYSTEM TOTAL DESIGN FLOW	DRAIN / GRATE...	FLOW PER GRATE	VELOCITY	SYSTEM MAXIMUM	
			WIDTH	LENGTH	PER GRATE	TOTAL							FLOW PER GRATE	VELOCITY
			(ft)	(ft)	(in2)	(in2)							(gpm)	(fps)
A-PF1	3/PL301	LAWSON AQUATICS: FI-SG-183624	1.5	3.0	343.44	686.88	2000	PIA, P2A	712	2	356	0.33	500	0.47

NOTE: THE SYSTEM MAXIMUM FLOW RATE AND VELOCITY HAS BEEN DETERMINED BY USING THE FLOW RATE AT THE END OF THE PUMP MANUFACTURER'S PUMP CURVE. ALL DRAIN-OUTLET SYSTEMS SHALL CONFORM WITH THE VIRGINIA GRAEME BAKER ACT AND TO CURRENT ANSI/APSP-16 STANDARD.

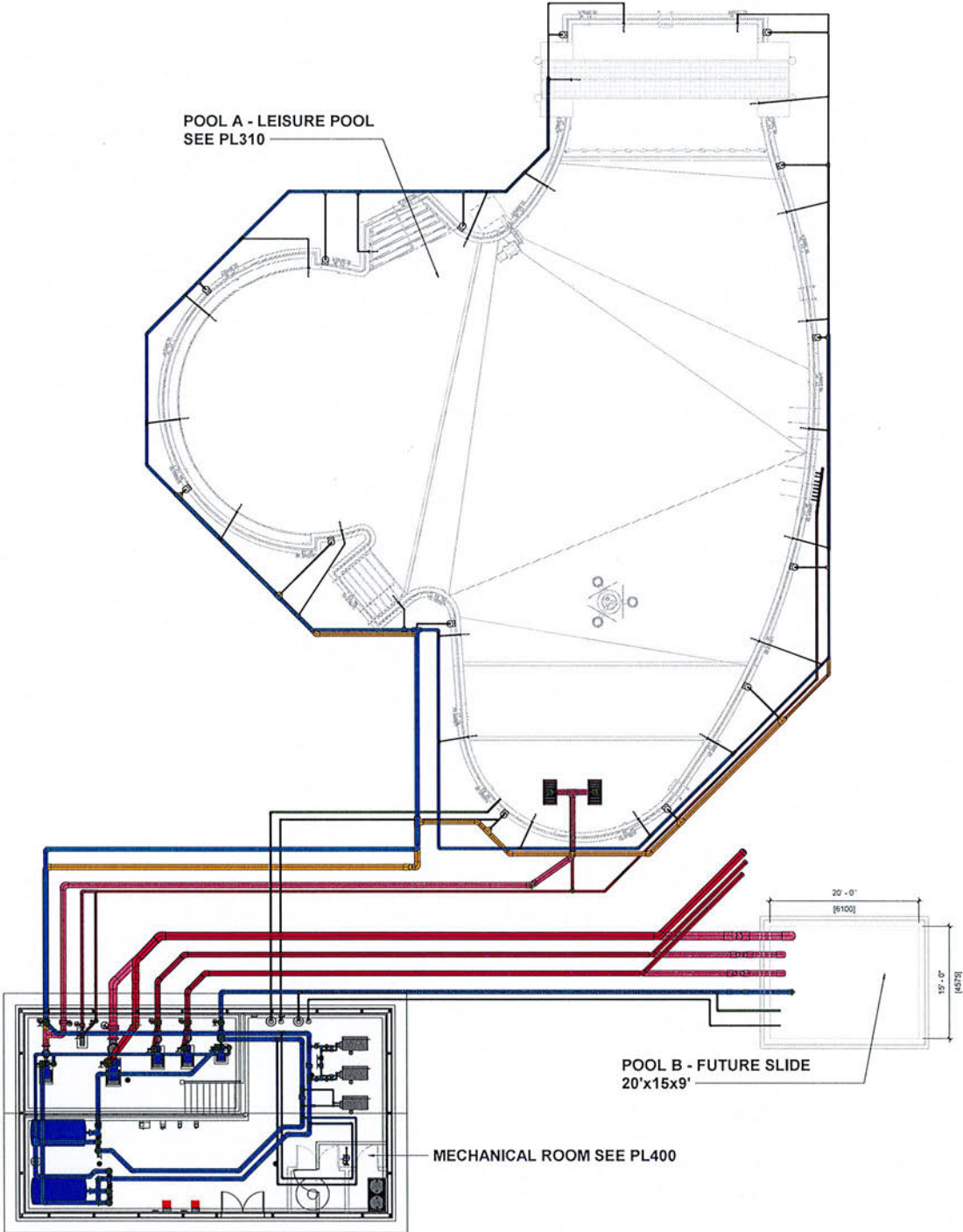
SCHEDULE - POOL FIXTURES				
POOL ID	EQUIPMENT ID	FIXTURE	QTY.	MANUFACTURER
A	PF 1	FI-SG-1836-24	2	LAWSON AQUATICS
A	PF 2	WALL INLET	23	STA-RITE
A	PF 3	SKIMMER	14	WATERWAY

DESCRIPTION: SEE DRAIN SCHEDULE. 1-1/2" MOLDED ABS WHITE IN COLOR. COMMERCIAL RENEGADE QUINTE IN-GROUND SKIMMER WITH NSF50 APPROVAL FOR 75 GPM FLOW RATE. MANUFACTURED BY WATERWAY PLASTICS. CATALOG # 540-4360. MATERIALS: MOLDED PVC PLASTIC SKIMMER WITH ROUND WHITE LID & FRAME. 2.5" SPACED 1/2" X 2" 1/2" T CONNECTIONS. FLOATCHECK VALVE AND REMOVABLE CLEANING BASKET. PLUG EQUALIZER FITTING CONNECTION.

- POOL CONTRACTOR PIPING PLAN NOTES**
- THE FOLLOWING NOTES APPLY TO ALL POOL/SLIDE PIPING PLANS:
- THE PIPING LAYOUTS ON THESE DRAWINGS ARE SCHEMATIC AND FOR REFERENCE ONLY. PIPING AS SHOWN IS SPREAD OUT FOR CLARITY. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING FINAL PIPE ROUTING AND ELEVATIONS.
 - REDUCE THE USE OF FITTINGS AND LONG PIPE RUNS TO MINIMIZE HEAD LOSS IN THE SYSTEM.
 - ALL OUTDOOR PIPING SHALL BE INSTALLED IN A PIPE TRENCH WITH BEDDING AND COVER MATERIALS PER SPECIFICATIONS. PIPING MAY BE STACKED IN THE PIPE TRENCH.
 - ARROWS INDICATE DIRECTION OF FLOW.
 - REFER TO ALL DISCIPLINES DOCUMENTATION AND COORDINATE ALL PIPING AND EMBEDMENTS WITH AFFECTED TRADES.
 - ALL GRAVITY PIPING SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1" DROP PER 10' LENGTH. ALL OUTDOOR PIPING SHALL BE INSTALLED WITH A SLOPE TO ALLOW COMPLETE DRAINING. PROVIDE WINTERIZING/GRADING INSTRUCTIONS AND SCHEMATICS TO OWNER.
 - CONTRACTOR SHALL USE SWING JOINTS OR OTHER MEANS AND METHODS AS REQUIRED TO PROVIDE POOL PLEET FITTINGS FLUSH AND PERPENDICULAR WITH THE POOL FLOOR AND AS REQUIRED FOR PROPER SLOPE TO DRAIN FOR WINTERIZATION.
 - SUPPORT PIPES PER PL202-1 THRU 7.
 - ALL SUPPORTS, BRACKING, FASTENERS AND HARDWARE IN THE SURGE TANK(S) SHALL BE STAINLESS STEEL.
 - THE INTENT OF THESE DRAWINGS IS NOT TO BE INCLUSIVE OF ALL VALVES OR FITTINGS REQUIRED FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ALL VALVES AND FITTINGS REQUIRED.

- PIPING NOTES**
- REFER TO DIVISION 13 SPECIFICATIONS FOR DETAILS.
- PIPING**
- ALL PIPING DESIGNED FOR 8/SECOND MAX SUCTION, 8/SECOND MAX PRESSURE, AND 3/SECOND MAX GRAVITY.
 - MAIN DRAIN PIPING SHALL CARRY 100% OF RECIRCULATION RATE AT A VELOCITY NOT TO EXCEED 4/SECOND.
 - PLEET SUPPLY PIPING MUST BE LAID ON A GRADE SO IT WILL DRAIN TO THE SURGE TANK COMPLETELY BY GRAVITY TO PREVENT DAMAGE DURING FREEZING WEATHER. MAIN DRAIN LINE PIPING MUST BE LAID ON A GRADE SO: (A) ALL PIPING FROM BENEATH THE POOL, TO THE ELEVATION CHANGE SHALL PITCH TO DRAIN TO THE POOL MAIN DRAIN SUMPS AND; (B) ALL PIPING FROM THE ELEVATION CHANGE TO THE SURGE TANK SHALL PITCH TO DRAIN TO THE SURGE TANK. IN ALL INSTANCES WHERE GRAVITY DRAINAGE IS NOT PROVIDED, THE CONTRACTOR SHALL INSTALL DRAIN VALVES SO THAT ALL LINES CAN BE DRAINED COMPLETELY TO SURGE TANK OR ANOTHER APPROVED LOCATION. DRAINAGE PLUGS SHALL BE PROVIDED IN THE PIPING SYSTEM TO ALLOW FOR DRAINING OF POOL PIPING. CONTRACTOR SHALL PROVIDE OPERATION AND WINTERIZATION INSTRUCTIONS TO OWNER. ALL ELEVATIONS TO BE FIELD VERIFIED TO ALLOW FOR PROPER PITCH AND DRAINAGE. PITCH - APPROXIMATE 1" 10'-0". POOL CONTRACTOR SHALL MAKE EVERY EFFORT TO CURTAIL THE USE OF FITTINGS TO REDUCE HEAD.
 - ALL DRAWINGS ARE INTENDED FOR SCHEMATIC USE ONLY. FINAL LOCATIONS SHALL BE FIELD VERIFIED WITH ALL OTHER TRADES. BY CONTRACTOR.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS.
- DRAINS**
- ALL DRAIN FITTINGS TO CARRY 100% OF RECIRCULATION RATE AT A VELOCITY NOT TO EXCEED 1.5/SECOND THROUGH THE CLEAR AREA OF THE GRATE.
 - ALL DRAINS AND OUTLETS SHALL CONFORM TO ANSI/APSP-16 OR ANY SUCCESSOR STANDARD.
 - GUTTER SYSTEMS MUST CARRY 50% OR MORE OF THE RECIRCULATED WATER AND RETURN IT TO THE FILTER.
- PRESSURE GAUGES**
- PRESSURE GAUGES TO BE INSTALLED ON ALL PUMP SUCTION AND DISCHARGE LINES.
- VALVES**
- PROVIDE BACKWATER VALVES AND GEAR OPERATED SUB-SURFACE BUTTERFLY VALVES WITH VALVE EXTENSIONS FOR ALL POOL AND SURGE TANK DRAIN LINES.
 - EACH VALVE SHALL HAVE A PERMANENT IDENTIFYING LABEL OR TAG ATTACHED TO IT. THE SEQUENCE OF OPERATION, BRIEFLY STATED, SHALL BE PROMINENTLY DISPLAYED.
- FLOW METERS**
- FLOW METER SHALL BE PROVIDED IN THE FILTRATION PUMP DISCHARGE LINE AND IN EACH INLET RETURN LINE AS INDICATED ON THE DRAWINGS. FLOW METERS MUST BE CAPABLE OF READING FLOWS MEASURING AT LEAST 1-1/2 TIMES THE DESIGN FLOW RATE. FLOW METERS SHALL BE INSTALLED ON A STRAIGHT LENGTH OF PIPE WITHOUT ANY VALVE, ELBOW OR OTHER SOURCE OF TURBULENCE (UNINTERRUPTED FLOW). PROVIDE A MIN OF 10 PIPE DIA UPSTREAM AND 5 PIPE DIA DOWNSTREAM FROM THE FLOW METER OF UNINTERRUPTED FLOW OR INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - MAIN FLOW METER SHALL BE USED TO MONITOR BACKWASH RATE.
- FILTERS**
- FILTER SHALL BE PROVIDED WITH THE FOLLOWING APPROPRIATELY LOCATED ACCESSORIES: PRESSURE GAUGES, BACKWASH BIGHT GLASS ON WASTE DISCHARGE LINE. AN AIR RELIEF VALVE AT THE HIGH POINT OF THE FILTER & VALVED DRAIN LINE.
- HEATERS**
- SHALL BE EQUIPPED WITH THERMOMETERS, 80-240 DEGREES F WITH 2 DEGREE GRADUATIONS. AUTOMATIC TEMPERATURE LIMITING DEVICE. FLOW SWITCH. HEATER BYPASS VALVE. ALL INFLUENT/EFFLUENT HEATER PIPING TO BE METALLIC. PRESSURE RELIEF VALVE TO BE PROVIDED AND PIPED TO WITHIN 6" OF FLOOR. THE AUTOMATIC TEMPERATURE SWITCH ON THE POOL HEATER SHALL BE SET FOR A MAX OF 100 DEGREES. FURNISH AND INSTALL THERMOMETERS IN INLET AND OUTLET PIPING TO HEATER AND DOWNSTREAM IN THE BLENDED WATER SYSTEMS.

PIPING LEGEND	
PIPE DESCRIPTION	PIPE COLOR
AIR	Blue
ACTIVITY SUPPLY	Red
CHEMICAL	Green
INLET SUPPLY	Blue
GRAVITY	Green
JET SUPPLY	Blue
PROPULSION SUPPLY	Purple
AUTOFILL SENSOR	Green
SKIMMER SUCTION	Orange
SLIDE SUPPLY	Red
SUCTION	Pink



1 | OVERALL PIPING PLAN
PLAN VIEW
1/8" = 1'-0"



neuman pools inc.

4800 North 4th Street
P.O. Box 480
Benton, WI 53008
608.688.1111
www.neumanpools.com

1300 Park Avenue | Beaver Dam, WI 53006
608.887.3355
www.wtiinc.com

Wild Mountain

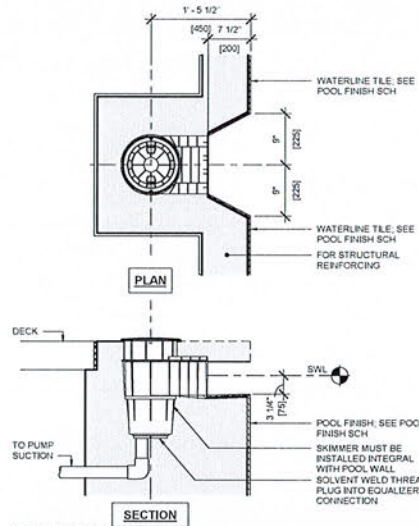
Taylor Falls, MN 55084

CONSULTANTS

REVISION SCHEDULE		
Number	Description	Date

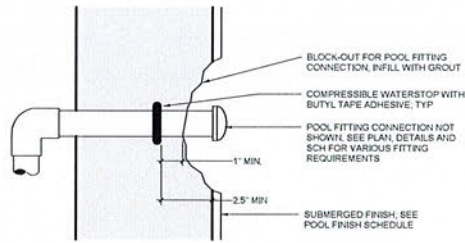
ISSUE DATE: 03/24/23
PROJECT NUMBER: 22378
DRAWN BY: Author
CHECKED BY: Checker
OVERALL PIPING PLAN

PL300



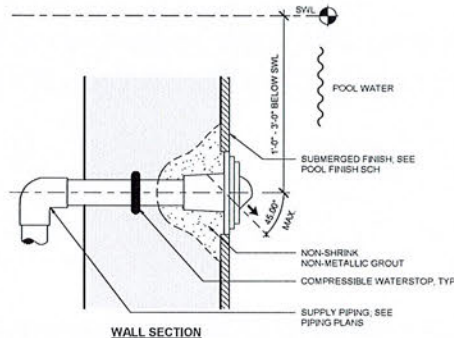
- SKIMMER SPECIFICATIONS**
1. SURFACE SKIMMER SHALL CONSIST OF A PRECISION MOLDED CYCLOAC HOUSING WITH A HEAVY DUTY COMPRESSION MOLDED THERMOSETTING PHENOLIC BASE.
 2. THE BASE SHALL INCORPORATE TWO 2" NPT THREADED APERTURE WHICH SHALL ENABLE TESTING OF PIPING FROM INSIDE THE SKIMMER AS WELL AS EXTERNAL PIPE CONNECTIONS TO PUMP. BASE SHALL BE AN INTEGRAL PART OF THE SKIMMER BODY.
 3. A 10" DIA NON-CORROSIVE, HEAVY DUTY, NON-SLIP DECK PLATE & FRAME SHALL BE PROVIDED FOR EASY ACCESS TO THE SKIMMER INTERIOR. THE FRAME SHALL BE MOLDED CYCLOAC & SHALL INCORPORATE A FLANGE BELOW DECK LEVEL FOR KEYING INTO CONCRETE & SHALL BE ADJUSTABLE TO PERMIT VARIATIONS IN HEIGHT & ANGLE OF DECK IN RELATION TO THE SKIMMER BODY. THE ACCESS PLATE SHALL BE MOLDED CYCLOAC & SHALL BE SECURED TO THE FRAME BY MEANS OF TWO SS SCREWS TO PREVENT VANDALISM.
 4. THE SKIMMER THROAT SHALL HAVE AN INTEGRAL MOLDED WEIR STOP WITH A CUSHION ATTACHED. THE SKIMMER THROAT SHALL BE WITH AN 8.6" WIDE HEAVY DUTY MOLDED WEIR & RING WHICH AUTOMATICALLY ADJUSTS TO VARIATIONS IN POOL WATER LEVEL, WITHIN A 4" RANGE.
 5. A REMOVABLE 7 1/2" DIA x 5 1/8" DEEP SYNTHETIC DEBRIS BASKET SHALL BE PROVIDED IN THE SKIMMER BODY.
 6. A REMOVABLE FLOAT VALVE HOUSING ASSEMBLY SHALL BE REMOVED & DISCARDED.
 7. AN ADJUSTABLE TRIMMER VALVE SHALL BE FITTED TO THE SKIMMER BASE TO PROVIDE AN ACCURATE FLOW ADJUSTMENT, THUS PERMITTING EQUALIZATION OF FLOW OF ALL SKIMMERS.
 8. SURFACE SKIMMER SHALL BE SWIMQUIP MANUFACTURED BY STAR-RITE INDUSTRIES, CATALOG #3850-140A, U-3 MOLDED ABS SKIMMER WITH WHITE LID & FRAME, 2" SLIP WITH 1 1/2" SLIP REDUCERS, INCLUDE FLOAT & CHECK VALVE AND BASKET. PROVIDE WITH ASME A112.19.8-2007 CERTIFIED, WHITE, EQUALIZER FITTING & COVER, PLUG EQUALIZER FITTING CONNECTION.

8 SKIMMER PIPING
DETAIL VIEW
NOT TO SCALE



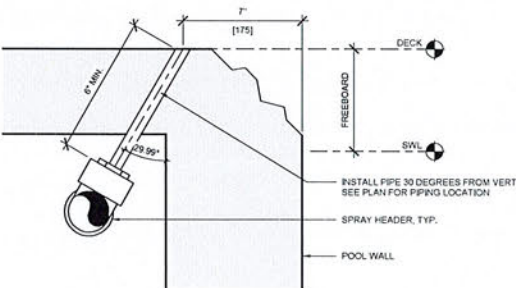
- NOTES**
1. DETAIL ILLUSTRATES COMPRESSIBLE WATERSTOP FOR PIPE PENETRATIONS THROUGH POOL SHELL. SEE PIPING PLANS AND DETAILS FOR PIPE CABLE INSTALLATION LOCATIONS.
 2. BASIS OF DESIGN FOR 6" OD PIPES OR LARGER IS TYPE ABA-1510FP COMPRESSIBLE WATERSTOP BY ADEKA. FOR PIPES SMALLER THAN 6" OD USE SYNCFLEX FLEXIBLE WATERSTOP. SUBSTITUTIONS MUST BE APPROVED BY ENGINEER.
 3. DIMENSION ABOVE IS A MIN FOR CONCRETE COVERAGE AND DOES NOT INCLUDE THE POOL FINISH. PROVIDE ADDITIONAL CONCRETE COVERAGE IF POSSIBLE.
 4. PROTECT WATERSTOP FROM WATER, DIRT, DEBRIS, AND DAMAGE PRIOR TO COVERING WITH CONCRETE.
 5. SEE SPECIFICATION SECTION 131120 FOR ADDITIONAL WATERSTOP REQUIREMENTS.
 6. STEEL REINFORCEMENT OMITTED FOR CLARITY. SEE STRUCTURAL DETAILS FOR TYPICAL WALL/FLOOR REINFORCING STEEL REQUIREMENTS AND STEEL REQUIREMENTS AROUND PIPE PENETRATIONS. SPACING BETWEEN REINFORCING STEEL AND WATERSTOP SHALL BE NO LESS THAN 1.5x DIAMETER OF THE LARGEST AGGREGATE IN THE APPROVED CONCRETE MIX. INSTALL WATERSTOP ON POOL FINISH SIDE OF REINFORCING STEEL.

4 WATERSTOP DETAIL - TYPICAL POOL PIPE PENETRATION
DETAIL VIEW
NOTE



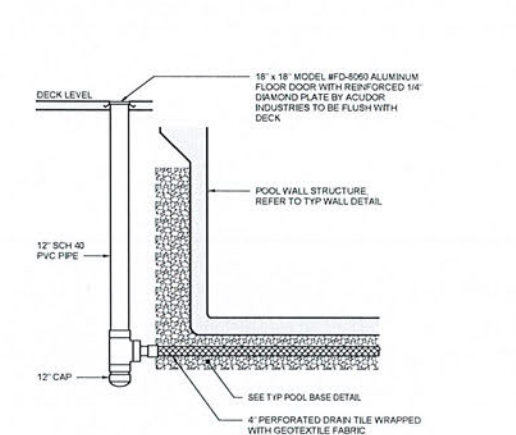
- NOTE**
1. ADJUSTMENT BY CONTRACTOR SHALL BE NECESSARY ON SITE TO BALANCE FLOW.

5 WALL INLET
DETAIL VIEW
NOT TO SCALE

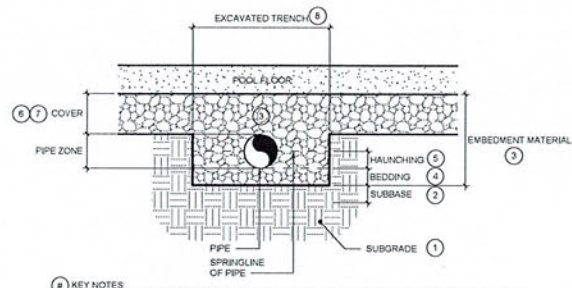


- NOTES**
1. LOCATE CENTER OF PIPE OPENING 7" FROM FRONT FACE OF POOL COPING. IF THE DECK IS INSTALLED WITH A JOINT NEAR THE POOL WALL, LOCATE CENTER OF PIPE OPENING NO CLOSER THAN 4" FROM JOINT. NOVEL HEADER AND SPRAY AWAY FROM POOL WALL AS NEEDED.
 2. REFER TO POOL WALL PROFILES FOR LOCATION OF DECK AND GEOMETRY OF POOL WALL.

6 DECK SPRAY
DETAIL VIEW
NOT TO SCALE



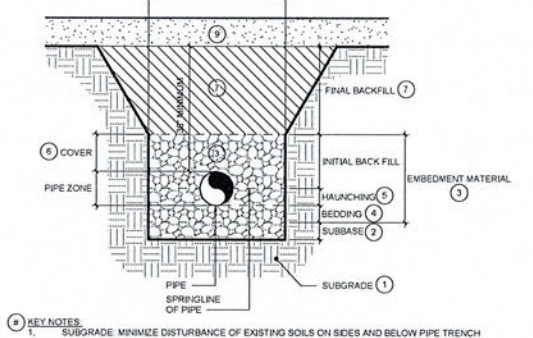
7 OBSERVATION WELL
DETAIL VIEW
NOT TO SCALE



- KEY NOTES**
1. SUBGRADE: MINIMIZE DISTURBANCE OF EXISTING SOILS ON SIDES AND BELOW PIPE TRENCH DURING EXCAVATION. CLEAR SUBGRADE OF LARGE STONES & ORGANIC MATERIALS.
 2. SUBBASE MATERIALS: REQUIRED ONLY IF EXISTING SUBGRADE CONTAINS UNSUITABLE SOILS AND/OR DOES NOT MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT FOR UTILITY TRENCHES.
 3. EMBEDMENT MATERIALS: ASTM D2487 CLASS 1A OR 1B AGGREGATE, 1.5" MAXIMUM SIZE.
 4. BEDDING: MINIMUM 6 INCH THICK AGGREGATE LAYER.
 5. HAUNCHING: PLACE AND COMPACT HAUNCHING MATERIALS UNDER AND AROUND PIPES UP TO THE PIPE SPRINGLINE BY HAND TO ASSURE CONTINUOUS AND EFFECTIVE PIPE SUPPORT.
 6. COVER: MINIMUM 6 INCHES ABOVE TOP OF PIPE.
 7. POOL BEDDING COURSE/SUBBASE: SEE PL200.
 8. TRENCH WIDTH FOR EMBEDMENT MATERIALS: MINIMIZE WIDTH TO 6"-12" BETWEEN TRENCH WALL AND EDGE OF NEAREST PIPE. ALLOW 6" MINIMUM BETWEEN ADJACENT PIPE WALLS WHEN PLACING MULTIPLE PIPES IN A COMMON TRENCH.

- GENERAL NOTES**
- A. SEE SPECIFICATIONS SECTION 13 11 20 FOR ADDITIONAL POOL PIPE TRENCH MATERIAL AND INSTALLATION REQUIREMENTS.
 - B. PLACE ALL PIPE TRENCH MATERIALS IN 6" MAXIMUM LOOSE LIFTS.

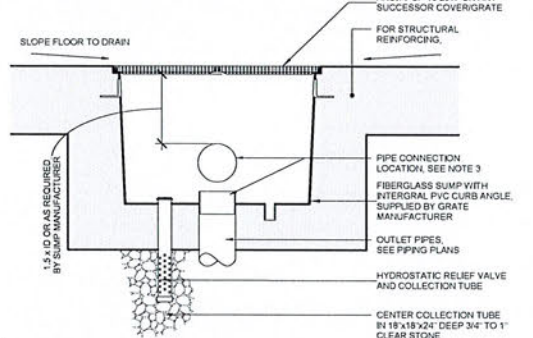
1 POOL PIPE TRENCH BENEATH POOL FLOOR
DETAIL VIEW
NOTE



- KEY NOTES**
1. SUBGRADE: MINIMIZE DISTURBANCE OF EXISTING SOILS ON SIDES AND BELOW PIPE TRENCH DURING EXCAVATION. CLEAR SUBGRADE OF LARGE STONES & ORGANIC MATERIALS.
 2. SUBBASE MATERIALS: REQUIRED ONLY IF EXISTING SUBGRADE CONTAINS UNSUITABLE SOILS AND/OR DOES NOT MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT FOR UTILITY TRENCHES.
 3. EMBEDMENT MATERIALS: ASTM D2487 CLASS 1A OR 1B AGGREGATE, 1.5" MAXIMUM SIZE.
 4. BEDDING: MINIMUM 6 INCH THICK AGGREGATE LAYER.
 5. HAUNCHING: PLACE AND COMPACT HAUNCHING MATERIALS UNDER AND AROUND PIPES UP TO THE PIPE SPRINGLINE BY HAND TO ASSURE CONTINUOUS AND EFFECTIVE PIPE SUPPORT.
 6. COVER: MINIMUM 6 INCHES ABOVE TOP OF PIPE.
 7. FINAL BACKFILL: USE ON-SITE EXISTING SOILS MEETING THE PROJECT GEOTECHNICAL REPORT REQUIREMENTS FOR BACKFILL MATERIALS. DO NOT USE ORGANIC MATERIAL, CLAY, TOPSOIL OR OTHER DELETERIOUS SUBSTANCES. SLOPE TRENCH EXCAVATION IN FINAL BACKFILL ZONE AS NEEDED.
 8. TRENCH WIDTH FOR EMBEDMENT MATERIALS: MINIMIZE WIDTH TO 6"-12" BETWEEN TRENCH WALL AND EDGE OF NEAREST PIPE. ALLOW 6" MINIMUM BETWEEN ADJACENT PIPE WALLS WHEN PLACING MULTIPLE PIPES IN A COMMON TRENCH.
 9. FINAL GRADE MATERIALS: SEE RELATED PROJECT DRAWINGS AND SPECIFICATIONS FOR SOIL MATERIALS AND PLACEMENT REQUIREMENTS AT FINAL GRADE ELEVATIONS (E.G. DECK, CIVIL, LANDSCAPE, ETC. DRAWINGS).

- GENERAL NOTES**
- A. SEE SPECIFICATIONS SECTION 13 11 20 FOR ADDITIONAL POOL PIPE TRENCH MATERIAL AND INSTALLATION REQUIREMENTS.
 - B. PLACE ALL PIPE TRENCH MATERIALS IN 6" MAXIMUM LOOSE LIFTS.
 - C. COORDINATE WITH OTHER TRADES AS NEEDED TO ASSURE FOOTING/FOUNDATIONS ABOVE DO NOT LOAD THE PIPES. MAINTAIN PROPER CLEARANCES TO PREVENT UNDERMINING OF ADJACENT FOOTINGS/FOUNDATIONS.

2 POOL PIPE TRENCH
DETAIL VIEW
NOTE



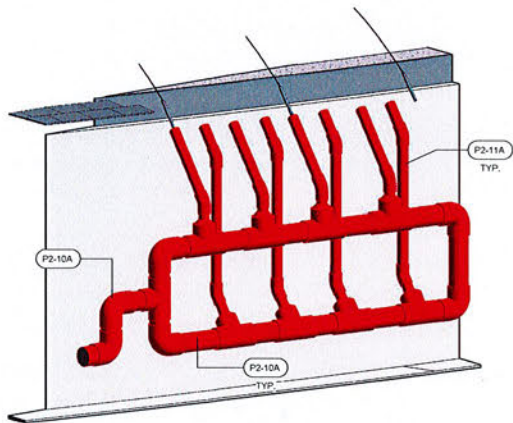
- NOTES**
1. ALL DRAIN/OUTLET SYSTEMS SHALL CONFORM WITH THE VIRGINIA GRAEME BAKER ACT AND TO CURRENT ANSAPSP-16 STANDARD. VERIFY GRATE DIMENSIONS AND OUTLET REQUIREMENTS WITH GRATE/SUMP MANUFACTURER PRIOR TO SUBMITTING SHOP DRAWINGS.
 2. THE FIBERGLASS SUMP SHALL BE SUPPLIED WITH THE GRATE AS INDICATED IN THE DRAIN SCH. SUMP MATERIALS SHALL MEET OR EXCEED THE SCHEDULED MANUFACTURER'S SPECIFICATION: 8 OZ. FIBERGLASS MAT WITH MARINE GRADE WHITE GELCOAT AND 2" MINIMUM FRP WATERSTOP AROUND THE OUTSIDE PERIMETER.
 3. AT CONTRACTOR'S OPTION, SUMP MAY HAVE BOTTOM OR SIDE OUTLET PIPE CONNECTION.
 4. CONTRACTOR SHALL INCLUDE ALL POOL DRAIN/WINTERIZATION PIPE CONNECTIONS AS SHOWN ON PIPING DRAWINGS.
 5. ALL SUMPS REQUIRE A MINIMUM OF ONE HYDROSTATIC RELIEF PORT AND 2" VALVE (HAYWARD MODEL SP1055) WITH COLLECTION TUBE PER SUMP. UNLESS OTHERWISE NOTED, VERTICALLY INSTALLED SUMPS, ELEVATED POOLS AND/OR POOLS CONSTRUCTED ON A VOID FORM DO NOT REQUIRE A HYDROSTATIC RELIEF VALVE SYSTEM. UNUSED HYDROSTATIC PORTS SHALL BE PLUGGED.
 6. SEE DRAIN SCHEDULE AND PIPE PLANS.
 7. SECURE ALL GRATING TO DRAIN SUMP WITH CORROSION RESISTANT FASTENERS IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS. FASTENERS SHALL NOT BE REMOVABLE WITHOUT THE USE OF A TOOL AND SHALL MEET ALL CURRENT ANSAPSP-16 REQUIREMENTS. INSPECT ALL GRATING AND EACH FASTENER TO ASSURE THEY ARE IN PLACE AND PROPERLY SECURED PRIOR TO OPENING THE POOL FOR PUBLIC USE.
 8. PROTECT DRAIN FROM EXTERNAL PRESSURE DURING INSTALLATION.
 9. PROVIDE A REMOVABLE AND A REUSABLE 1/4" PVC TOP COVER PROTECTOR WITH STAINLESS STEEL HARDWARE TO SHIELD THE INTERNALS OF EACH DRAIN SUMP FROM DEBRIS DURING CONSTRUCTION AND FOR FUTURE OWNER USE DURING WINTERIZATION AND/OR SHUTDOWN.
 10. SUPPLY EACH SUMP CONNECTION PORT WITH A THREADED OR FLANGED ADAPTOR CONNECTION INSIDE THE SUMP. INCLUDE CORRESPONDING THREADED/FLANGED ADAPTOR PLUGS/FITTINGS AND STAINLESS STEEL HARDWARE FOR THE PURPOSES OF 50 PSI PRESSURE TESTING AND FUTURE WINTERIZATION AND/OR SHUTDOWN.

3 MAIN DRAIN
DETAIL VIEW
NOTE

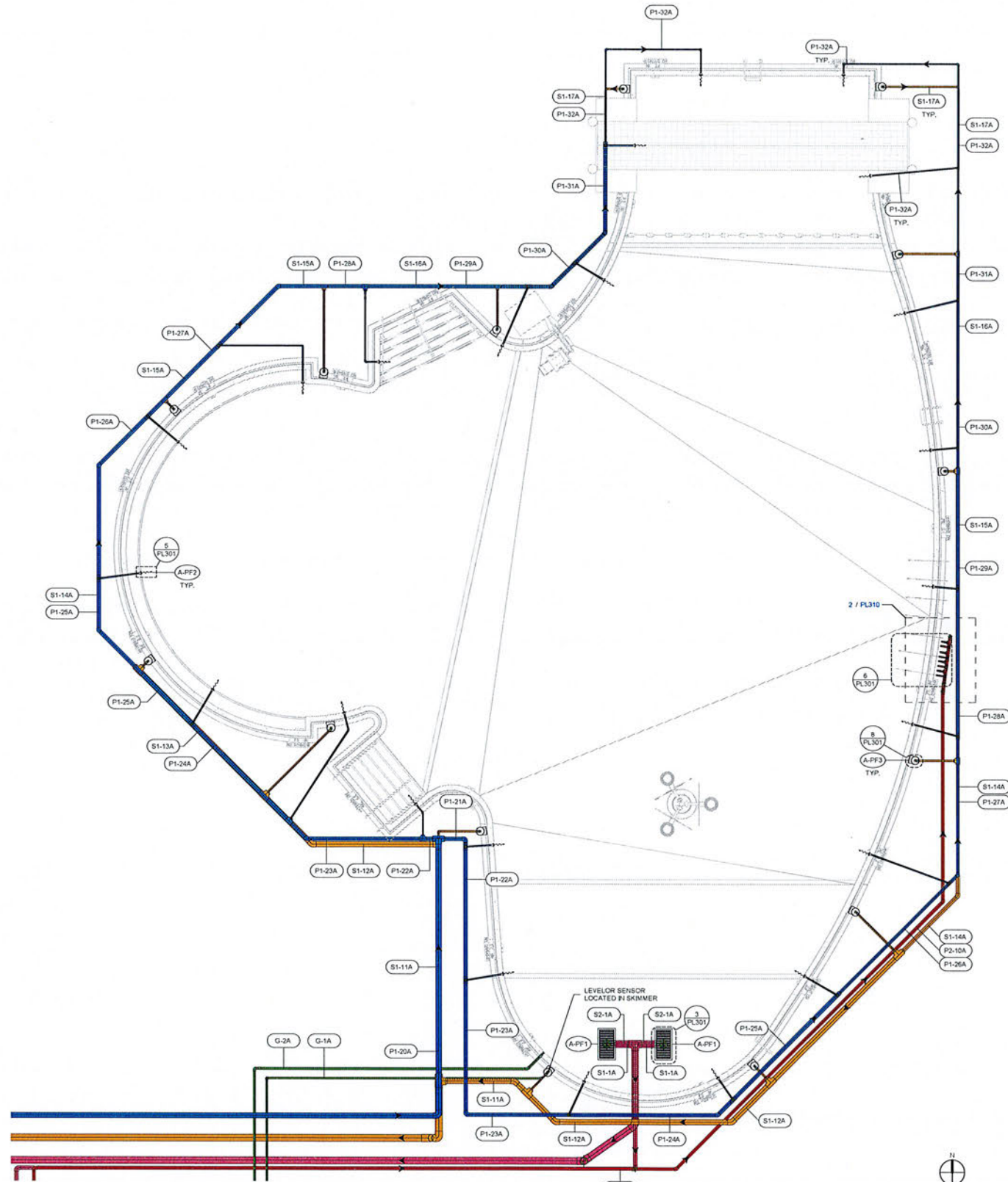
REVISION SCHEDULE		
Number	Description	Date

ISSUE DATE: 03/24/23
PROJECT NUMBER: 23378
DRAWN BY: Author
CHECKED BY: Checker
PIPING DETAILS

POOL A - LEISURE POOL PIPE SCHEDULE					
PIPE ID	TYPE	NPS	FLOW	VELOCITY	DESCRIPTION
		(in)	(gpm)	(fpm)	
S1-1A	PVC SCH 80	8	592	4.2	FILTRATION PUMP SUCTION - MAIN DRAIN
S1-10A	PVC SCH 80	8	592	4.2	FILTRATION PUMP SUCTION - SKIMMER
S1-11A	PVC SCH 80	6	296	3.7	FILTRATION PUMP SUCTION - SKIMMER
S1-12A	PVC SCH 80	6	254	3.2	FILTRATION PUMP SUCTION - SKIMMER
S1-13A	PVC SCH 80	6	211	2.6	FILTRATION PUMP SUCTION - SKIMMER
S1-14A	PVC SCH 80	4	169	4.8	FILTRATION PUMP SUCTION - SKIMMER
S1-15A	PVC SCH 80	4	127	3.6	FILTRATION PUMP SUCTION - SKIMMER
S1-16A	PVC SCH 80	3	85	4.2	FILTRATION PUMP SUCTION - SKIMMER
S1-17A	PVC SCH 80	2	42	4.7	FILTRATION PUMP SUCTION - SKIMMER, LATERAL TYPICAL
P1-20A	PVC SCH 80	6	592	7.4	INLET SUPPLY
P1-21A	PVC SCH 80	6	309	3.9	INLET SUPPLY
P1-22A	PVC SCH 80	6	283	3.5	INLET SUPPLY
P1-23A	PVC SCH 80	4	257	7.3	INLET SUPPLY
P1-24A	PVC SCH 80	4	232	6.6	INLET SUPPLY
P1-25A	PVC SCH 80	4	206	5.9	INLET SUPPLY
P1-26A	PVC SCH 80	4	180	5.1	INLET SUPPLY
P1-27A	PVC SCH 80	3	154	7.7	INLET SUPPLY
P1-28A	PVC SCH 80	3	129	6.4	INLET SUPPLY
P1-29A	PVC SCH 80	3	103	5.1	INLET SUPPLY
P1-30A	PVC SCH 80	2.5	77	6.0	INLET SUPPLY
P1-31A	PVC SCH 80	2	51	5.7	INLET SUPPLY
P1-32A	PVC SCH 80	1.5	26	4.6	TYPICAL INLET SUPPLY CONNECTION
S2-1A	PVC SCH 80	4	120	3.4	ACTIVITY SUCTION
P2-10A	PVC SCH 80	3	120	6.0	ACTIVITY SUPPLY AND LOOP
P2-11A	PVC SCH 80	1.5	15	2.8	ACTIVITY CONNECTION
G-1A	PVC SCH 80	-	0	0.0	SENSOR
G-2A	PVC SCH 40	2.5	39	2.7	FILL LINE



2 | ACTIVITY HEADER
PLAN VIEW

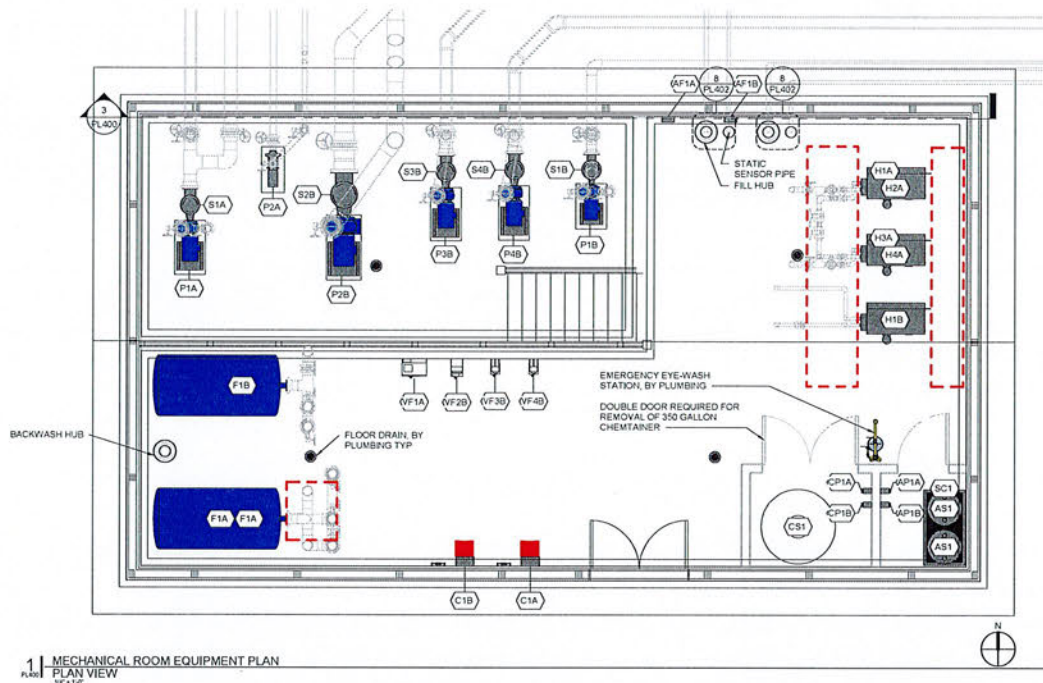


1 | POOL A - LEISURE POOL PIPING PLAN
PLAN VIEW
3/16" = 1'-0"

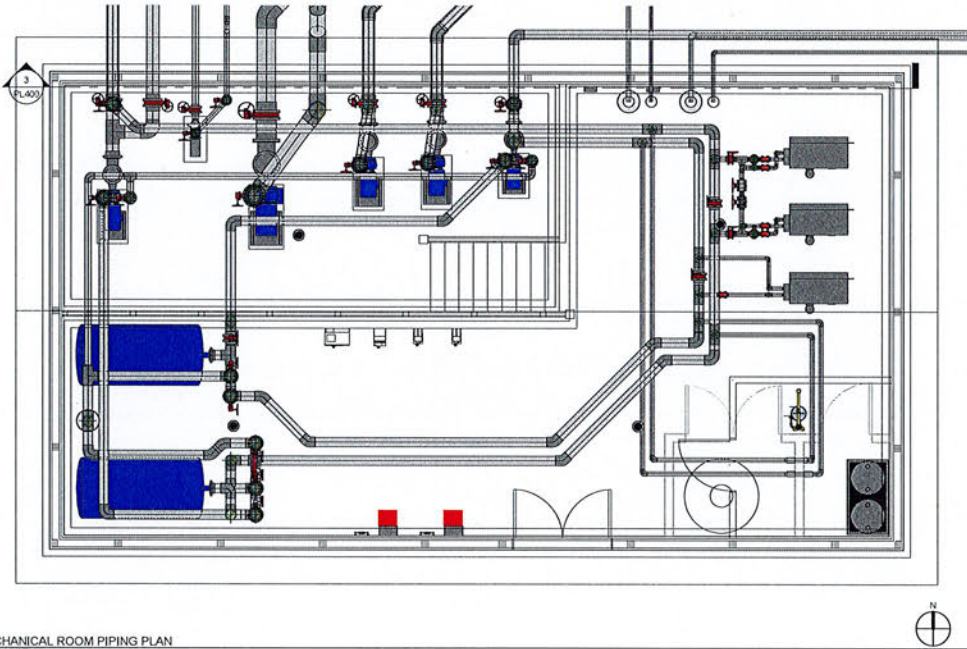
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REVISION SCHEDULE		
Number	Description	Date

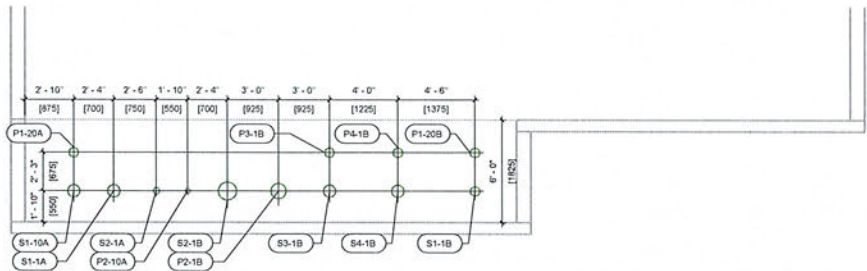
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POOL A - LEISURE POOL PIPING PLAN



1 | MECHANICAL ROOM EQUIPMENT PLAN
PLAN VIEW
1/8" = 1'-0"



2 | MECHANICAL ROOM PIPING PLAN
PLAN VIEW
1/8" = 1'-0"



3 | MECHANICAL ROOM PIPE PENETRATIONS
SECTION VIEW
1/8" = 1'-0"

POOL A - LEISURE POOL EQUIPMENT SCHEDULE				
ID	ITEM	QTY.	MANUFACTURER	BASIS OF DESIGN
P1A	FILTRATION PUMP	1	AURORA PUMP	3801, 3/4-5/8, 20 HP, 480 VOLT, 3 PHASE, 1800 RPM, 590 GPM, @ 80 TDH, TEFC MOTOR, END SUCTION, CLOSE COUPLED, 316 STAINLESS STEEL IMPELLER AND FITTED (SF), EPOXY COATED VOLUME
P2A	ACTIVITY PUMP	1	PENTAIR PUMP	INTELLIFLO VS-SVRS, 120 GPM, @ 70 TDH, 3 HP, 480 VOLT, 3 PHASE, 3642, 3600 RPM, TEFC MOTOR, END SUCTION, SELF PRIMING, CLOSE COUPLED, PROVIDE WITH INTEGRAL STRAINER AND EXTRA STRAINER BASKET
ST1A	FILTRATION PUMP STRAINER	1	NEPTUNE BENSON, INC. OR MER-MADE FILTER, INC.	8-1/2 ECCENTRIC REDUCING BASKET STRAINER, STAINLESS STEEL, TRANSPARENT ACRYLIC LID, STAINLESS STEEL BASKET, PROVIDE WITH EXTRA STAINLESS STEEL BASKET
VF1A	FILTRATION PUMP VFD	1	ABB	ABB MODEL ACH580-PCR-023A-4, 20 HP, 480 V, 3 PH INPUT, PROVIDE WITH UL TYPE 12 ENCLOSURE WITH E-CLIPSE BY-484SS
F1A	FILTER	2	NEPTUNE BENSON, INC.	SHFFG SERIES, #4272H-HFFG, 42" DIAMETER FIBERGLASS TANK, 72" LENGTH, 47.8 SQUARE FEET OF TOTAL SURFACE AREA, (23.9 SF EACH), 12.38 GPM/SF (FILTER MEDIA RATE)
H1A, H2A, H3A, H4A	HEATER	4	LOCHINVAR	ENERGYRITE ERN402A, 399,999 BTU/HOUR INPUT PER HEATER, 1.999,999 TOTAL INPUT, 2" GAS CONNECTION, 2" WATER CONNECTION, 6" DIAMETER FLUE, CUPRO NICKEL HEAT EXCHANGER, MANUAL RESET HIGH LIMIT AND MULTI-STACK STAND, FURTHER PROVIDE A.S.M.E. CONSTRUCTION, PRESSURE RELIEF VALVE, FLOW SWITCH, OPTIONAL PUMP ON/OFF RELAY, AND ALL SAFETY DEVICE PACKAGES PER STATE AND LOCAL CODES, PROVIDE WITH 2" FLOWVIS FLOWMETER ON HEATER INFLUENT PIPING AS SHOWN IN DETAIL
C1A	CHEMICAL CONTROLLER	1	CHEMTROL	CHEMTROL CH250, CONTINUOUS MONITORING, SEE CHEMICAL CONTROLLER SPECIFICATIONS FOR OPTIONS
CP1A	CHLORINE FEEDER	1	BLUE/WHITE	A-100V SERIES, MODEL #A1N10A-TT, 0 TO 52.56 GALLONS PER DAY OUTPUT, 120 VOLTS, USE SODIUM HYPOCHLORITE FOR DISINFECTANT, PROVIDE WITH WEIGHTED FOOT STRAINER
AP1A	ACID FEEDER	1	BLUE/WHITE	A-100N SERIES, MODEL #A1N10A-TT, 0 TO 52.56 GALLONS PER DAY OUTPUT, 120 VOLTS, USE 30% TO 40% CONCENTRATION SULFURIC ACID FOR PH CONTROL, PROVIDE WITH WEIGHTED FOOT STRAINER
CS1	CHEMICAL STORAGE - CHLORINE	1	CHEMTAINER	DC SERIES, 350 GALLON, 55" DIAMETER, 56" HIGH, WITH 16" MANWAY
AS1	CHEMICAL STORAGE - ACID	2	CHEMICAL SUPPLIER	55 GALLON DRUMS FURNISHED BY OWNERS CHEMICAL SUPPLIER, 30% TO 40% CONCENTRATION SULFURIC ACID
SC1	CONTAINMENT PALETTE	1	GRANGER, ULTRATECH INTERNATIONAL	MOLDED ONE-PIECE POLYETHYLENE CONTAINMENT, MINIMUM 66-GALLON CAPACITY, TWO DRUM PALLET, MIN 3,000 LB LOAD CAPACITY, SUITABLE FOR USE WITH CHEMICAL STORED, CONFORMANT TO ASTM D1998
FM1A	FLOW METER	1	HQFLOW CONTROLS, INC.	FLOWVIS FLOW METER, MODEL FV-4 (8) FLOW RANGE 300-1000 GPM
AF1A	WATER LEVEL CONTROL	1	JANDY	LEVOLOR K-2300 ELECTRONIC WATER LEVELER, 110220V, PROVIDE WITH 2 SENSORS, 50FT OF CABLE AND (2) 1" VALVES

POOL B - FUTURE SLIDE COMPLEX EQUIPMENT SCHEDULE				
ID	ITEM	QTY.	MANUFACTURER	BASIS OF DESIGN
P1B	FILTRATION PUMP	1	AURORA PUMP	3801, 2 1/2-3/8 5/8, 10 HP, 480 VOLT, 3 PHASE, 1800 RPM, 290 GPM, @ 80 TDH, TEFC MOTOR, END SUCTION, CLOSE COUPLED, 316 STAINLESS STEEL IMPELLER AND FITTED (SF), EPOXY COATED VOLUME
P2B	SLIDE PUMP	1	AURORA PUMP	3801, 6-8x1 1/4, 40 HP, 480 VOLT, 3 PHASE, 1800 RPM, 1600 GPM, @ 71.0 TDH, TEFC MOTOR, END SUCTION, CLOSE COUPLED, 316 STAINLESS STEEL IMPELLER AND FITTED (SF), EPOXY COATED VOLUME
P3B	SLIDE PUMP	1	AURORA PUMP	3801, 3/4-5/8, 15 HP, 480 VOLT, 3 PHASE, 1800 RPM, 500 GPM, @ 70.9 TDH, TEFC MOTOR, END SUCTION, CLOSE COUPLED, 316 STAINLESS STEEL IMPELLER AND FITTED (SF), EPOXY COATED VOLUME
P4B	SLIDE PUMP	1	AURORA PUMP	3801, 3/4-5/8, 15 HP, 480 VOLT, 3 PHASE, 1800 RPM, 500 GPM, @ 70.9 TDH, TEFC MOTOR, END SUCTION, CLOSE COUPLED, 316 STAINLESS STEEL IMPELLER AND FITTED (SF), EPOXY COATED VOLUME
S1B	SLIDE PUMP STRAINER	1	NEPTUNE BENSON, INC. OR MER-MADE FILTER, INC.	6-1/2 ECCENTRIC REDUCING BASKET STRAINER, STAINLESS STEEL, TRANSPARENT ACRYLIC LID, STAINLESS STEEL BASKET, PROVIDE WITH EXTRA STAINLESS STEEL BASKET
S2B	SLIDE PUMP STRAINER	1	NEPTUNE BENSON, INC. OR MER-MADE FILTER, INC.	12-1/2 ECCENTRIC REDUCING BASKET STRAINER, STAINLESS STEEL, TRANSPARENT ACRYLIC LID, STAINLESS STEEL BASKET, PROVIDE WITH EXTRA STAINLESS STEEL BASKET
S3B	SLIDE PUMP STRAINER	1	NEPTUNE BENSON, INC. OR MER-MADE FILTER, INC.	8-1/2 ECCENTRIC REDUCING BASKET STRAINER, STAINLESS STEEL, TRANSPARENT ACRYLIC LID, STAINLESS STEEL BASKET, PROVIDE WITH EXTRA STAINLESS STEEL BASKET
S4B	SLIDE PUMP STRAINER	1	NEPTUNE BENSON, INC. OR MER-MADE FILTER, INC.	8-1/2 ECCENTRIC REDUCING BASKET STRAINER, STAINLESS STEEL, TRANSPARENT ACRYLIC LID, STAINLESS STEEL BASKET, PROVIDE WITH EXTRA STAINLESS STEEL BASKET
VF2B	SLIDE PUMP VFD	1	ABB	ABB MODEL ACH580-PCR-023A-4, 40 HP, 480 V, 3 PH INPUT, PROVIDE WITH UL TYPE 12 ENCLOSURE WITH INPUT DISCONNECT AND FUSES ONLY
VF3B	SLIDE PUMP VFD	1	ABB	ABB MODEL ACH580-PCR-023A-4, 15 HP, 480 V, 3 PH INPUT, PROVIDE WITH UL TYPE 12 ENCLOSURE WITH INPUT DISCONNECT AND FUSES ONLY
VF4B	SLIDE PUMP VFD	1	ABB	ABB MODEL ACH580-PCR-023A-4, 15 HP, 480 V, 3 PH INPUT, PROVIDE WITH UL TYPE 12 ENCLOSURE WITH INPUT DISCONNECT AND FUSES ONLY
F1B	FILTER	1	NEPTUNE BENSON, INC.	SHFFG SERIES, #4272H-HFFG, 42" DIAMETER FIBERGLASS TANK, 72" LENGTH, 23.9 SQUARE FEET OF TOTAL SURFACE AREA, 11.99 GPM/SF (FILTER MEDIA RATE)
H1B	HEATER	1	LOCHINVAR	ENERGYRITE ERN402A, 399,999 BTU/HOUR INPUT PER HEATER, 2" GAS CONNECTION, 2" WATER CONNECTION, 6" DIAMETER FLUE, CUPRO NICKEL HEAT EXCHANGER, MANUAL RESET HIGH LIMIT AND MULTI-STACK STAND, FURTHER PROVIDE A.S.M.E. CONSTRUCTION, PRESSURE RELIEF VALVE, FLOW SWITCH, OPTIONAL PUMP ON/OFF RELAY, AND ALL SAFETY DEVICE PACKAGES PER STATE AND LOCAL CODES, PROVIDE WITH 2" FLOWVIS FLOWMETER ON HEATER INFLUENT PIPING AS SHOWN IN DETAIL
C1B	CHEMICAL CONTROLLER	1	CHEMTROL	CHEMTROL CH250, CONTINUOUS MONITORING, SEE CHEMICAL CONTROLLER SPECIFICATIONS FOR OPTIONS
CP1B	CHLORINE FEEDER	1	BLUE/WHITE	A-100V SERIES, MODEL #A1N10A-TT, 0 TO 52.56 GALLONS PER DAY OUTPUT, 120 VOLTS, USE SODIUM HYPOCHLORITE FOR DISINFECTANT, PROVIDE WITH WEIGHTED FOOT STRAINER
AP1B	ACID FEEDER	1	BLUE/WHITE	A-100N SERIES, MODEL #A1N10A-TT, 0 TO 52.56 GALLONS PER DAY OUTPUT, 120 VOLTS, USE 30% TO 40% CONCENTRATION SULFURIC ACID FOR PH CONTROL, PROVIDE WITH WEIGHTED FOOT STRAINER
CS1	CHEMICAL STORAGE - CHLORINE	1	CHEMTAINER	SHARED WITH POOL A
AS1	CHEMICAL STORAGE - ACID	2	CHEMICAL SUPPLIER	SHARED WITH POOL A
SC1	CONTAINMENT PALETTE	1	GRANGER, ULTRATECH INTERNATIONAL	SHARED WITH POOL A
FM1A	FLOW METER	1	HQFLOW CONTROLS, INC.	FLOWVIS FLOW METER, MODEL FV-3 (3) FLOW RANGE 90-220 GPM
AF1A	WATER LEVEL CONTROL	1	JANDY	LEVOLOR K-2300 ELECTRONIC WATER LEVELER, 110220V, PROVIDE WITH 2 SENSORS, 50FT OF CABLE AND (2) 1" VALVES

POOL A - LEISURE POOL PENETRATION SCHEDULE			
PIPE ID	DETAIL	NPS	SLEEVE MODEL #
DESCRIPTION			
S1-1A	3	6	CS-12
S1-10A	3	8	CS-12
P1-20A	3	6	CS-10
S2-1A	3	4	CS-4
P2-10A	3	3	CS-5

POOL B - SLIDE COMPLEX - FUTURE PENETRATION SCHEDULE			
PIPE ID	DETAIL	NPS	SLEEVE MODEL #
DESCRIPTION			
S1-1B	3	6	CS-10
P1-20B	3	6	CS-10
S2-1B	3	12	CS-16
P2-1B	3	10	CS-14
S3-1B	3	8	CS-12
P3-1B	3	6	CS-10
S4-1B	3	6	CS-12
P4-1B	3	6	CS-10

DIVISION 12 CONTRACTOR NOTES:

MECHANICAL EQUIPMENT

- CONTRACTOR SHALL PROVIDE EQUIPMENT LAYOUTS PER PLANS. IF ALTERNATE LAYOUT IS REQUESTED, CONTRACTOR SHALL PROVIDE SCALED DRAWING LAYOUT FOR REVIEW INDICATING POOL, EQUIPMENT, PIPING, PIPE SUPPORTS, REQUIRED CLEARANCES, AND SERVICE ACCESS. REFER TO ARCHITECTURAL PLANS FOR ACTUAL ROOM DIMENSIONS AND FINISHED FLOOR ELEVATIONS.
- VERIFY EQUIPMENT PAD HEIGHT REQUIREMENTS FROM MANUFACTURER AND PROVIDE SHOP DRAWINGS TO POOL ENGINEER.
- PROVIDE MINIMUM 30" SERVICE ACCESS BETWEEN PUMPS. CONTRACTOR SHALL PROVIDE THE GREATER OF MANUFACTURER OR CODE REQUIRED CLEARANCES AROUND AND ABOVE ALL OTHER POOL EQUIPMENT.
- HEATER FLOW IS MINIMUM PROVIDED BY MANUFACTURER.

POOL CHEMICAL STORAGE AND PIPING NOTES

- ALL CHEMICAL ROOM DOORS AND CONTAINERS SHALL BE PROVIDED WITH SIGNAGE AS REQUIRED BY FIRE CODE. SEE ARCHITECTURAL DRAWING FOR THE DOOR LABEL REQUIREMENTS.
- PROVIDE ALL CHEMICAL FEED PUMPS WITH "TUBE FAILURE DETECTION". THIS TECHNOLOGY DETECTS TUBING FAILURE AND WILL AUTOMATICALLY SHUT OFF THE PUMP AND ENERGIZE A RELAY. INSTALL RELAY TO PERMIT COMMUNICATIONS WITH THE CHEMICAL CONTROLLER SO THAT THE OPERATOR CAN BE NOTIFIED OF THE PUMP STATUS BEING IN AN ALARM/OFF CONDITION. DO NOT LOCATE CHEMICAL INJECTION POINTS ABOVE DOORWAY, CHEMICAL FEED PUMPS, OR ELECTRICAL OUTLETS.
- CHEMICAL TANKS WITHIN THE CHLORINE AND ACID ROOMS SHALL BE FILLED USING A TRANSFER METHOD IN COMPLIANCE WITH STATE & LOCAL FIRE CODES. BULK LIQUID DELIVERY SHALL BE PUMPED FROM A TRUCK TO THE TANK VIA AN AIR DRIVEN PUMP ON THE TRUCK. THE TRUCK PUMPING SYSTEM SHALL HAVE A ONE YEAR AND 3 YEAR TANK INSPECTION AS REQUIRED BY DOT. THIS INSPECTION SHALL INCLUDE TANK INTEGRITY, ALL ASSOCIATED PUMPING, PUMPS AND CONNECTIONS. INSPECTIONS ARE TO PREVENT ACCIDENTAL LEAKS OR SPILLS DURING THE PUMPING FUNCTION.
- SODIUM HYPOCHLORITE SHALL BE DELIVERED INTO DOUBLE-WALLED PROPERLY SIGNED STORAGE TANK. SODIUM HYPOCHLORITE TANKS SHALL HAVE LOCKING FILLING DEVICES (2" MALE CAMLOCK WITH CAP) TO INSURE ONLY LIQUID SODIUM HYPOCHLORITE IS LOADED INTO TANK. FILL DEVICE IS UNIQUE TO SODIUM HYPOCHLORITE. TANKS SHALL BE PROPERLY COVERED.
- ACID SHALL BE DELIVERED INTO DOUBLE-WALLED PROPERLY SIGNED STORAGE TANK. ACID TANKS SHALL HAVE LOCKING FILL DEVICES (1 1/4" FEMALE CAMLOCK WITH PLUG) TO INSURE ONLY ACID IS LOADED INTO TANK. FILL DEVICE IS UNIQUE TO ACID. THE CHEMICAL SUPPLIER SHALL EQUIP ACID TANKS FOR THE DELIVERY OF BULK ACID WITH ACID FUME SUPPRESSION SYSTEMS. ALL BULK ACID TANKS SHALL BE 100% CONTAINED TO DIRECT ACID FUMES INTO FUME SUPPRESSION TANK.
- ALL CHEMICALS TO BE STORED PER MANUFACTURER'S RECOMMENDATIONS.
- THE DIRECTION OF FLOW FOR THE RECIRCULATION EQUIPMENT SHALL BE LABELED CLEARLY WITH DIRECTIONAL SYMBOLS SUCH AS ARROWS OR ALL PIPING IN THE EQUIPMENT AREA PER REQUIREMENTS OF 13 11 20 SPECIFICATIONS.
- WHERE THE RECIRCULATION EQUIPMENT FOR MORE THAN ONE POOL IS LOCATED ON SITE, THE EQUIPMENT SHALL BE LABELED AS TO WHICH POOL, THE SYSTEM SERVES.
- PUMPING LINES SHALL BE LABELED CLEARLY WITH THE SOURCE OR DESTINATION DESCRIPTIONS PER REQUIREMENTS OF 13 11 20 SPECIFICATIONS.
- EACH VALVE SHALL BE INSTALLED IN THE EQUIPMENT AREA AND LABELED AS TO ITS PURPOSE PER REQUIREMENTS OF 13 11 20 SPECIFICATIONS.
- FOR EACH PIPING SYSTEM TO THE ARCHITECT/ENGINEER FOR APPROVAL. CHART TO CONSIST OF ISOMETRIC DRAWINGS OR PIPING LAYOUTS SHOWING AND IDENTIFYING EACH VALVE AND DESCRIBING ITS FUNCTION. UPON COMPLETION OF THE WORK HANG IN A CONSPICUOUS LOCATION IN THE EQUIPMENT ROOM ONE (1) COPY OF EACH CHART TO A RIGID BACKBOARD WITH CLEAR LACQUER PLACED UNDER GLASS AND FRAMED.

- INSTALL 2" SCH40 PIG BULK CHEMICAL FILL PIPING AT EACH OF THE CHLORINE AND ACID STORAGE ROOM FOR CHEMICAL DELIVERY INTO EACH INDIVIDUAL TANK.
- TERMINATE FILL PIPE IN CORNER OF ROOM USING A TUBY VALVE CONNECTED TO A 2" CAMLOCK MALE X SLIP PIG FITTING.
- INCLUDE A LOCKABLE CAMLOCK DUST CAP WITH CHAIN CONNECTION TO CAMLOCK FITTING.
- TERMINATE A 2" FILL LINE WITH A TUBY ISOLATION VALVE INTO EACH BULK STORAGE TANK USING A BULKHEAD FITTING CONNECTION INTO THE TOP OF THE TANKS.
- INSTALL 1/2" LVENT PIPE WITH BULKHEAD FITTING TANK CONNECTION INTO THE TOP OF EACH TANK. PROVIDE AN AIR-TIGHT PENETRATION INTO TANKS FOR EACH CHEMICAL FEEDER TUBING CONNECTION USING INDIVIDUAL BULKHEAD FITTINGS.

POOL A-LEISURE POOL DATA			
DESCRIPTION	QTY	UNITS	
POOL PERIMETER	343	FEET	
WATER SURFACE AREA	5,485	SQUARE FEET	
POOL WATER TEMPERATURE	84	°F	
POOL VOLUME	142,010	GALLONS	
CIRCULATION RATE	592	GPM	
TURNOVER VOLUME/FLOW	240 MIN.	142,010 GAL.	
FILTRATION RATE	12.38	GPM/SF	
BACKWASH FLOW	359	GPM	
INTENDED USE		RECREATION	
POOL A FEATURES			
DESCRIPTION	QTY	(GPM/ea)	(GPM)
WMD-100 DECK JET	8	15.00	120.00

POOL B-SLIDE COMPLEX - FUTURE DATA				
DESCRIPTION	QTY	UNITS		
POOL PERIMETER	0	FEET		
WATER SURFACE AREA	0	SQUARE FEET		
POOL WATER TEMPERATURE	82	°f		
SLIDE STORAGE VOLUME	9,676.10	GALLONS		
SURGE TANK OPERATING VOLUME	7,854.54	GALLONS		
TOTAL VOLUME OF WATER	17,531.00	GALLONS		
CIRCULATION RATE	292	GPM		
TURNOVER VOLUME/FLOW	60 MIN.	17,531 GAL.	292 GPM	
FILTRATION RATE	12.22	GPM/SF		
BACKWASH FLOW	359	GPM		
POOL B FEATURES				
DESCRIPTION	QTY	(GPM/ea)	(GPM)	
TRACK SLIDE	1	1600.00	1600.00	
SLIDE	1	500.00	500.00	
SLIDE	1	500.00	500.00	



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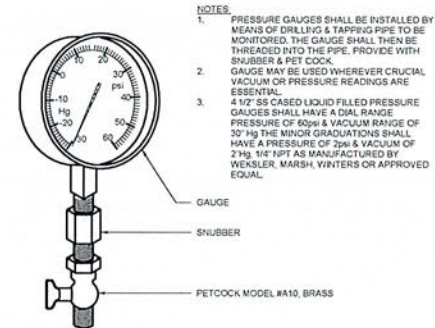
Taylor Falls, MN 55084

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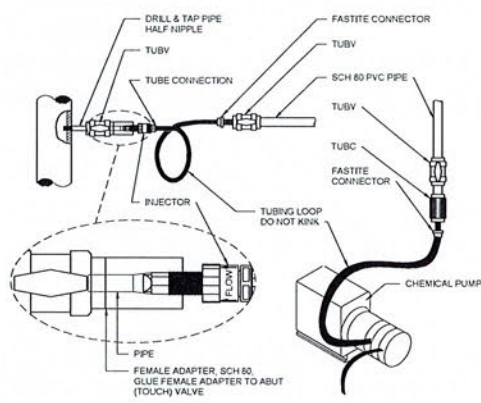
REVISION SCHEDULE		
Number	Description	Date

ISSUE DATE: 03/24/23
PROJECT NUMBER: 22378
DRAWN BY: BTK
CHECKED BY: GA
MECHANICAL EQUIPMENT PLAN

PL400

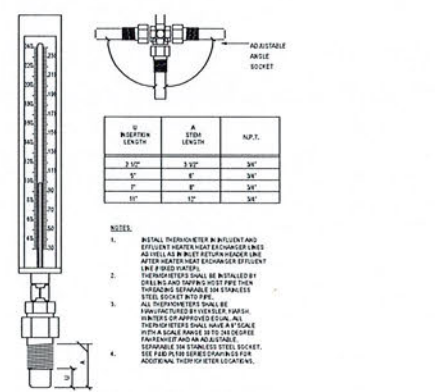


13.1 COMPOUND GAUGE DETAIL VIEW
NOT TO SCALE



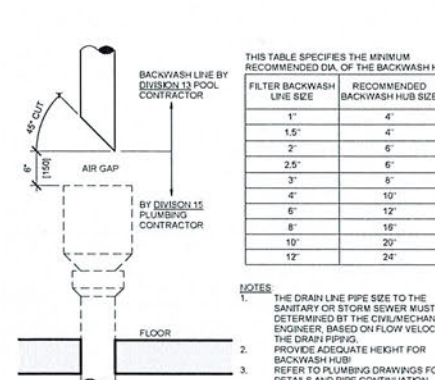
13.2 DETAIL VIEW
NOT TO SCALE

14.1 CHEMICAL INJECTION DETAIL VIEW
NOT TO SCALE



14.1 CHEMICAL INJECTION DETAIL VIEW
NOT TO SCALE

15.1 THERMOMETER DETAIL VIEW
NOT TO SCALE



15.1 THERMOMETER DETAIL VIEW
NOT TO SCALE

16.1 BACKWASH HUB DETAIL VIEW
NOT TO SCALE



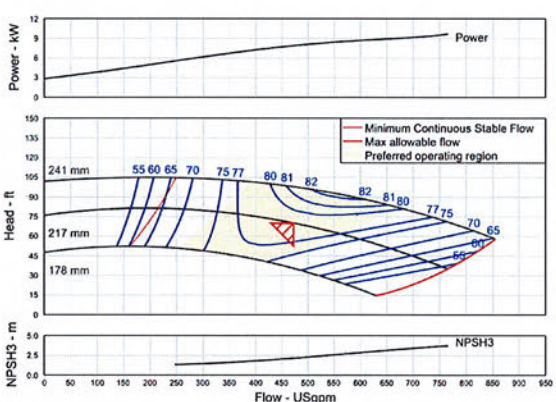
16.1 BACKWASH HUB DETAIL VIEW
NOT TO SCALE



16.2 DETAIL VIEW
NOT TO SCALE

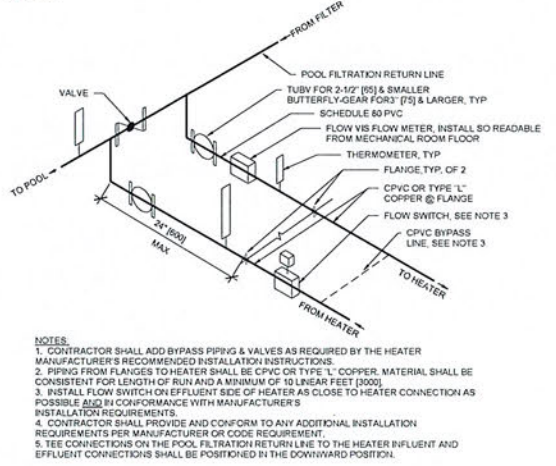
17.1 HEATER LOOP DETAIL VIEW
NOT TO SCALE

17.1 HEATER LOOP DETAIL VIEW
NOT TO SCALE



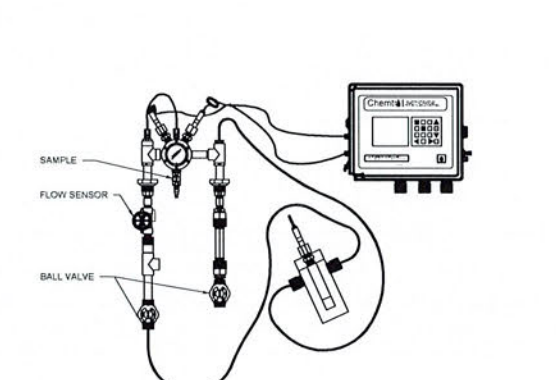
17.2 PUMP CURVE - P1A FILTRATION PUMP
NOT TO SCALE

18.1 PUMP PAD DETAIL VIEW
NOT TO SCALE



18.1 PUMP PAD DETAIL VIEW
NOT TO SCALE

19.1 HEATER LOOP DETAIL VIEW
NOT TO SCALE



19.1 HEATER LOOP DETAIL VIEW
NOT TO SCALE

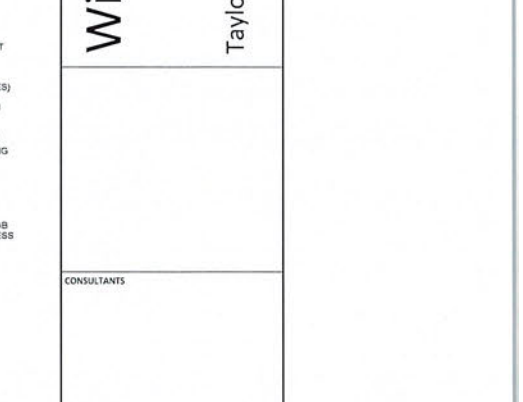
20.1 CHEMICAL CONTROLLER DETAIL VIEW
NOT TO SCALE



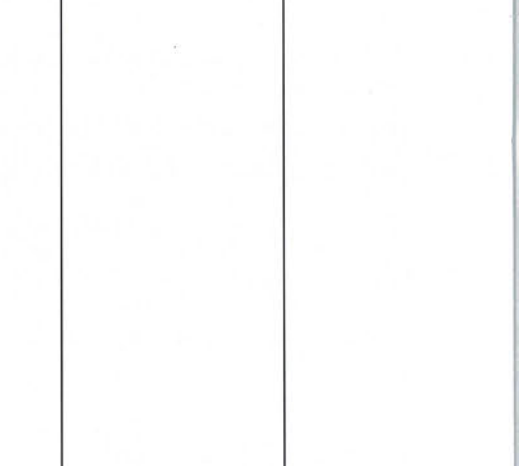
20.1 CHEMICAL CONTROLLER DETAIL VIEW
NOT TO SCALE



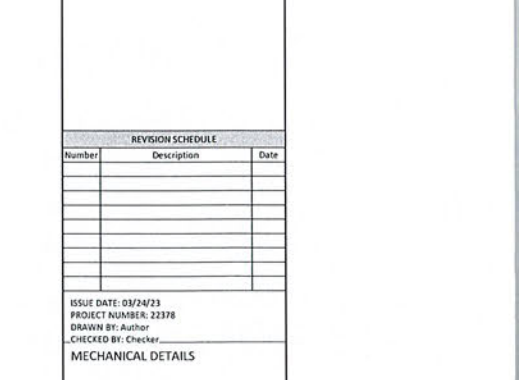
20.2 DETAIL VIEW
NOT TO SCALE



20.3 PUMP INSTALLATION - SAND FILTER DETAIL VIEW
NOT TO SCALE



20.4 PUMP INSTALLATION - SLIDE DETAIL VIEW
NOT TO SCALE

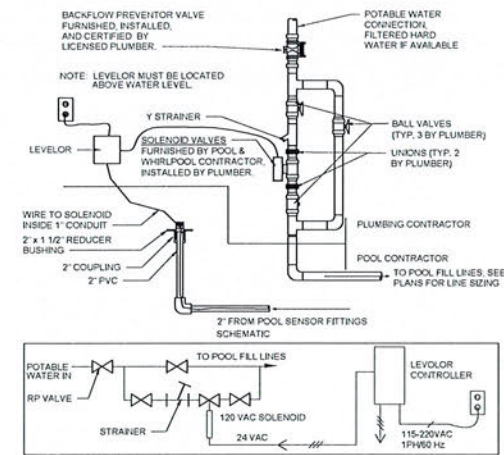


20.5 PUMP INSTALLATION - SLIDE DETAIL VIEW
NOT TO SCALE

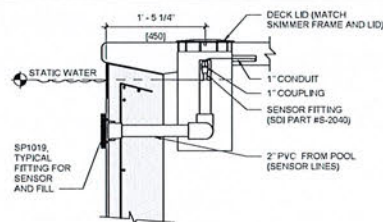


20.6 DETAIL VIEW
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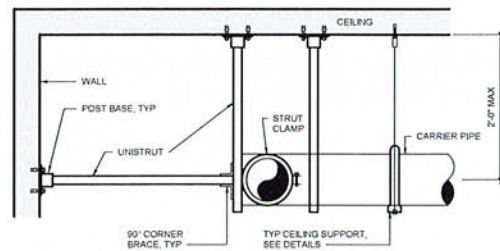
REVISION SCHEDULE		
Number	Description	Date



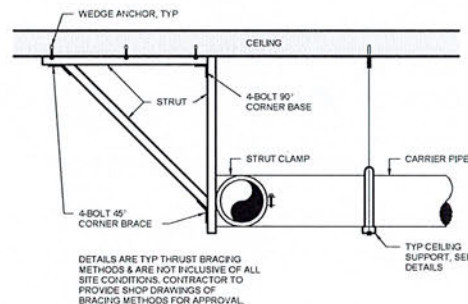
8 | AUTOFILL POOLS - LEVOLOR
PAGE 1
DETAIL VIEW
NOT TO SCALE



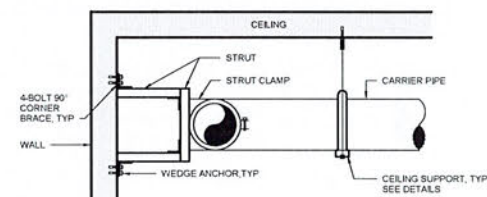
9 | VAPOR SHIELD
PAGE 1
DETAIL VIEW
NOT TO SCALE



5 | PIPE THRUST BRACING
PAGE 1
DETAIL VIEW
NOT TO SCALE



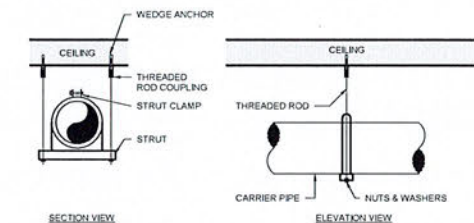
6 | PIPE THRUST BRACING
PAGE 1
DETAIL VIEW
NOT TO SCALE



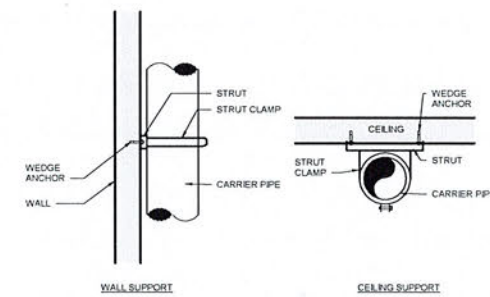
7 | PIPE THRUST BRACING
PAGE 1
DETAIL VIEW
NOT TO SCALE

NOMINAL PIPE SIZE	MAX ALLOWABLE SUPPORT SPACING FOR PVC PIPE (IN FT)									
	SCHEDULE 40					SCHEDULE 80				
	60°	80°	100°	120°	140°	60°	80°	100°	120°	140°
1/2"	4.5	4.5	4	2.5	2.5	5	4.5	4.5	3	2.5
3/4"	5	4.5	4	2.5	2.5	5.5	5	4	3	2.5
1"	5.5	5	4.5	3	2.5	6	5.5	5	3.5	3
1 1/4"	5.5	5.5	5	3	3	6	6	5.5	3.5	3
1 1/2"	6	5.5	5	3.5	3	6.5	6	5.5	3.5	3.5
2"	6	5.5	5	3.5	3	7	6.5	6	4	3.5
2 1/2"	7	6.5	6	4	3.5	7.5	7.5	6.5	4.5	4
3"	7	7	6	4	3.5	8	7.5	7	4.5	4
4"	7.5	7	6.5	4.5	4	9	8	7.5	5	4.5
6"	8.5	8	7.5	5	4.5	10	9.5	9	6	5
8"	9	8.5	8	5	4.5	11	10.5	9.5	6.5	5.5
10"	10	9	8.5	5.5	5	12	11	10	7	6
12"	11.5	10.5	9.5	6.5	5.5	12	11	10	7	6

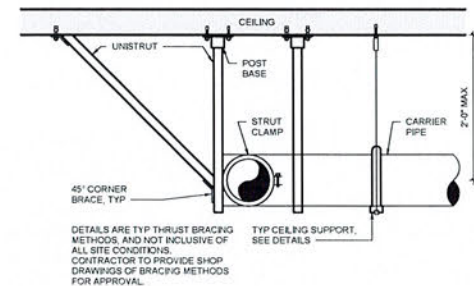
1 | PIPE SUPPORT SCHEDULE
PAGE 1
DETAIL VIEW
NOT TO SCALE



2 | PIPE SUPPORT
PAGE 1
DETAIL VIEW
NOT TO SCALE



3 | PIPE SUPPORT
PAGE 1
DETAIL VIEW
NOT TO SCALE



4 | PIPE THRUST BRACING
PAGE 1
DETAIL VIEW
NOT TO SCALE

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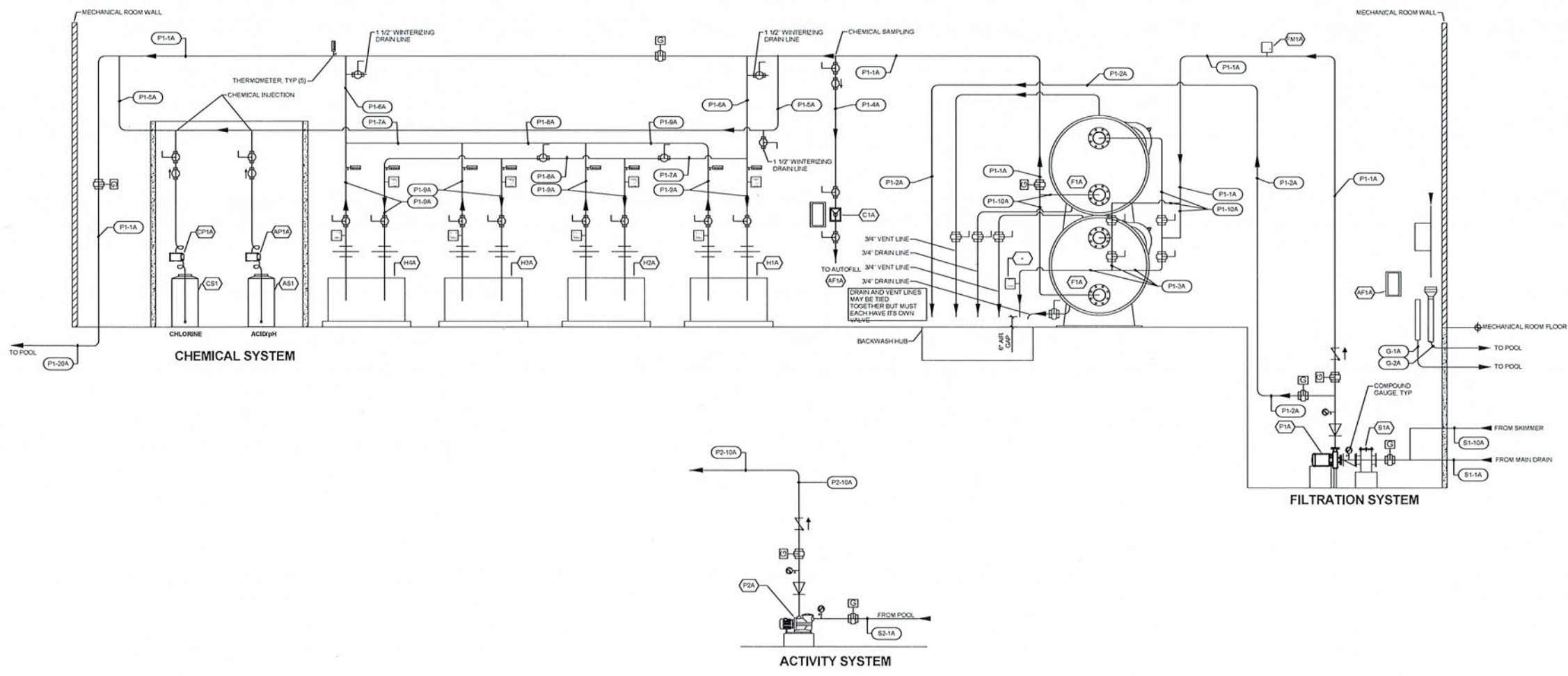
REVISION SCHEDULE		
Number	Description	Date

ISSUE DATE: 03/24/23
PROJECT NUMBER: 22378
DRAWN BY: Author
CHECKED BY: Checker
MECHANICAL DETAILS

- POOL MECHANICAL PIPING SCHEMATIC NOTES:**
- SEE PL400 FOR EQUIPMENT LOCATIONS.
 - SUPPORT PIPES PER DETAILS PL401-1 THRU 7.
 - SEE DETAIL PL102-2 FOR REINFORCING AT PENETRATIONS.
 - ARROWS INDICATE DIRECTION OF FLOW.
 - DO NOT LOCATE CHEMICAL INJECTION POINTS ABOVE DOORWAY.
 - CHEMICAL FEED PUMPS, OR ELECTRICAL OUTLETS.
 - HEATER FLOW IS MINIMUM PROVIDED BY MANUFACTURER.
 - NOTE: THE INTENT OF THIS SCHEMATIC IS NOT TO BE INCLUSIVE OF ALL VALVES OR FITTINGS REQUIRED FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ALL VALVES AND FITTINGS REQUIRED.
 - THIS DRAWING IS FOR SCHEMATIC USE ONLY.

POOL A - LEISURE POOL PIPE SCHEDULE					
PIPE ID	TYPE	NPS	FLOW (GPM)	VELOCITY (FPS)	DESCRIPTION
S1-1A	PVC SCH 80	6	592	4.2	FILTRATION PUMP SUCTION - MAIN DRAIN
S1-10A	PVC SCH 80	6	592	4.2	FILTRATION PUMP SUCTION - SKIMMER
P1-1A	PVC SCH 80	6	592	7.4	FILTRATION SUPPLY
P1-2A	PVC SCH 80	4	300	8.5	POOL DRAIN LINE
P1-3A	PVC SCH 80	6	359	4.5	FILTER BACKWASH
P1-4A	PVC SCH 80	0.75	10	7.8	CHEMICAL SAMPLING
P1-5A	PVC SCH 80	2.5	40	3.1	CHEMICAL LOOP
P1-6A	CPVC SCH 80	3	160	8.0	HEATER LOOP
P1-7A	CPVC SCH 80	3	120	6.0	HEATER LOOP
P1-8A	CPVC SCH 80	2.5	80	6.2	HEATER LOOP
P1-9A	CPVC SCH 80	2	40	4.5	HEATER CONNECTION, TYP.
P1-10A	PVC SCH 80	6	296	3.7	FILTER FACE PIPING
C1-1A	PVC SCH 80	0.5	0	-	CHLORINE INJECTION
C1-2A	PVC SCH 80	0.5	0	-	ACID INJECTION
P1-20A	PVC SCH 80	6	592	7.4	INLET SUPPLY
G-1A	PVC SCH 80	2	0	0.0	SENSOR
G-2A	PVC SCH 40	2.5	39	2.7	FILL LINE
S2-1A	PVC SCH 80	4	120	3.4	ACTIVITY SUCTION
P2-10A	PVC SCH 80	3	120	6.0	ACTIVITY SUPPLY AND LOOP
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

MECHANICAL SYMBOL LEGEND	
PUMP	
PUMP WITH INTEGRAL STRAINER	
STRAINER	
REGENERATIVE MEDIA FILTER	
HIGH RATE SAND FILTER (HORIZONTAL)	
HIGH RATE SAND FILTER (VERTICAL)	
POOL HEATER	
HEAT EXCHANGER	
UV UNIT	
CHEMICAL CONTROLLER	
CHEMICAL FEED PUMP	
PULSAR CHLORINE FEEDER	
PPG CHLORINE FEEDER	
CO2 FEEDER	
CHEMICAL STORAGE TANK	
CO2 STORAGE TANK	
AUTO FILL	
SURGE TANK	
VENTILATION FAN	
GEAR OPERATED BUTTERFLY VALVE	
LEVER OPERATED BUTTERFLY VALVE	
PREDRWATE BUTTERFLY VALVE	
TRUE UNION BALL VALVE	
TRUE UNION CHECK VALVE	
ELECTRONIC MODULATING VALVE	
MODULATING FLOAT VALVE	
VENTURI	
SOLENOID VALVE	
CHECK VALVE	
WYE STRAINER	
CONCENTRIC REDUCER	
ECCENTRIC REDUCER	
FLANGED BREAK	
COMPOUND GAUGE	
THERMOMETER	
PRESSURE RELIEF VALVE	
EXPANSION JOINT	
FLOW SWITCH	
FLOW METER (SENSOR)	



1 | POOL A - LEISURE POOL P&ID
DETAIL VIEW
10/16

Wild Mountain

Taylor Falls, MN 55084

CONSULTANTS

REVISION SCHEDULE		
Number	Description	Date

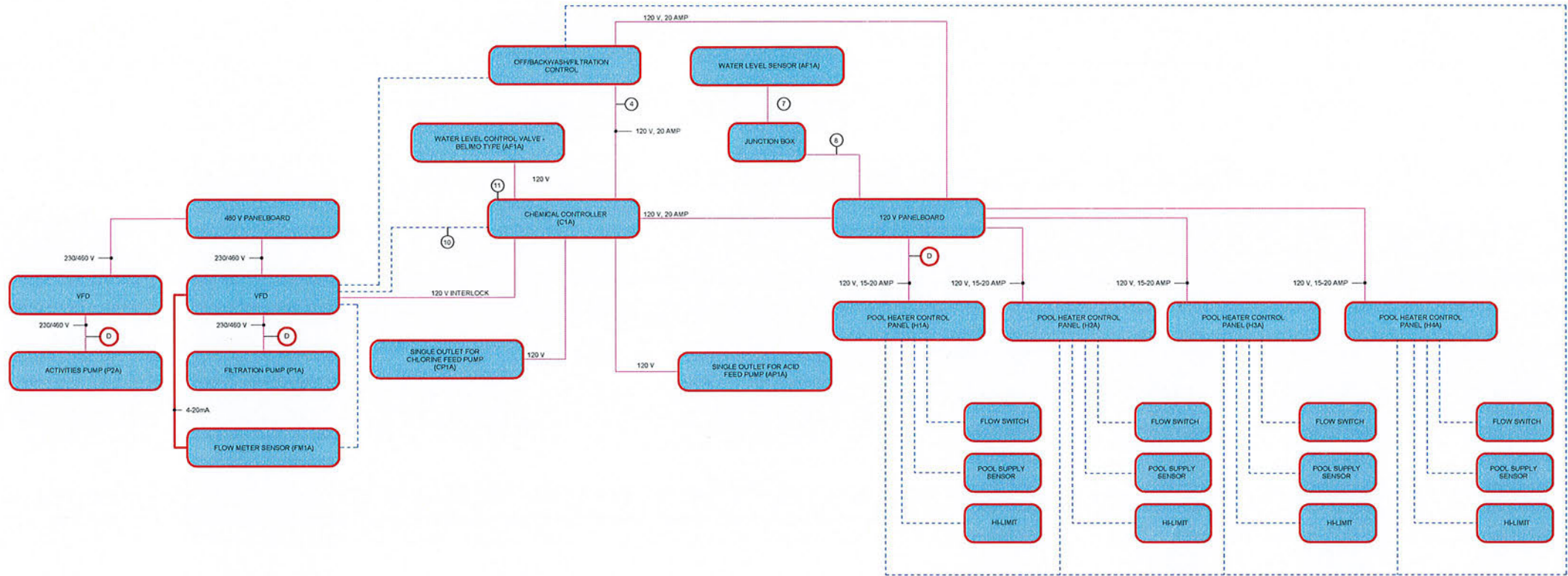
ISSUE DATE: 03/24/23
PROJECT NUMBER: 22378
DRAWN BY: Author
CHECKED BY: Checker
POOL A - LEISURE POOL P&ID

PL510

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Taylor Falls, MN 55084

CONSULTANTS



SEQUENCE OF OPERATIONS - SWIMMING POOL WITH MANUAL BACKWASH SAND FILTER SYSTEM

FILTRATION PUMP MOTOR STARTER SELECTOR SWITCH (OFF/BACKWASH/FILTRATION)
A THREE POSITION SELECTOR SWITCH SHALL BE PROVIDED FOR THE MOTOR STARTER/VFD WITH POSITIONS LABELED 'OFF', 'BACKWASH', AND 'FILTRATION'.

- 'FILTRATION' POSITION:**
 - PLACE THE SWITCH IN THE 'FILTRATION' POSITION FOR THE NORMAL FILTRATION OPERATING MODE OF THE SYSTEM.
 - WITH THE FILTRATION PUMP SELECTOR SWITCH IN THE 'FILTRATION' POSITION, THE FILTRATION PUMP SHALL RUN AT DESIGN FLOW (FREQUENCY) AND THE CHEMICAL CONTROLLER SHALL BE CAPABLE OF ENERGIZING THE CHEMICAL FEED SYSTEM OUTLETS.
 - THE ACTUAL FLOW INFORMATION SHALL BE PROVIDED TO THE VFD BY THE FM TRANSMITTER. THE VFD SHALL ADJUST FREQUENCY AS REQUIRED TO ACHIEVE DESIGN FLOW.
 - THE CHEMICAL CONTROLLER SHALL BE WIRED TO THE CHEMICAL FEED OUTLETS AND SHALL ENERGIZE/DE-ENERGIZE THESE OUTLETS BASED UPON POOL WATER CHEMISTRY.
 - THE ACID FEED PUMP IS POWERED ON/OFF BY THE CHEMICAL CONTROLLER PH FEED OUTLET.
 - THE CHLORINE FEED PUMP IS POWERED ON/OFF BY THE CHEMICAL CONTROLLER PH FEED OUTLET.
 - IF THE FILTRATION PUMP LOSES POWER WHILE IN THE 'FILTRATION' MODE THE CHEMICAL CONTROLLER SHALL NOT BE CAPABLE OF ENERGIZING THE CHEMICAL FEED OUTLETS AND THE POOL HEATER SHALL BE INACTIVE.

- 'BACKWASH' POSITION:**
 - PLACE THE SWITCH IN THE 'BACKWASH' POSITION WHEN BACKWASHING THE FILTERS.
 - WITH THE FILTRATION PUMP SELECTOR SWITCH IN THE 'BACKWASH' POSITION, THE FILTRATION PUMP SHALL RUN, BUT THE CHEMICAL CONTROLLER SHALL NOT BE CAPABLE OF ENERGIZING THE CHEMICAL FEED SYSTEM OUTLETS AND THE POOL HEATER SHALL BE INACTIVE.

- 'OFF' POSITION:**
 - PLACE THE SWITCH IN THE 'OFF' POSITION TO TURN THE PUMP AND FILTRATION SYSTEM OFF.
 - WITH THE FILTRATION PUMP SELECTOR SWITCH IN THE 'OFF' POSITION, THE FILTRATION PUMP SHALL BE OFF AND THE CHEMICAL CONTROLLER SHALL NOT BE CAPABLE OF ENERGIZING THE CHEMICAL FEED SYSTEM OUTLETS AND THE POOL HEATER SHALL BE INACTIVE.

- CHEMICAL BOOSTER PUMP & IN-LINE FLOW SWITCH:**
 - THE CHEMICAL BOOSTER PUMP IS NORMALLY ON.
 - THE CHEMICAL BOOSTER PUMP SHALL BE INTERLOCKED SUCH THAT IF THE FILTRATION PUMP LOSES POWER WHILE IN 'FILTRATION' MODE, OR THE SELECTOR SWITCH IS IN THE 'OFF' OR 'BACKWASH' POSITIONS, THE CHEMICAL BOOSTER PUMP IS INACTIVE.
 - THE IN-LINE FLOW SWITCH IS USED TO PROVE FLOW TO THE CHEMICAL CONTROLLER.

- CHEMICAL CONTROLLER & CHEMICAL FEED OUTLETS:**
 - THE CHEMICAL CONTROLLER CPU SHALL BE POWERED AT ALL TIMES.
 - THE CHEMICAL FEED OUTLETS SHALL BE INTERLOCKED SUCH THAT IF THE FILTRATION PUMP LOSES POWER WHILE IN THE 'FILTRATION' MODE, THE IN-LINE FLOW SWITCH IS NOT MADE OR THE SELECTOR SWITCH IS IN THE 'OFF' OR 'BACKWASH' POSITIONS, THE FEED OUTLETS ARE INACTIVE.
 - CHEMICAL CONTROLLER FEED OUTLETS ENERGIZES / DE-ENERGIZES SANITIZER AND PH FEED BASED UPON POOL WATER CHEMISTRY.

- CHEMICAL FEED PUMPS:**
 - THE CHEMICAL FEED PUMPS ARE ENERGIZED BY THE CHEMICAL FEED OUTLETS.

- POOL HEATER:**
 - THE POOL HEATER SHALL BE INTERLOCKED SUCH THAT IF THE FILTRATION PUMP LOSES POWER WHILE IN THE 'FILTRATION' MODE OR IF THE SELECTOR SWITCH IS IN THE 'OFF' OR 'BACKWASH' POSITIONS, THE HEATER IS INACTIVE.
 - THE POOL HEATER CIRCULATING PUMP IS CONTROLLED BY THE POOL HEATER CONTROLLER.
 - POOL HEATER CYCLES ON AND OFF AS NEEDED BASED UPON POOL WATER TEMPERATURE.
 - POOL HEATER IS INTERLOCKED WITH MANUFACTURER SUPPLIED FLOW SWITCH AND HI-LIMIT TEMP SENSORS.

- FLOW METER:**
 - WHEN FLOW METER POWER SUPPLY IS ENERGIZED, THE FLOW METER SENSOR SHALL PROVIDE THE FLOW READOUT IN GPM.
 - THE FLOW METER SHALL PROVIDE FLOW DATA TO THE INDICATED VFD AND CONTROL SPEED OF THE VFD BASED ON FLOW.

POOL EQUIPMENT OPERATING MODES

	OFF, FILTRATION AND BACK WASH SELECTOR SWITCH	FILTRATION PUMP	CHEMICAL BOOSTER PUMP	CHEMICAL CONTROLLER	CHLORINE FEED	ACID FEED	HEATER
OFF	O	O	X	O	O	O	O
BACKWASH	X	O	X	O	O	O	O
FILTRATION	X	X	X	X	X	X	X

X INDICATES THE EQUIPMENT IS ENERGIZED/RUNNING.
O INDICATES THE EQUIPMENT IS NOT ENERGIZED.

NOTES

- LOW VOLTAGE <=24V. ALL LOW VOLTAGE WIRING IS SUPPLIED, INSTALLED AND CONNECTED BY THE POOL CONTRACTOR.
- IF CONDUIT IS REQUIRED BY CODE FOR LOW VOLTAGE WIRING, THEN THIS MUST BE SPECIFIED BY THE ELECTRICAL CONSULTANT AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- IF CODE REQUIRES THAT LOW VOLTAGE WIRING IS INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR THEN THIS MUST BE SPECIFIED BY THE ELECTRICAL CONSULTANT.
- CONDUIT, WIRE SIZES, AND SHIELDING REQUIREMENTS SHALL BE DETERMINED & SPECIFIED BY THE ELECTRICAL CONSULTANT AS NEEDED PER LOCAL BUILDING AND ELECTRICAL CODE REQUIREMENTS. THIS SCHEMATIC DRAWING IS NOT AN ELECTRICAL INSTALLATION DIAGRAM AND IS FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE POOL CONTRACTOR TO COORDINATE ALL INTERLOCKS WITH THE ELECTRICAL CONTRACTOR. THE POOL CONTRACTOR IS RESPONSIBLE TO PROVIDE AN OPERATING SYSTEM PER THE SEQUENCE OF OPERATIONS.

KEYNOTES

- NOT USED
- NOT USED
- NOT USED
- POWER FOR THE CHEMICAL FEEDERS, WHEN FILTER SELECTOR SWITCH POSITION IS OFF, BACKWASH OR THE FILTRATION PUMP LOSES POWER WHILE IN FILTRATION MODE, THIS CONNECTION SHALL INACTIVE CHEMICAL FEED TO THE SYSTEM.
- NOT USED
- NOT USED
- SENSOR CABLE FROM WATER LEVEL SENSOR, FURNISHED WITH WATER LEVEL SENSOR AND INSTALLED BY POOL CONTRACTOR.
- CONDUCTOR CABLE CONTAINS POWER AND SIGNAL CABLES. COORDINATE REQUIREMENTS WITH WATER LEVEL SENSOR AND CHEMICAL CONTROLLER MANUFACTURERS.
- NOT USED
- VFD ANALOG OUTPUT REPEAT FLOW METER DATA TO CHEMICAL CONTROLLER.
- A FLOW CELL WITH SHUT-OFF SWITCH SHALL COME PREASSEMBLED AND WIRED TO THE CHEMICAL CONTROLLER. POOL CONTRACTOR SHALL ASSURE CHEMICAL CONTROLLER FLOW CELL ASSEMBLY IS WORKING PROPERLY AND DEACTIVATES CHEMICAL FEED UNDER A NO FLOW CONDITION.

LEGEND

- LOW VOLTAGE
- LINE VOLTAGE
- CONTRACTOR TO COORDINATE WITH EQUIPMENT REQUIREMENTS
- DISCONNECT - LOCATE AT EQUIPMENT PER CODE REQUIREMENTS

REVISION SCHEDULE		
Number	Description	Date

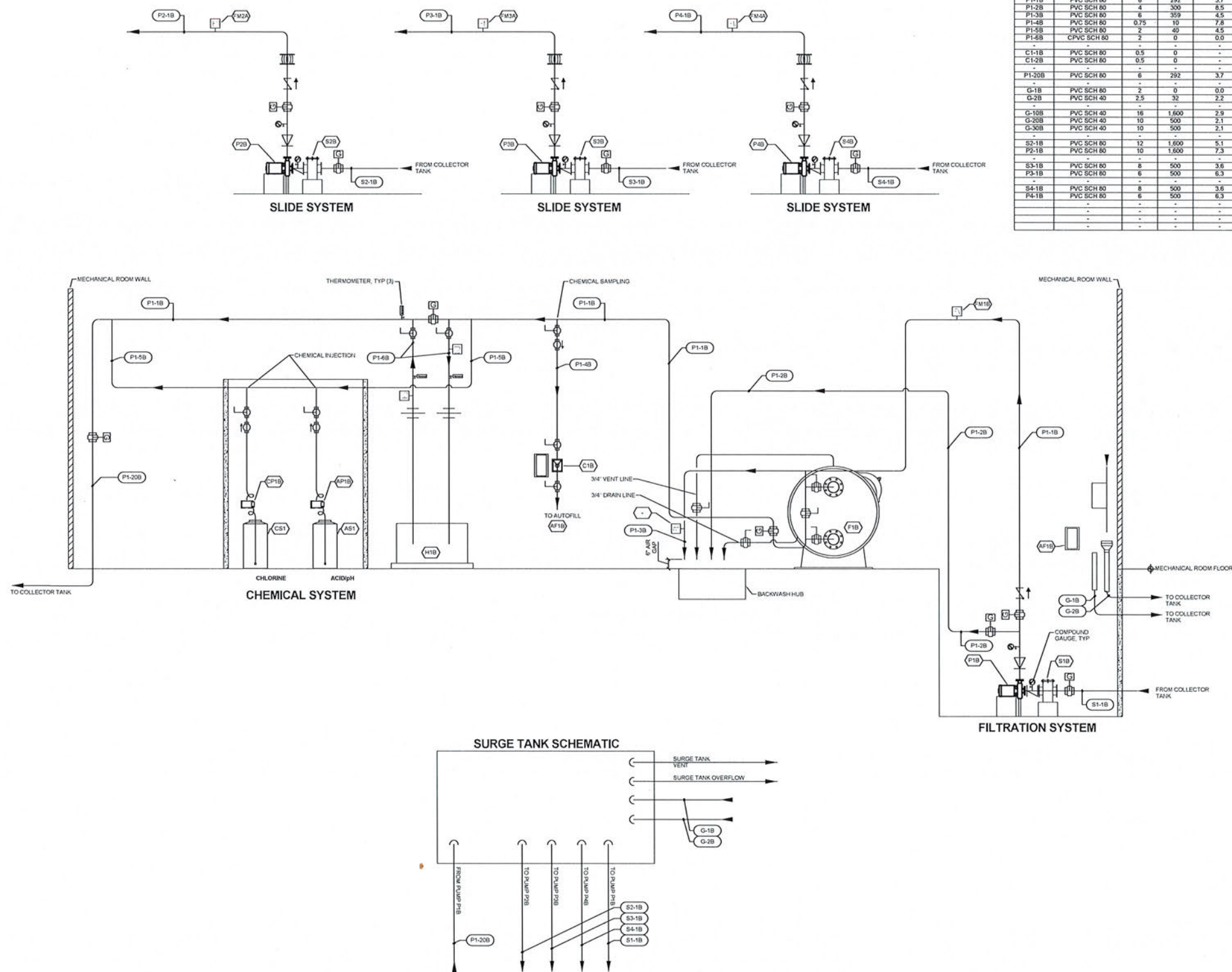
ISSUE DATE: 03/24/23
PROJECT NUMBER: 22378
DRAWN BY: Author
CHECKED BY: Designer
POOL A - LEISURE POOL ELECTRICAL SCHEMATIC

Taylor Falls, MN 55084

PL520

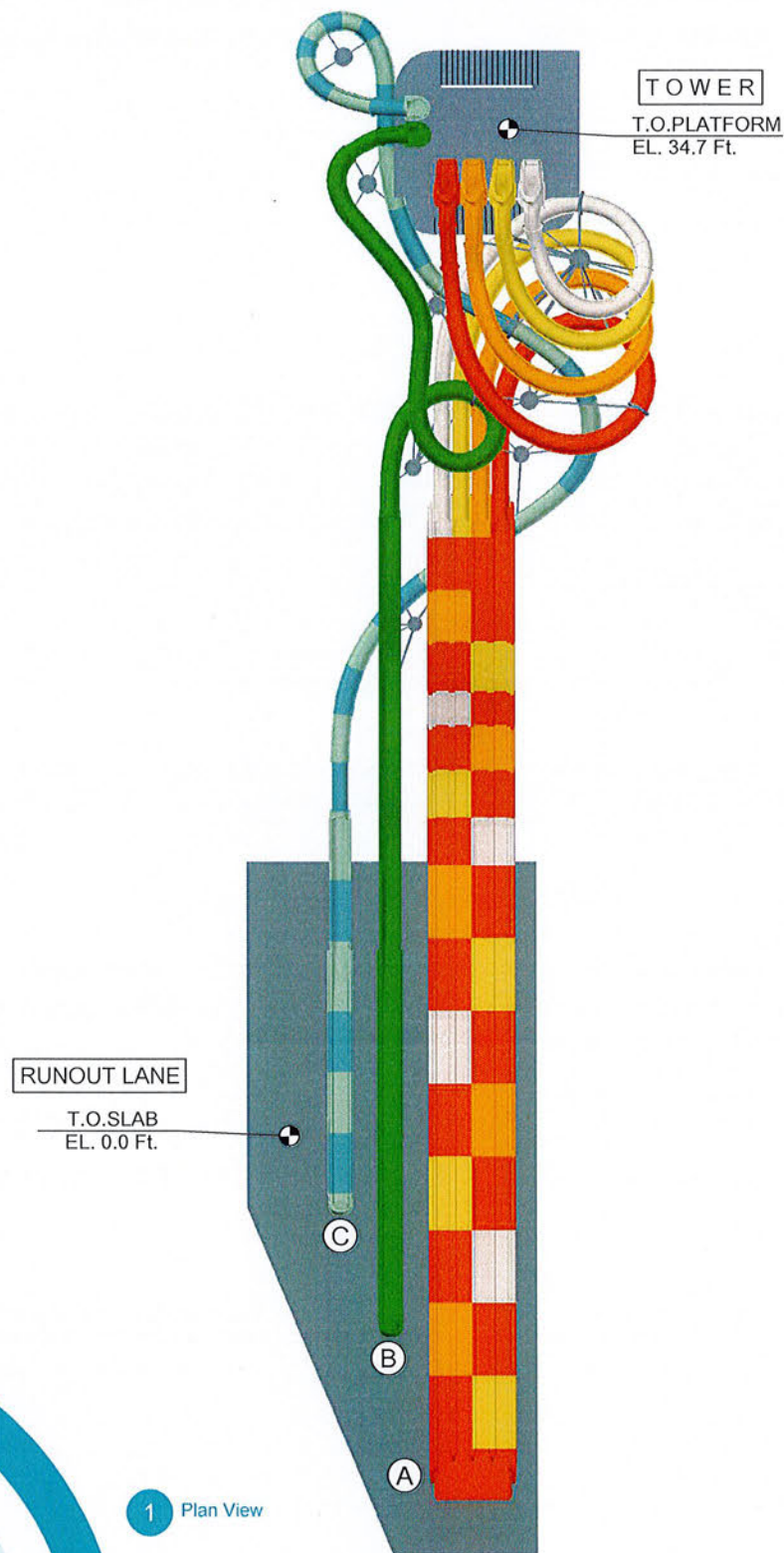
1. SEE P.600 FOR EQUIPMENT LOCATIONS.
2. SUPPORT PIPES PER DETAILS P601-1 THRU 7.
3. SEE DETAIL P.1522 FOR REINFORCING AT PENETRATIONS.
4. ARROWS DENOTE DIRECTION OF FLOW.
5. DO NOT LOCATE CHEMICAL INJECTION POINTS ABOVE DOORWAY.
6. CHEMICAL FLEED PIPES OR CHIMNEYS AT OUTLETS.
7. HEATER FLOW IS MINIMUM PROVIDED BY MANUFACTURER.
NOTE: THE INTENT OF THIS SCHEMATIC IS NOT TO BE INCLUSIVE OF ALL VALVES OR FITTINGS REQUIRED FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ALL VALVES AND FITTINGS REQUIRED.
8. THIS DRAWING IS FOR SCHEMATIC USE ONLY.

POOL B - SLIDE COMPLEX - FUTURE PIPE SCHEDULE					
PIPE ID	TYPE	NPS (in)	FLOW (gpm)	VELOCITY (ft/s)	DESCRIPTION
S1-1B	PVC SCH 80	6	292	3.7	FILTRATION PUMP SUCTION
-	-	-	-	-	-
P1-1B	PVC SCH 80	6	292	3.7	FILTRATION SUPPLY
P1-2B	PVC SCH 80	4	300	8.5	POOL DRAIN LINE
P1-3B	PVC SCH 80	6	359	4.5	FILTER BACKWASH
P1-4B	PVC SCH 80	0.75	10	7.8	CHEMICAL SAMPLING
P1-5B	PVC SCH 80	2	40	4.5	CHEMICAL LOOP
P1-6B	CPVC SCH 80	2	0	0.0	HEATER LOOP
-	-	-	-	-	-
C1-1B	PVC SCH 80	0.5	0	-	CHLORINE INJECTION
C1-2B	PVC SCH 80	0.5	0	-	ACID INJECTION
-	-	-	-	-	-
P1-30B	PVC SCH 80	6	292	3.7	FILTRATION TANK SUPPLY BALANCE TANK
-	-	-	-	-	-
G-1B	PVC SCH 80	2	0	0.0	SENSOR
G-2B	PVC SCH 40	2.5	32	2.2	FILL LINE
-	-	-	-	-	-
G-10B	PVC SCH 40	18	1,600	2.9	RUNOUT DRAIN
G-20B	PVC SCH 40	10	500	2.1	RUNOUT DRAIN
G-30B	PVC SCH 40	10	500	2.1	RUNOUT DRAIN
-	-	-	-	-	-
S2-1B	PVC SCH 80	12	1,600	5.1	TRACK SLIDE SUCTION
P2-1B	PVC SCH 80	10	1,600	7.3	TRACK SLIDE SUPPLY
-	-	-	-	-	-
S3-1B	PVC SCH 80	8	500	3.6	SLIDE SUCTION
P3-1B	PVC SCH 80	6	500	6.3	SLIDE SUPPLY
-	-	-	-	-	-
S4-1B	PVC SCH 80	8	500	3.6	SLIDE SUCTION
P4-1B	PVC SCH 80	6	500	6.3	SLIDE SUPPLY
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

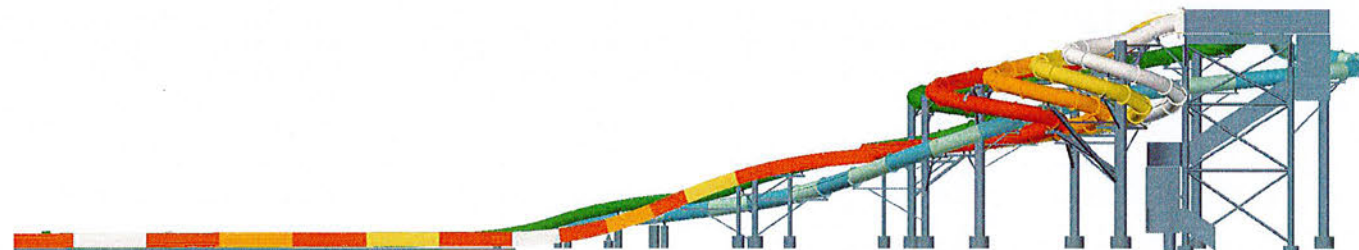


1 | POOL B - FUTURE SLIDE COMPLEX P&ID
PLS20 | PLAN VIEW

Wild Mtn Waterpark expansion
Taylors Falls, Minnesota, United States



2 Right Side Elevation View



3 Front Elevation View



		Length(ft)	Height(ft)	Vehicle
A	Whizzard - 4 Lane	291.1x4	34.7	Mat Racer
B	AquaTube	254.8	34.7	Body Slide
C	AquaTube	265.9	34.7	Body Slide

Phase 2

46701 SK-10

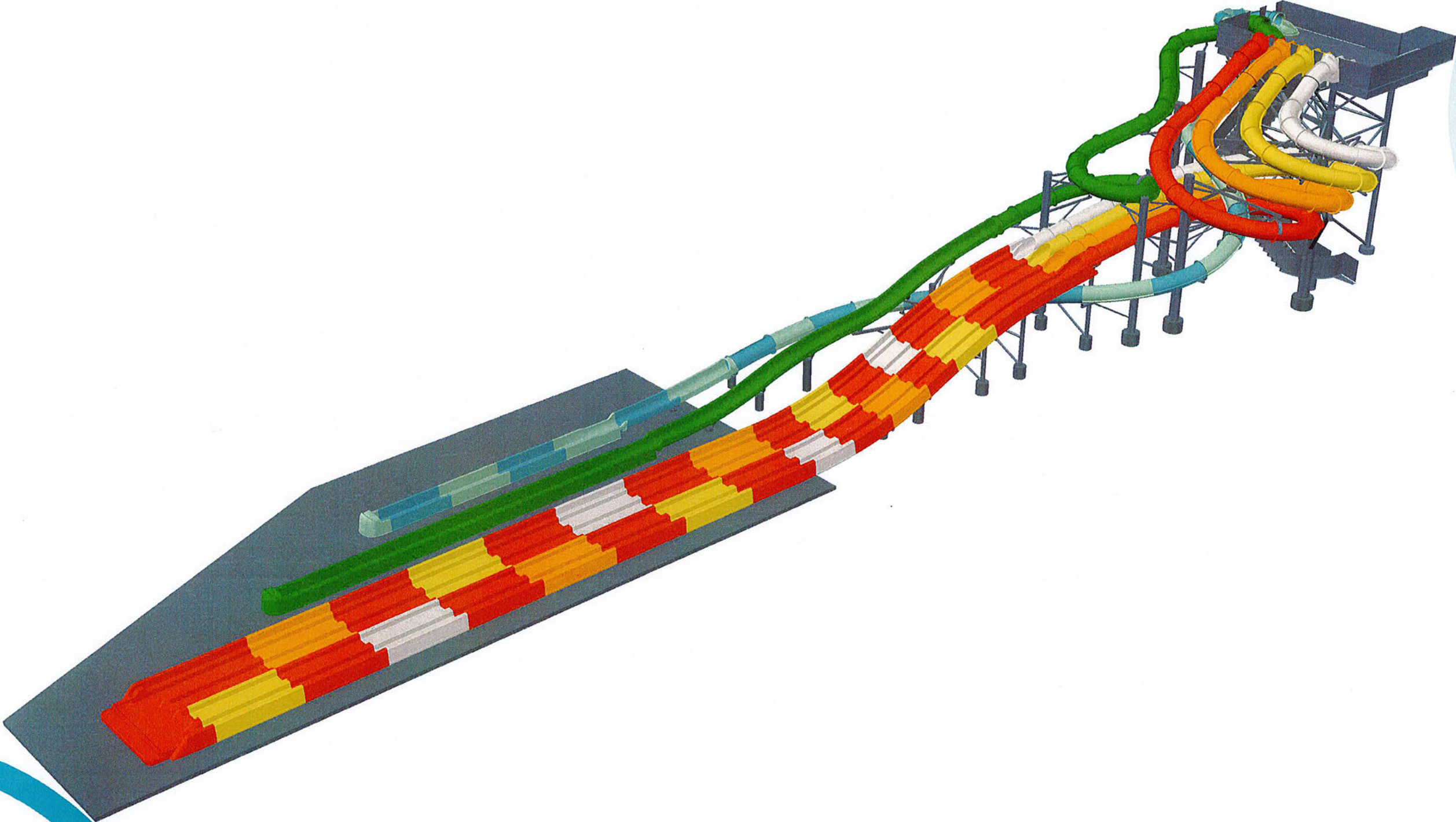
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SCALE 1"=30'
0 10 20 30 50 FEET



WHITEWATER.
EST. 1980

Wild Mtn Waterpark expansion
Taylors Falls, Minnesota, United States



4 Perspective View

46701 SK-10

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Wild Mountain Recreational Area - Dan Raedeke and Amanda Frischmon were present at the meeting to request a conditional use permit to operate and expand their commercial recreational facility known as Wild Mountain. This is located in Amador Township, Sec.27, T.35, R.19, at 37200 Wild Mountain Road. The Amador Township Board had recommended approval with no conditions. Julie Runkel gave background on the matter for the benefit of Commission members and the audience. She explained that Wild Mountain had been built as a ski hill many years ago, prior to zoning regulations being adopted, and insofar as the skiing was concerned, was grandfathered-in without any CUP. However, a series of improvements and alterations to the original ski hill had been added through the years, without benefit of County or other formal review. This summer, it had come to the attention of the Zoning Office that a massive excavation was taking place on one of the large hills on the property. Investigation had revealed that the owners were planning on installing a new tubing facility to the recreation center, and it was at that time that they were advised that a conditional use permit would be required to operate and expand Wild Mountain further. Mr. Raedeke had then submitted a proposal incorporating his present facility, and his future plans for expansion and additional recreation. The application for the CUP included the following activities: Skiing, snowboarding, tubing, water sliding, alpine sliding, go-karting, batting cages, camping, lodging, dining, conventions, events, concerts, retail sales, bar and restaurant sales, catering, day care, snowsports school, rentals, vendors, arcade, tuning shop, repair shop and ski shop. They employ about 500 people, and they serve approximately 250,000 to 300,000 customers annually. They submitted copies of their Water Appropriation Permit application submitted to the DNR in July of 2005, and a copy of their NPDES permit application. A vicinity map and site plan, and list of existing structures were included in the application, as well as their emergency response plans. The National Ski Patrol and all managers on-site are certified in first aid and CPR, and they work closely with Almelund and Taylors Falls fire department, as well as the St. Croix Regional Medical Center to coordinate their emergency response. Commission members then questioned Mr. Raedeke and Ms. Frischmon regarding some details of the application. Lin Strong asked what "lodging" meant, as well as the terms "concerts" and "conventions". Ms. Frishmon stated that "lodging" might be too strong a term for the activities they offered, which were basically "lock-ins" for young church and scouting groups. "Concerts" refer more accurately to musical entertainment provided for specific events such as wedding dances and company parties. Mike Robinson suggested that better phrasing might be found, such as "entertainment", which did not indicate mass gatherings. Ms. Frishmon agreed, saying that any musical entertainment they provide is geared to group-specific events. Marcus Clay asked if camping was provided now, or was intended to be provided. Ms. Frischmon replied that there is no camping there at present, except for an occasional overnight self-contained unit parking in the parking lot in order to ski the following day. They do not intend to operate a campground, but would like to be able to offer the temporary overnight situation and the overnight lock-ins for the youths. They will not seek a camping or lodging license from the state. Several letters had been received which Chairman Flug read into the record. (All written correspondence is available for review in the file in the Zoning Office) Craig Mell of the SWCD had provided comments expressing concern that the existing slopes, many in excess of 18% have minimal best management practices in place, and this has contributed to erosion and sedimentation from the site. He suggested that an overall erosion and sedimentation control plan for the entire recreational area be required, which addresses all resource concerns within the property. His concern was preventing a continuation of site erosion and sedimentation leaving the site. This concern was echoed in a letter from Assistant County Engineer Joe Triplett, who cited a history of erosion and sedimentation from Wild Mountain filling the county ditches and culverts under Co. Rd. 16. He also urged immediate implementation of BMP's to eliminate this long-term problem. Tom Bradley, Superintendent of the National Park Service had also written, asking that erosion control be given great priority as the Planning Commission considered the CUP application. A letter had also been received from nearby property owners David and Faye Herold expressing their concerns with lighting, undue noise, and pollution from the waste treatment systems. Mr. Herold was also present at the meeting to ask that the Commission consider light pollution from the recreational center as an important issue. Neighbor Steve Julik concurred that the lighting was obtrusive. Chairman Flug asked Mr. Raedeke to address that concern. Mr. Raedeke replied that all new lighting he installs (and any old lighting he replaces) will now have downward-directed lighting shields to mitigate glare for the neighborhood. Mike Julik

inquired about the hours of operation planned. Ms. Frischmon stated that the summer hours are essentially daylight hours, but in the wintertime, they have longer nighttime hours, and occasionally go all night long for special events. Mike Julik and David Herold stated that they would like to see a limitation on hours, as the lighting and loudspeakers disturb the peace at night. Discussion ensued on what the applicants would consider palatable hours to have music on the slopes. After debate, the applicants agreed that the music would cease at 10:00 p.m. on weeknights, and at 1:00 a.m. on weekends. Curt Flug then reviewed the criteria to consider when deliberating on a CUP. After much discussion, the Planning Commission concurred that Wild Mountain was a valuable asset to Chisago County, and should be granted the conditional use permit, providing certain conditions could be attached to mitigate unpleasant effects for the neighbors. Lin Strong then moved to recommend approval of the conditional use permit for the recreational center, with the following conditions: 1. That "camping" and "lodging" be stricken from the CUP except for the limited occasional uses described above. 2. That all new lighting and replacements for old lighting be shielded downlighting, to mitigate glare. 3. That outdoor sound amplification through loudspeakers be directed inward to the facility as much as possible, and limited to 10:00 p.m. on weeknights and 1:00 a.m. on weekends. 4. That complete erosion control and stormwater plan for the entire facility be prepared and submitted for approval. 5. All accesses are to be subject to Public Works approval. 6. All applicable state regulations be followed, and all applicable state licenses be obtained and or/maintained. 7. That a plan for any future significant topographical alterations or operational changes be submitted to the Office of Environmental Services for review and approval prior to any such activity. Marcus Clay seconded it and the motion was carried.

Idlewise Development - Dustin and Kerry Boen were present representing Idlewise Development in their request for approval of a preliminary plat of eight lots on 30 acres, to be known as "Rush Lake Estates". This is located in Nessel Township, Sec.16, T.37, R.22 on Co.Rd.4, between 512th and 515th St. The Nessel Township Board had recommended approval conditioned upon the developers improving (i.e. paving) both 512th and 515th Streets up to Ash Avenue. Julie Runkel stated that several issues had arisen during plat review, including the genuine ownership of 515th Street, which appears to be owned by the DNR, but maintained by the township. Among the other issues were sight triangles to be dedicated at both ends of Co. Rd. 4. Public Works will not require turn lanes from Co. Rd. 4, but will require that the existing driveway onto Co. Rd. 4 be abandoned. Additionally, concern was raised regarding the visibility at the intersection of the new Ash Avenue and 515th Street, as this road serves the public landing. Also, given the proximity of the new road to the wetlands, care must be taken to avoid any impact to them. The existing buildings on Lot 1, Block 1 will be removed prior to final plat recording. Julie expressed doubt that adequate area to actually build can be found outside of setback areas on Lots 3, 4, and 5 of Block 1 because the surveyor's assumed 30 foot setback from township road right of way was ten feet short of the actual requirement, and even more short of the required 135 foot setback from centerline of Co. Rd. 4. There were a number of nearby property owners present to express concerns regarding the proposed subdivision. Some of those present who identified themselves were Jay Erickson, Corey Frantzick, Daryl Kowitz, Craig Tschida, Dean Shinler, and Mike Zandlo. All of the landowners were opposed to any plan to connect the new Ash Avenue to either 512th or 515th Street, with Dean Shinler stating that it would create a "racetrack". Corey Frantzick stated he was concerned about the wetlands expanding due to runoff from the additional development. Daryl Kowitz presented a petition signed by 23 neighbors objecting to any new road accessing onto 512th St. Letters had also been received from Dave and Barb Paschke, and Gary and Dana Ostrom. The Paschkes' letter cited impact to watershed and wildlife, concern for the additional traffic on 515th Street, and possible pollution from septic systems as reasons for their objecting to the plat. The Ostroms expressed concern with the new road accessing onto 515th, characterizing it as heavily trafficked during all seasons of the year, and suggested a cul-de-sac road entering the plat from Co. Rd. 4. (Both letters are available for review in the zoning office file.) When public testimony had concluded, Julie Runkel stated that there were several issues that need resolving before preliminary plat approval can be considered. She listed the items of concern that need addressing: 1. The ownership of 515th Street needs to be resolved before the plat can be approved and the developers can improve the road. 2. The setbacks shown by the surveyor on the plat

Chisago County Board of Commissioners

Meeting Minute Excerpt

October 19, 2005

On motion of Robinson, seconded by Schultz and **carried unanimously** the Board received the report of the Planning Commission meeting of October 6, 2005 and approved the preliminary plat (Badger Meadows) for three lots on 24 acres as proposed by Jerry and Kevin Carlson in Sec.4, T.36, R.22 (Fish Lake Township) at Badger Boulevard and Anchor Avenue with the following conditions:

- 1.) Subject to the township stipulations as follows:
 - a.) Permanent removal or relocation of some of the trees along Badger Boulevard to ensure a clear line of sight.
 - b.) Mutually agreed location for the driveway for Lot 1.
- 2.) Erosion and stormwater control plan must be submitted and approved.

On motion of Olseen, seconded by Schultz and **carried unanimously** the Board received the report of the Planning Commission meeting of October 6, 2005 and approved the request for a CUP amendment to permit another structure for equine care at her veterinary clinic as proposed by Jim McCarthy on behalf of Dr. Jeske Noordergraaf in Sec.16, T.35, R.20 (Sunrise Township) at 39318 Poor Farm Road, with the following conditions:

- 1.) Maximum structure size of 20,000 square feet is allowed.
- 2.) Any sewage and/or building code items must be addressed at the time of building permit application.

On motion of Olseen, seconded by Robinson and **carried unanimously** the Board received the report of the Planning Commission meeting of October 6, 2005 and approved the request for a CUP amendment to operate and expand the commercial recreational facility known as Wild Mountain as proposed by Dan Raedeke and Amanda Frischmon in Sec.27, T.35, R.19 (Amador Township) at 37200 Wild Mountain Road, with the following conditions:

- 1.) "Camping" and "lodging" must be stricken from the CUP except for the limited occasional uses such as "lock-ins" for youth church and scouting groups.
- 2.) All new lighting and replacements for old lighting must be shielded downlighting, to mitigate glare.
- 3.) Outdoor sound amplification through loud speakers must be directed inward to the facility as much as possible and limited to 10:00 p.m. on weeknight and 1:00 a.m. on weekends.
- 4.) A complete erosion control and stormwater plan for the entire facility must be prepared and submitted for approval.
- 5.) All accesses are subject to Public Works approval.
- 6.) All applicable state regulations must be followed and all applicable state licenses must be obtained and/or maintained.
- 7.) A plan for any future significant topographical alterations or operational changes must be submitted to the Office of Environmental Services for review and approval prior to any such activity.

On motion of Olseen, seconded by Robinson and **carried unanimously** the Board received the report of the Planning Commission meeting of October 6, 2005 and approved the preliminary plat (Whispering Ridge 2 and will be a replat of Lot 2, Block



OFFICE OF COUNTY RECORDER
Chisago County, Minnesota



I hereby certify that this document was filed in this office
on 11/17/2005 at 10 30 00 AM and was duly
recorded as document number **A-460284**
THORA G FSKO - County Recorder, by _____ Deputy

Well Certificate ☐ Received ☐ Not Required ☐

Fees

Total \$ 00

Received from/return to
CHISAGO COUNTY ADMINISTRATOR
ATTN DEANNA



CONDITIONAL USE PERMIT

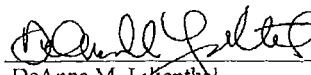
EXCERPT OF THE MINUTES CHISAGO COUNTY BOARD OF COMMISSIONERS OFFICIAL PROCEEDINGS Wednesday, October 19, 2005

The Chisago County Board of Commissioners met in regular session at 6:30 p.m. Wednesday, October 19, 2005 in the Board Room of the Government Center with the following Commissioners present. Montzka, Schultz, Gustafson, Olseen and Robinson Absent: None

On motion of Olseen, seconded by Robinson and **carried unanimously** the Board received the report of the Planning Commission meeting of October 6, 2005 and **approved** the request for a CUP amendment to operate and expand the commercial recreational facility known as Wild Mountain as proposed by Dan Raedeke and Amanda Frischmon in Sec 27, T 35, R 19 (Amador Township) at 37200 Wild Mountain Road, with the following conditions

- 1) "Camping" and "lodging" must be stricken from the CUP except for the limited occasional uses such as "lock-ins" for youth church and scouting groups
- 2) All new lighting and replacements for old lighting must be shielded downlighting, to mitigate glare
- 3) Outdoor sound amplification through loud speakers must be directed inward to the facility as much as possible and limited to 10:00 p.m. on weeknight and 1 00 a.m. on weekends.
- 4) A complete erosion control and stormwater plan for the entire facility must be prepared and submitted for approval.
- 5) All accesses are subject to Public Works approval.
- 6) All applicable state regulations must be followed and all applicable state licenses must be obtained and/or maintained
- 7) A plan for any future significant topographical alterations or operational changes must be submitted to the Office of Environmental Services for review and approval prior to any such activity.


Bob Gustafson, Chair

Attest 
DeAnna M. Lilienthal
Clerk, County Board

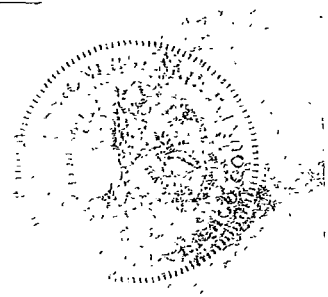
**** See Attached Legal Description**

CERTIFICATION

State of Minnesota)
) ss.
County of Chisago)

I hereby certify that the foregoing motion is a true and correct excerpt of the minutes adopted by the Board of Commissioners of Chisago County at a duly authorized meeting thereof on the 19th day of October, 2005.


DeAnna M. Lilienthal
Clerk, County Board



Legal Description
Wild Mountain Ski Area

That part of Government Lot 5, lying west of the
centerline of County State Aid Highway 16, all in Section
27, Township 35, Range 19, in Amador Township,
Chisago County.

A-460284

Cashmere Properties, LLC – Property owner Cashmere Properties, LLC and applicant Sara Larsen are seeking approval of an Amendment to a Conditional Use Permit (CUP). The proposed Amendment would allow an expansion of the existing operation, known as Wild Mountain, by allowing the addition of a pool, waterslides, bath house with food and beverage service, and pump house. The 142.30± acre subject property is zoned Agricultural (AG) District and located at 37200 Wild Mountain Road / CSAH 16 in Amador Township, S27, T35, R19 (PIDs 01.00127.00 and 01.00196.15).



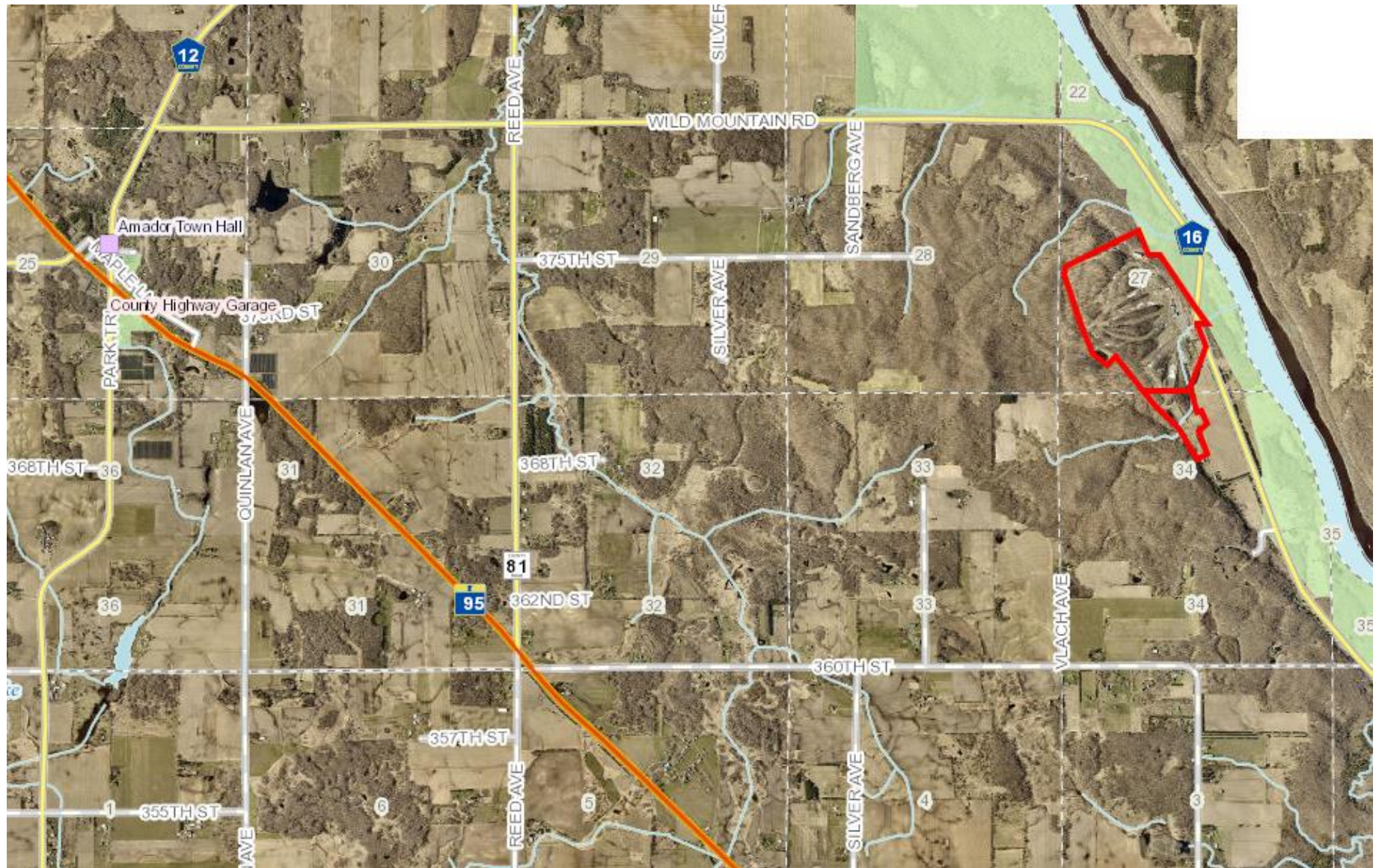
Cashmere property – 



Cashmere Properties, LLC – Property owner Cashmere Properties, LLC and applicant Sara Larsen are seeking approval of an Amendment to a Conditional Use Permit (CUP). The proposed Amendment would allow an expansion of the existing operation, known as Wild Mountain, by allowing the addition of a pool, waterslides, bath house with food and beverage service, and pump house. The 142.30± acre subject property is zoned Agricultural (AG) District and located at 37200 Wild Mountain Road / CSAH 16 in Amador Township, S27, T35, R19 (PIDs 01.00127.00 and 01.00196.15).



Cashmere property – 



RESOLUTION NO. PC2023-0601

**A RESOLUTION OF THE PLANNING COMMISSION OF CHISAGO COUNTY, MINNESOTA,
RECOMMENDING APPROVAL OF AN AMENDMENT TO A CONDITIONAL USE PERMIT
ALLOWING COMMERCIAL RECREATION AREA USES ON PROPERTY LOCATED AT
37200 WILD MOUNTAIN ROAD / CSAH 16 IN AMADOR TOWNSHIP**

WHEREAS, property owner Cashmere Properties, LLC and applicant Sara Larsen submitted an application dated received April 20, 2023 and considered complete on April 28, 2023 for an Amendment to a Conditional Use Permit the operation and expansion of a commercial recreational facility known as Wild Mountain on property located at 37200 Wild Mountain Road / CSAH 16 in Amador Township; and

WHEREAS, the original Conditional Use Permit was granted by the Chisago County Board of Commissioners on October 19, 2005 and the approval was filed by the Chisago County Recorder's Office as Document #A-460284; and

WHEREAS, the property owner and applicant wish to Amend the Conditional Use Permit in order to expand the existing facility through installation of new amenities and modify the legal description; and

WHEREAS, the subject site is located in the Agricultural (AG) District; and

WHEREAS, the subject site is legally described as:

PIDs 01.00127.00 and 01.00196.15

THAT PART OF:

The Southwest Quarter of the Northwest Quarter; the Northwest Quarter of the Southwest Quarter; the Southwest Quarter of the Southwest Quarter; the Southeast Quarter of the Southwest Quarter; all that part of the Southeast Quarter of the Northwest Quarter described as follows: Beginning at the Southwest corner of said Southeast Quarter of Northwest Quarter, thence Northerly along the Westerly line of said Southeast Quarter of Northwest Quarter to a point 250 feet South of the Northeast corner of the Southwest Quarter of Northwest Quarter; thence Southeasterly on a line, to be hereinafter known as "Line A", intersecting the South line of the Southeast Quarter of Northwest Quarter 450 feet Easterly of point of beginning; all in Section 27, Township 35, Range 19.

AND

All that part of Government Lot 6 of Section 27, Township 35, Range 19, lying West of a line described as follows: Commencing at a point on the North line of said Lot, 660 feet East of the Northwest corner thereof; running thence Southeasterly in a straight line to a point on the South line of said Lot, 280 feet East of the Northwest corner of Government Lot 5 of said Section; all in Chisago County, Minnesota.

AND

The Northwest Quarter of Section 34, Township 35, Range 19; The Southwest Quarter of the Northeast Quarter of Section 34, Township 35, Range 19; That part of Government Lot 2 of Section 34, Township 35, Range 19, lying West of a line, to be hereinafter known as "Line B", described as follows: Commencing at a point on the North line of said lot, 1000 feet East of the Northwest corner thereof; running thence Southerly in a straight line to the Northwest corner of Government Lot 3 of said Section; excepting therefrom, the following: Commencing on the North line of said Government Lot 2, 1000 feet East of the Northwest corner thereof; thence South 15 degrees 10 minutes 01 seconds East, a distance of 72.24 feet; thence South 66 degrees 12 minutes 11 seconds West, a distance of 317.47 feet to the Easterly right-of-way line of County Road 16; thence Northerly along said right-of-way 204.11 feet to the North line of said Government Lot 2; thence Easterly along said North line to the point of beginning.

All according to the map or plat thereof on file and of record in the office of the County Recorder in and for Chisago County, Minnesota.

AND

That part of Government Lot 5 lying West of the centerline of County Road No. 16, of Section 27, Township 35, Range 19, Chisago County, Minnesota.

DESCRIBED AS FOLLOWS:

COMMENCING at the southwest corner of the Southwest Quarter of Section 27, Township 35, Range 19; thence on an assumed bearing of North 89 degrees 28 minutes 34 seconds East along the south line of said Southwest Quarter a distance of 2601.07 feet; thence North 14 degrees 15 minutes 06 seconds West a distance of 92.68 feet to a point to be hereinafter known as "POINT A"; thence North 23 degrees 15 minutes 13 seconds East a distance of 829.28 feet to the centerline of County Road 16 and the POINT OF BEGINNING of parcel to be described; thence South 23 degrees 15 minutes 13 seconds

West a distance of 829.28 feet to the hereinbefore described POINT A; thence South 14 degrees 15 minutes 06 seconds East a distance of 104.39 feet; thence South 15 degrees 40 minutes 05 seconds East a distance of 421.03 feet; thence North 68 degrees 47 minutes 08 seconds East a distance of 105.09 feet; thence South 23 degrees 20 minutes 53 seconds East a distance of 286.29 feet; thence South 51 degrees 12 minutes 01 seconds West a distance of 228.74 feet; thence South 22 degrees 50 minutes 49 seconds East a distance of 468.87 feet; thence South 64 degrees 06 minutes 08 seconds West a distance of 235.82 feet; thence North 30 degrees 02 minutes 03 seconds West a distance of 703.24 feet; thence North 48 degrees 25 minutes 24 seconds West a distance of 599.12 feet; thence North 37 degrees 53 minutes 19 seconds West a distance of 1,261.73 feet; thence South 41 degrees 57 minutes 08 seconds West a distance of 235.69 feet; thence North 53 degrees 02 minutes 34 seconds West a distance of 375.20 feet; thence North 23 degrees 50 minutes 56 seconds West a distance of 407.90 feet; thence North 20 degrees 35 minutes 29 seconds West a distance of 325.24 feet; thence North 17 degrees 31 minutes 23 seconds West a distance of 881.52 feet; thence North 09 degrees 03 minutes 47 seconds East a distance of 172.11 feet; thence North 63 degrees 37 minutes 38 seconds East a distance of 1,586.42 feet to the hereinbefore described "Line A"; thence South 22 degrees 34 minutes 54 seconds East along said "Line A" a distance of 537.58 feet, more or less to the north line of said Government Lot 6; thence easterly along the said north line a distance of 210.00 feet to the hereinbefore described "Line B"; thence southeasterly along said "Line B" a distance of 1,600.28 feet, more or less to the south line of said Lot 6; thence westerly along said south line a distance of 193.35 feet, more or less to the centerline of County Road 16; thence southeasterly along said centerline 497.55 feet, more or less to the POINT OF BEGINNING.

WHEREAS, notice was provided and on June 1, 2023 the Planning Commission conducted a public hearing regarding this application, at which it heard from the Land Services Coordinator, the property owner and/or applicant, and invited members of the public to comment; and

WHEREAS, the Planning Commission considered several factors for granting Conditional Use Permits and Conditional Use Permit Amendments and made the following findings per Zoning Ordinance Section 8.04:

Factor #1 The [proposed action is consistent with the] Comprehensive Plan and development policies of the County;

Finding #1 *The Chisago County Comprehensive Plan outlines a number of goals and policies which are meant to support and encourage the type of activity which will draw visitors to Chisago County, including different types of outdoor recreation. Among those identified goals and policies are the following:*

Natural Resources Goal: Prime scenic views and historic landscapes will be recognized as an important local amenity and an increasingly desirable local amenity drawing outside revenue from visitors that is vital to the local economy.

Policies:

1. *Identify and protect quality of visitor experience of prime scenic features, areas of exceptional rural ambience, important historic sites and their surrounding settings, and prime areas for flora study and wildlife viewing, and public and private open spaces amenable to low impact outdoors recreation.*

Economic Development Goal: Provide for a range of economic diversity and development opportunities in the County.

Policies:

1. *Promote natural amenities in the County as assets to economic development and business opportunity.*
2. *Promote tourism as an expanding opportunity for employment and tax base.*
3. *Promote tourism and commercial recreation as expanding opportunities for employment and tax base.*

Factor #2	The proposed use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area;
Finding #2	<i>The subject property is in and of itself a destination, drawing visitors to the site for commercial recreation activities. The use will not generate any demand upon existing parks or other public facilities or amenities. There will be some impact to Wild Mountain Road / CSAH 16, but any such impact is not expected to be excessive or unreasonable. Further, to support this finding, the County Engineer did not identify any roadway concerns related to the proposed use.</i>
Factors #3 and #4	The proposed use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development does not suffer undue negative impact and there will be no significant deterrence to future development; The proposed use and site will have an appearance that will not have an adverse effect upon adjacent properties;
Findings #3 and #4	<i>The proposed use is an expansion of an existing outdoor Commercial Recreation Area use. The subject area (site of expansion) will be separated by both distance and existing screening from nearby properties, including the property which is immediately south and most likely impacted by the proposed use. The appearance of the proposed use will be in keeping with the existing appearance of the site / use and, without any evidence that the existing appearance has had an adverse effect upon adjacent properties, the County finds no evidence to suggest that the proposed use will have an adverse effect.</i>
Factors #5 and #6	The proposed use, in the opinion of the County, is reasonably related to the overall land use goals of the County and to the existing land use; The proposed use is consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use;
Findings #5 and #6	<i>The proposed use is in keeping with the overall goals of the County as described in Finding #1. Further, the subject properties are zoned Agricultural (AG) District and the Zoning Ordinance specifically allows the existing and proposed uses with approval of a Conditional Use Permit. Therefore, the County finds that the proposed use complies with goals established within the Comprehensive Plan, the purposes and intent of the Zoning Ordinance, and the purposes of the AG District.</i>
Factor #7	The proposed use will not cause traffic hazard or congestion; and

- Finding #7 There may be seasonal upswings in traffic levels along Wild Mountain Road / CSAH 16 during the summer months; however, the County Engineer did not identify that the increase would rise to the threshold of traffic hazard or congestion.*
- Factor #8 The proposed use will not adversely impact existing nearby properties by intrusion of noise, glare or general unsightliness.*
- Finding #8 The proposed use will be in keeping with the existing outdoor Commercial Recreation Area use. Given the outdoor nature of the proposed use, there is likely to be a minimal increase in the amount of noise; however, the property most likely to be impacted by the proposed use (property immediately south) is currently undeveloped and appears to be used for agricultural and managed forest land purposes and should, therefore, not suffer any potential negative impacts related to noise, glare or general unsightliness.*

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of Chisago County, Minnesota hereby recommends approval of the request for Conditional Use Permit Amendment, subject to the following conditions:

1. This Conditional Use Permit (CUP) Amendment supersedes the CUP granted by the Chisago County Board of Commissioners on October 19, 2005 (original CUP) which granted approval for the operation and expansion of the Commercial Recreation facility known as Wild Mountain and located at 37200 Wild Mountain Road / CSAH 16 in Amador Township (recorded as Document No. A-460284). The approved Amendment allows for the following:
 - a. Expansion of the existing facility through installation of new amenities including a pool, waterslides, bath house with food and beverage service, and pump house; and,
 - b. Modification of the legal description to include the southerly subject parcel (PID 01.00196.15).
2. In addition to the amenities listed in Condition No. 1.a. above and approved by this CUP Amendment, the County acknowledges that the site has previously been developed with the following amenities and these amenities are hereinafter authorized by this permit:
 - a. Slopes for skiing, snowboarding and snowtubing;
 - b. Wild Adventure Island Waterpark (jets, slides, a 350-gallon dumping bucket and a lazy river);
 - c. Avalanche Alley Waterslides (four waterslides);
 - d. Artic Rush Alpine Slide (two slides stretching 1,700 feet from the top of the mountain to the bottom);
 - e. Tall Timbers Raceway (go-karts);
 - f. FreeFall XP (two story tower with platforms at 18' and 27'); and,
 - g. Corduroy Club Dining and Sun Deck (full service bar with full menu)
3. The subject site shall be developed and the facility shall be operated in conformance with the application materials, including the written narrative and site plans dated received April 20, 2023, except as specifically noted herein. Any significant deviation or expansion, as determined by Chisago County Department of Environmental Services staff, shall require further review by the Planning Commission and approval by the County Board.
4. The County acknowledges that the installation of amenities authorized by this CUP Amendment will occur in two phases, with Phase 1 (pool, bath house, and pump house) anticipated to begin in 2023 and Phase 2 (waterslides) anticipated to begin in 2028-2033. The property owner is not bound to these timeframes, however, and may install all amenities upon approval of this CUP Amendment.

5. The property owner shall make application for septic compliance inspections for all existing septic systems on the subject site. Further, installation of any new septic system(s) shall be done so in accordance with all applicable septic codes and all required permits shall be obtained.
6. All existing and proposed septic systems must comply with Minnesota Pollution Control Agency (MPCA) Individual Sewage Treatment Systems Chapter 7080.
7. The property and uses thereon are subject to all applicable local and State codes, including Zoning, Building and Septic Codes.
8. "Camping" and "lodging" must be stricken from the CUP except for the limited occasional uses such as "lock-ins" for youth church and scouting groups.
9. All new lighting and replacements for old lighting must be shielded downlighting, to mitigate glare.
10. Outdoor sound amplification through loud speakers must be directed inward to the facility as much as possible and limited to 10:00 pm on weeknight and 1:00 am on weekends.
11. A complete erosion control and stormwater plan for the entire facility must be prepared and submitted for approval.
12. All accesses are subject to Public Works approval.
13. All applicable state regulations must be followed and all applicable state licenses must be obtained and/or maintained.
14. A plan for any future significant topographical alterations or operational changes must be submitted to the Office of Environmental Services for review and approval prior to any such activity.

Adopted by the Planning Commission of Chisago County, Minnesota,
this 1st day of June, 2023.

Chris DuBose _____
Eric Leivian _____
Jim McCarthy _____
John Sutcliffe _____

Dave Whitney _____
Jolene Wille _____
Chip Yeager _____

Chris DuBose
Vice Chair

ATTEST: _____
Beth Gervais
Land Services Coordinator



Staff Report

TO: Planning Commission
 FROM: Beth Gervais, Land Services Coordinator
 SUBJECT: Conditional Use Permit for a Drive-Through Business and an Accessory Residential Unit in the Rural Village Center (RVC) District
 2340 Stark Road / CSAH 10, Fish Lake Township
 DATE: June 1, 2023

ACTION TO CONSIDER

The Planning Commission will conduct a public hearing to consider a Conditional Use Permit (CUP) for a Drive-Through Business and a single Accessory Residential Unit in the Rural Village Center (RVC) District.

SITE & APPLICATION INFORMATION

Applicant(s):	Marvin "Joe" Beaulieu
Property Owner(s):	Boozhoo Coffee & Café, LLC
Location:	2340 Stark Road / CSAH 10 Fish Lake Township Section 26, Township 36, Range 22
PID:	03.00385.00
Property Area:	.92± Acres
Current Zoning:	Agricultural (AG) District
Adjacent Zoning:	
North:	Rural Village Center (RVC) District
South:	Rural Village Center (RVC) District
East:	Rural Village Center (RVC) District
West:	Rural Village Center (RVC) District
Date Application Received:	April 14, 2023
Date Application Complete:	May 3, 2023
60-Day Review Period:	July 2, 2023

BACKGROUND

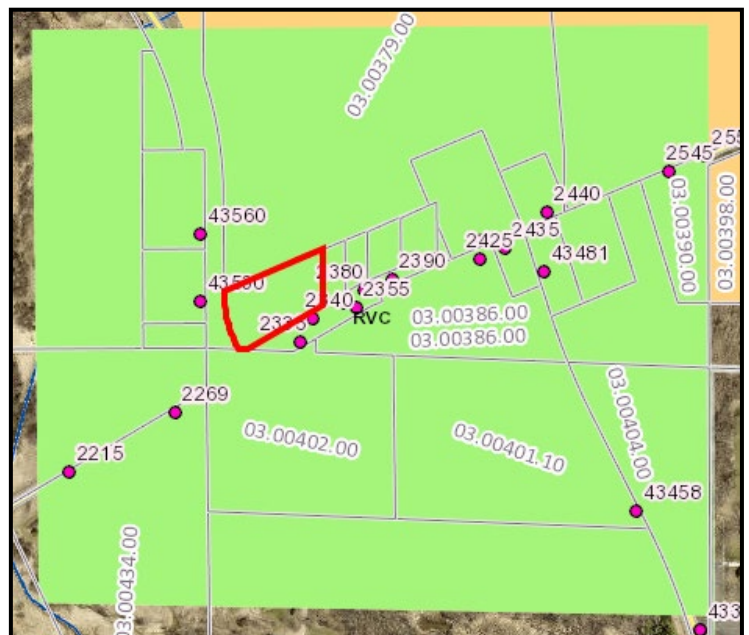
Property owner Boozhoo Coffee & Café, LLC and applicant Joe Beaulieu are requesting a CUP for a Drive-Through Business and an Accessory Residential Unit on a .92± acre property in the Rural Village Center (RVC) District. The primary use of the subject site will be a coffee shop and café, which is classified as a Permitted Use in the RVC District.

SITE ANALYSIS

The subject site is located at the intersection of Stark Road / CSAH 10 and Cedarcrest Trail / CSAH 8 in the



Surrounding properties vary widely in size from .2 acres to 28.5 acres. Surrounding uses also vary widely from residential to commercial to agricultural. The property is bordered by two County State Aid Highways to the west and south; the property immediately east is used for residential purposes; and, the property immediately north appears to be used for agricultural purposes. All immediately adjacent properties are zoned RVC District (see right image below, subject site outlined in red).



The structure has changed significantly in recent months to accommodate the property owner's intended uses. Unfortunately, the vast majority of this



work has been completed without the necessary building permit(s); however, in conjunction with the CUP application submittal, the applicant also submitted the necessary building permit application and plans for formal review.

PROPOSAL ANALYSIS

In addition to the completed application form, the applicant provided the following supporting documents for review and consideration:

- Written narrative dated received April 18, 2023
- Written narrative “addendum” dated received May 1, 2023
- Site plan dated received April 14, 2023
- Site plan dated received May 2, 2023

Following the application being deemed complete on May 3, 2023 and following the May 8, 2023 Fish Lake Town Board meeting, the applicant provided site renderings that corresponded with the already submitted application materials at the May 10, 2023 Technical Review Committee meeting and via email on the same date (see attached).

Following the application being deemed complete on May 3, 2023, following the May 8, 2023 Fish Lake Town Board meeting, and following the May 10, 2023 Technical Review Committee meeting, the applicant provided new and significantly different site renderings dated received May 18, 2023 for further review and consideration (see attached). Because these renderings were submitted well after the application deadline and well into the formal review process, neither department staff or other agency staff (i.e., Chisago County Highway Department) nor the township had the ability to thoroughly review the renderings. Therefore, the information and comments provided below are largely based on the previously submitted written narratives and site plans and include minimal detail about the May 18, 2023 renderings. Staff notes that the information shown on the May 18, 2023 renderings is substantially different than the previously submitted written narratives and site plans, specifically in terms of parking lot design (customer parking, employee parking and residential parking), lighting, and the garbage receptacle area.

All items listed above, including the substantially changed May 18, 2023 site renderings, are attached for the Planning Commission’s reference and summarized below.

According to the April 18, 2023 written narrative, the applicant is proposing the following Conditional Uses:

- Accessory Residential Unit on Second Story:
 - Remodeling and expanding the second story of an existing building for a single Accessory Residential Unit. The proposed second story will be approximately 3,174 sf built over the entire first story.
 - The residential unit will have a total of five bedrooms, four bathrooms, and two kitchens.
 - The residential unit will have two entrances. A 6’ x 8’ enclosed entryway will be constructed on the north side of the structure. A second entryway of the same size is reportedly proposed for the east side of the structure. The attached site renderings show the northerly entryway; however, it’s not entirely clear where the easterly entryway will be located.
 - The residential unit will have an 8’ deck on the north side of the structure. In addition to standard residential use, the deck will provide access to a utility room.

- The second story will include a 12' x 12' utility room for placement of a furnace, water heater, water softener, duct work, etc.

Staff notes that Zoning Ordinance Section 5.11 Rural Village Center (RVC) District allows, as a Conditional Use, an "Accessory residential unit in the second story of a permitted use". Staff interprets this to mean a single residential unit will be allowed upon approval of a Conditional Use Permit.

- Drive-Through Business:

- The first story / main level will be designed and operated as a coffee shop and café. The proposed drive-through will support the coffee shop and café and the drive-through window will be located on the west side of the structure.
- The drive-through lane will enter the property from the southwesterly side of the parking lot and circle around the proposed parking lot to access the drive-through window on the west side of the structure. The drive-through lane will then exit back onto Stark Road / CSAH 10 from the southeasterly side of the parking lot. It's staff's understanding that the drive-through lane will be a "one way" lane.
- The written narrative describes the drive-through lane as being 10' wide.
- The April 14, 2023 site plan shows a parking lot with a total of 25 parking spaces, including two rows of diagonal parking (17 spaces total) and one row of parking which is perpendicular to Stark Road / CSAH 10 (8 spaces).
- The April 18, 2023 written narrative describes that parking will be provided for staff and residents on the east side of the structure; however, the May 2, 2023 site plan shows two or three parking spaces for residents on the north side of the structure.
- The May 1, 2023 written narrative suggests that the applicant intends to surface the parking lot, drive-through lane, and garbage area with a four-inch layer of Reclaimed Asphalt Pavement (RAP) which will be graded and compressed to create a compacted base. The applicant believes that this compacted RAP base will create a hard surface to control dust and direct water flow / drainage. The written narrative further explains that the applicant intends to utilize this surface for the first year of business operations so that the RAP will further compact before installing concrete or pavement.
- The May 1, 2023 written narrative states that the parking lot will be at its highest point near the north and west sides of the structure and slope down 3% away from the structure toward the north and west. This 3% slope is suggested to allow water flow / drainage away from the structure and toward adjacent ditches and wetland area.
- The May 1, 2023 written narrative states that the parking lot will maintain a 15' setback from the wetland area. However, staff notes that the applicant has not provided a wetland delineation or other precise detail establishing the location of the wetland area in relation to the proposed parking lot and, therefore, cannot verify the proposed setback.
- The April 14, 2023 site plan shows a menu screen and intercom system for ordering located in the northwest corner of the parking lot / drive-through lane. The May 1, 2023 written narrative further describes the installation of a 4' x 5' menu screen and intercom system. The written narrative describes the intercom as meeting all required setbacks; however, staff does not agree with this point and has provided more detail on this issue below.

- The proposed septic system will be located on the north side of the structure. The septic design has not yet been fully reviewed or approved. Staff notes that a Certificate of Occupancy will not be issued for the structure until such time that an approved septic system has been installed and, therefore, the proposed uses may not commence until such time that an approved septic system has been installed.
- The April 18, 2023 written narrative describes and the May 2, 2023 site plan shows that garbage containers will be located in the northeast corner of the parking lot. The April 18, 2023 written narrative describes a 14' x 14' concrete pad with gated enclosure to contain and screen garbage and recycling receptacles. The May 1, 2023 written narrative further describes that, upon further study, the garbage area will instead be 10' x 16' in size providing enough room for three or four receptacles. All receptacles will be of standard commercial size (3' x 4' x 6') and serviced one time per week.
- The May 1, 2023 written narrative describes a landscaping plan. The written plan details a proposed porch, sidewalk, entrance to the coffee shop and café, patio, proposed water flow / drainage, parking lot, and garbage area. The written plan concludes by stating that the applicant does not intend to install any "flower beds, bushes or trees that are not already planted. [The] area will be left as natural as possible so that [landscaping] does not interfere with [the] proposed building, parking lot, and sidewalk design".
- The May 1, 2023 written narrative describes the installation of five street / parking lot lights evenly spaced around the perimeter of the parking lot, as well as two additional lights on the front of the structure (south side). The May 2, 2023 site plan shows the location of two parking lot lights and one light on the east side of the structure. The written narrative and site plan offer conflicting information and, therefore, staff is unable to verify the proposed lighting.
- The May 1, 2023 written narrative describes and the May 2, 2023 site plan shows the proposed installation of a two-sided lighted sign in the southwest corner of the subject site. The sign is proposed to be 4' x 8' (32 sf) with a height of 20' above ground surface. This sign will require a building permit prior to installation.
- The proposed hours of operation are 6:00 am to 10:00 pm, seven days a week.

DRIVE-IN / DRIVE-THROUGH BUSINESSES

Zoning Ordinance Section 7.22 states that the purpose of the section is to allow for drive-in businesses to be established in appropriate areas and developed in a manner as to not adversely impact surrounding land uses and to ensure the public safety. Section 7.22 specifically requires the following items and staff has provided comments for the Planning Commission's consideration (shown in *blue italics*):

C. Site Plan Requirements.

1. The site plan shall clearly indicate suitable storage containers for all waste material. All commercial refuse containers shall be screened. *The May 2, 2023 site plan shows and the written narratives describe the handling of waste material. Additionally, the May 18, 2023 site renderings show the garbage area in a completely different location. Staff assumes that the May 18, 2023 site renderings show the final location; however, these renderings were submitted after the Technical Review Committee meeting and the Fish Lake Town Board meeting, and, therefore, have not been fully reviewed.*

2. A landscaping plan shall be provided. *The applicant provided a written landscaping plan which essentially states that no additional landscaping will be provided.*
3. The design of any structure shall be compatible with other structures in the surrounding area or future planned uses.
4. Electronic devices such as loudspeakers, automobile service order devices, drive-in theater car speakers and similar instruments shall not be located within four hundred (400) feet of any residentially zoned or used property, nor within two hundred (200) feet of any adjacent lot regardless of use or zoning district. *Given the dimensions of the subject site (approximately 285' wide x 150' deep, according to the April 14, 2023 site plan), staff finds that it would be impossible for the proposed intercom system to meet all required setbacks. Staff does not support and the Zoning Ordinance does not allow the use of an intercom system on this property purely based on the fact that it cannot meet the required setbacks.*
5. No service shall be rendered, deliveries made, or sales conducted within the required front yard; customers serviced in vehicles shall be parked to the sides and/or rear of the principal structure. *The proposed drive-through is shown to be located on the side of the principal structure.*
6. No permanent or temporary signs visible from the public street shall be erected without specific approval in the permit. *The May 1, 2023 written narrative describes and the May 2, 2023 site plan shows the proposed installation of a two-sided lighted sign in the southwest corner of the subject site. The sign is proposed to be 4' x 8' (32 sf) with a height of 20' above ground surface. This sign will require a building permit prior to installation.*
7. No plan shall be approved which will in any way constitute a hazard to vehicular or pedestrian circulation. *Assistant County Engineer Hobert has provided written comments, including comments specifically pertaining to parking and traffic circulation. The Chisago County Highway Department has stated the following in their review of the April 18, 2023 and May 1, 2023 written narratives and April 14, 2023 and May 2, 2023 site plans (note that this review did not include review of the substantially changed May 18, 2023 site renderings):*
 - *According to the Chisago County Access Management Ordinance, [an administrative] variance will be required in order to construct two accesses off of Stark Road / CSAH 10.*
 - *90-degree parking off of Stark Road / CSAH 10 will not be allowed. Consideration would be given to parking in a parallel direction to Stark Road / CSAH 10, should the developer pursue that. However, the Access Management Ordinance requires a turn lane be constructed when the site generates over 100 trips per day, which would conflict with any on-street parking. More discussion is needed regarding this, as well as how any improvements coincide with the County's plan for the reconstruction of this portion of Stark Road / CSAH 10, which is planned for 2025 or 2026. Public Works would be happy to be meet with the applicant.*
 - *From the smaller widths depicted in the sketch, it appears one-way driveways will be implemented. The site plan will need to show proposed signage to control traffic entering and leaving the site.*
 - *Public Works has some concerns about an unpaved parking lot:*
 - *The continual turning throughout the site to park or traverse through the drive-through will cause gravel to loosen and track out on to Stark Road / CSAH 10.*
 - *Without a hard surface, pavement marking arrows will not be able to be constructed to help the movements to and from the site.*

D. Design Standards.

1. The entire area of any drive-in/drive-through business shall have an engineered drainage system approved by the Zoning Administrator. *The applicant provided a written drainage plan which describes a 3% slope north and west away from the structure. While the applicant “technically” provided a drainage plan, it does not provide sufficient detail necessary for a thorough review. Further, the Assistant County Engineer has provided written comments, including comments specifically pertaining to grading, drainage, erosion control and removals. The Chisago County Highway Department has stated the following:*

- *Missing any elevation information, so unclear how the grading and drainage of this site coincides with Stark Road / CSAH 10.*
- *Removals on or adjacent to Stark Road / CSAH 10 will need to occur to construct the access locations (namely curb and gutter). The plan needs to depict these removals and the plan for restoration of bituminous, curb and gutter, turf, etc.*
- *Public Works has road signage that is placed near the western access. The site plan should account for this.*

Additionally, the Highway Department has commented that:

- *Site sediment control practices are missing. This site drains toward the ditch along Cedarcrest Trail / CSAH 8 which flows north toward Horseshoe Lake, listed as an impaired water by the MN Department of Natural Resources, and should be noted in the Construction Stormwater Permit Application that will need to be obtained from the MN Pollution Control Agency.*
2. The entire area other than that occupied by structures or planting shall be surfaced with a hard surface material that will control dust and drainage. *The applicant is proposing to install, for year one of business operations, a four-inch layer of Reclaimed Asphalt Pavement (RAP) which will be graded and compressed to create a compacted base. While the applicant is proposing to install concrete or pavement after year one, staff is concerned about the County’s ability to enforce future hard surfacing. If the Planning Commission and County Board support the initial use of RAP, staff would encourage the Planning Commission and County Board to consider requiring a bond for future hard surfacing with either concrete or pavement.*
 3. A fence or screen of an acceptable design to the Zoning Administrator shall be constructed along the property line abutting a residential district and such fence or screen shall be adequately maintained. *Not applicable as the subject site does not abut a residential district.*

E. General.

1. Any drive-in/drive-through business serving food or beverages may also provide, in addition to vehicular service areas, in-door food and beverage seating area. *It’s staff’s understanding that the applicant is proposing indoor seating in addition to the proposed drive-through. The applicant has not provided and was not required to provide any detail about the indoor seating area.*
2. The hours of operation may be set forth as a condition of any Conditional Use Permit for drive-in/drive-through business. *The applicant is proposing that the coffee shop and café will be open seven days a week from 6:00 am to 10:00 pm.*
3. Each drive-in/drive-through business serving food may have outside seating. *Staff does not believe that outdoor seating is proposed at this time.*
4. Each food or beverage drive-in/drive-through business shall place refuse receptacles at all exits as well as one (1) refuse receptacle per ten (10) vehicle parking spaces within the parking area. *The applicant has provided detail about a main garbage collection area; however, no detail has*

been provided about receptacles at exits or available to customers based on number of parking spaces.

F. Location.

1. No drive-in/drive-through business shall be located such that it may unduly increase traffic volumes on nearby residential streets. *The subject site is located at the intersection of two County State Aid Highways and, therefore, should not impact nearby residential streets.*
2. No drive-in/drive-through shall be located on any street other than one designated as a thoroughfare on which businesses are located. *The subject site is located at the intersection of two thoroughfares in a commercial zoning district.*

G. In the case of a drive-in theater, a solid fence not less than eight (8) feet in height and extending at least to within two (2) feet of the ground shall be constructed around the property. *Not applicable.*

H. The lighting shall be approved by the Zoning Administrator so as to limit light visible from public rights-of-way. *The May 1, 2023 written narrative describes and the May 2, 2023 site plan shows proposed lighting within the parking lot and on the structure. However, information included in the written narrative and on the site plan do not match. Additionally, the May 18, 2023 site renderings show lighting, but this rendering does not match either the written narrative or the site plan. Further, the May 18, 2023 site renderings were submitted after the Technical Review Committee meeting and the Fish Lake Town Board meeting, and, therefore, have not been fully reviewed.*

Upon review of all submitted application materials, staff deemed the application “technically” complete on May 3, 2023; however, staff believes that the application materials are conflicting and lacking, at best, and likely do not satisfactorily address or comply with all requirements established by Zoning Ordinance Section 7.22. Staff’s concerns are noted above in *blue italics*.

REVIEW PROCESS

As part of the review process, the Technical Review Committee met with applicant Joe Beaulieu on May 10, 2023. The Committee discussed wetland concerns, septic concerns and potential traffic concerns. The following items were discussed:

- Wetland Specialist Jeff Fertig suggested that silt fencing be installed at the toe of the slope to prevent debris from entering the wetland. Fertig also commented that there is no required setback from the wetland.
- Sanitarian Troy Davidsavor stated that the septic design was still under review but it appeared to fit the site. Davidsavor added that the septic system cannot be installed until such time that the easterly neighboring well is properly sealed; and, the business cannot begin operating / a final Certificate of Occupancy cannot be granted until the septic system has been installed.
- Deputy Derek Griggs suggested that there may be concerns relating to the proposed perpendicular parking on Stark Road / CSAH 10 but deferred comments to the Chisago County Highway Department.
- Assistant County Engineer Ben Hobert, following the May 10, 2023 Technical Review Committee meeting, provided several comments relating to adequacy of the application materials, environmental concerns, parking / parking lot, access points / entrances, and lack of plans for grading, drainage, erosion control and removals. Hobert’s comments have been incorporated into the “DRIVE-IN / DRIVE-THROUGH BUSINESSES” section above (shown in *blue italics*).

The Fish Lake Town Board reviewed the proposed CUP at its May 8, 2023 meeting and recommended approval of the CUP with no conditions or comments.

The application was submitted on April 14, 2023 and, upon review, deemed incomplete on April 27, 2023. After submission of additional information, the application was deemed “technically” complete on May 3, 2023. Staff notes that the final application submittal was deemed “technically” complete because the applicant addressed, in some manner, all required elements. The State mandated 60-day review period expires on July 2, 2023. The submission of significantly changed site renderings does not change the review period expiration.

STAFF RECOMMENDATION

While staff has deemed the application “technically” complete, staff does not believe that the application materials satisfactorily address or fully demonstrate compliance with all requirements established by Zoning Ordinance Section 7.22 Drive-In / Drive-Through Businesses. Further, the applicant submitted substantially different site renderings on May 18, 2023 which show a significantly redesigned parking lot, and neither department staff or other agency staff (i.e., Chisago County Highway Department) nor the Fish Lake Town Board has had opportunity to fully review or comment on the proposed revisions. Recognizing that the request also includes a proposed Accessory Residential Unit, staff notes that no specific concerns have been identified relating to the single Accessory Residential Unit use.

Staff recommends that the Planning Commission review the application materials, discuss the proposal with the applicant, open the public hearing, and then motion to **continue the public hearing to July 6, 2023 AND/OR table the request to July 6, 2023**. Being that the review period expires on July 2, 2023 and the next regularly scheduled Planning Commission meeting is on July 6, 2023, the Commission should also include in its motion a **60-day extension** of the review period.

- Continuing the public hearing would allow the Planning Commission to receive additional public testimony at the July 6, 2023 meeting before making a recommendation on the request.
- Tabling the request would allow time for the applicant to submit additional supporting and/or clarifying documentation and/or allow the Planning Commission further opportunity for review and consideration before making a recommendation on the request.

Alternatively, if the Planning Commission supports the request for CUP as presented, staff would encourage the Commission to consider the following Findings of Fact and conditions.

FINDINGS OF FACT

Zoning Ordinance Section 8.04 (Conditional Use Permits) C. states that the Planning Commission shall consider possible effects of the proposed conditional use based upon, but not limited to, the general factors listed below. Staff has provided proposed findings, shown in *italics* below, for the Commission’s consideration.

Factor #1 The [proposed action is consistent with the] Comprehensive Plan and development policies of the County;

Finding #1 The Chisago County Comprehensive Plan outlines a number of goals and policies which are meant to support and encourage the proposed action. Among those identified goals and policies are the following:

Economic Development Goal: Provide for a range of economic diversity and development opportunities to maintain and strengthen the County's economy.

Policies:

- *Encourage new commercial and industrial development within existing communities where adequate infrastructure is available, including redevelopment of existing sites and filling of industrial and business parks.*
- *Continue to use and promote the Rural Village Center zoning district established for the historical unincorporated villages to allow for mixed-use development.*

Factor #2	The proposed use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area;
Finding #2	<i>The proposed use will provide sanitary facilities for customers and residents, off-street parking for customers and residents, and access to the subject site will be gained from a well-established and well-maintained County Road (Stark Road / CSAH 10). Further, the proposed use will have no impact on schools or other public facilities or utilities. Therefore, the County finds that the proposed Rural Retail Tourism use will not create an excessive demand on existing parks, schools or utilities which serve the subject site.</i>
Factor #3	The proposed use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development does not suffer undue negative impact and there will be no significant deterrence to future development;
Finding #3	<i>The proposed uses include a drive-through business to support a permitted use within the Rural Village Center (RVC) District as well as an accessory residential unit. Both commercial and residential uses exist within the immediate RVC District and, therefore, the County finds that the proposed uses are sufficiently compatible.</i>
Factor #4	The proposed use and site will have an appearance that will not have an adverse effect upon adjacent properties;
Finding #4	<i>The applicant has demonstrated through site renderings that the proposed uses and site will have a visually pleasing appearance. Therefore, the County finds that the appearance will not have an adverse impact on adjacent properties.</i>
Factor #5	The proposed use, in the opinion of the County, is reasonably related to the overall land use goals of the County and to the existing land use;
Finding #5	<i>The Chisago County Zoning Ordinance states that the Rural Village Center (RVC) District is intended to provide areas that will allow for retail and service businesses which are appropriately located in population centers in unincorporated areas. The County finds that the Chisago County Zoning Ordinance allows both proposed uses (Drive-Through Business and Accessory Residential Unit) as Conditional Uses in the Rural Village Center (RVC) District and meet the intent of the RVC District.</i>
Factor #6	The proposed use is consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use;
Finding #6	<i>See Finding #5.</i>
Factor #7	The proposed use will not cause traffic hazard or congestion; and

- Finding #7 The subject site is situated at the intersection of two well-maintained, highly traveled County State Aid Highways (Stark Road / CSAH 10 and Cedarcrest Trail / CSAH 8). The Chisago County Highway Department has reviewed the proposed parking plan and required modifications – such as elimination of parking perpendicular to Stark Road / CSAH 10 – which will reduce potential for traffic hazards or congestion. Further, access points will be reviewed by the Chisago County Highway Department and approved only if found to be in compliance with the Chisago County Access Management Ordinance.*
- Factor #8** The proposed use will not adversely impact existing nearby properties by intrusion of noise, glare or general unsightliness.
- Finding #8 Of the suggested intrusions (noise, glare, and general unsightliness), the County finds that the most likely intrusion impacting nearby properties would be the use of electronic devices such as intercom systems, loudspeakers, order devices, speakers, or similar devices. Therefore, in an effort to mitigate potential intrusions, the County has prohibited the use of such electronic devices. The County finds no evidence to suggest that the proposed uses would cause glare, general unsightliness or other forms of intrusion upon nearby properties.*

Recommended Condition(s):

1. This Conditional Use Permit allows a Drive-Through Business and single Accessory Residential Unit in the Second Story. The property shall be developed and used in accordance with application materials kept on file with the Department of Environmental Services, including written narratives dated received April 18, 2023 and May 1, 2023 and site plans dated received April 14, 2023 and May 2, 2023, except as specifically noted herein, and in accordance with the conditions contained herein. Any significant deviation or expansion, as determined by Chisago County Department of Environmental Services staff, shall require further review by the Planning Commission and approval by the County Board of Commissioners.

Conditions Specific to the Approved Drive-Through Business:

2. The Drive-Through shall be allowed to operate seven days a week, operating no earlier than 6:00 am and no later than 10:00 pm.
3. Due to the current site dimensions / configuration and inability to meet required setbacks applicable to electronic devices, no electronic devices such as intercom systems, loudspeakers, order devices, speakers, or similar devices shall be allowed outside of the principal structure.
4. The drive-through lane shall be designed and used for one-way traffic only.
5. The drive-through lane shall have a minimum dedicated width of twelve feet (12').
6. Delivery trucks and other service vehicles must utilize the parking lot and shall not park on Stark Road / CSAH 10.
7. The permit holder shall provide suitable storage containers for all waste material and all storage containers shall be screened. Further, the permit holder shall place refuse receptacles at all exist as well as one refuse receptacle per ten vehicle parking spaces within the parking area.
8. All food and beverage preparation and/or sales shall comply with all applicable Minnesota Department of Health regulations.
9. All liquor service shall comply with applicable Minnesota Department of Public Safety regulations, and Chisago County liquor licensing requirements.

Conditions Specific to the Approved Accessory Residential Unit:

10. There shall be only one Accessory Residential Unit allowed within the principal structure and it shall be located in the second story.

General Conditions Applicable to Subject Site and Approved Uses:

11. Exterior lighting shall be downcast and shall be designed and installed so as to limit light visible from and limit interference with adjacent public Rights-of-Way. The lighting plan shall be reviewed and approved by the Zoning Administrator.
12. Noise generated from the approved uses, including the playing of music, shall be subject to the Chisago County noise standards contained in Zoning Ordinance Section 7.05. No undue or objectionable noise resulting from said uses shall be transmitted beyond the subject site's property boundaries. Further, there shall be no outdoor amplified music at any time.
13. The property owner shall request and obtain an administrative Variance from the Chisago County Highway Department in order to have more than one access point from Stark Road / CSAH 10.
14. The parking lot shall be surfaced with materials reviewed and approved by the Chisago County Highway Department.
15. The permit holder shall accommodate all parking on-site and no customer or resident parking shall be allowed on Stark Road / CSAH 10. Further, no perpendicular parking shall be allowed adjacent to Stark Road / CSAH 10.
16. The permit holder shall ensure that adequate access and parking is available and maintained to accommodate emergency vehicles. Local fire chief inspection and approval of drive access suitability for emergency access purposes shall be obtained prior to opening to the public.
17. A Certificate of Occupancy will not be granted until such time that an approved septic system has been installed. Neither approved use shall commence until such time that a Certificate of Occupancy has been issued.
18. During construction of the principal structure and parking lot, the permit holder shall install silt fencing at the toe of the slope to prevent debris from entering the wetland.
19. Signage shall be permitted and installed in accordance with Chisago County Zoning Ordinance Section 4.14.
20. The property and the uses thereon are subject to all applicable local and State codes, including Zoning, Building and Septic Codes.
21. The property owner shall apply for and obtain a Construction Stormwater Permit from the Minnesota Pollution Control Agency (MPCA), if deemed necessary by the MPCA.
22. The property shall be made open and available for regular inspection at any time during reasonable hours by the Chisago County Department of Environmental Services and/or any duly authorized law enforcement agency.
23. Annual certification of the Conditional Use Permit is required. The permit holder shall notify the County annually that the activity permitted by the Conditional Use Permit is ongoing and the activities being conducted continue to adhere to the conditions of approval. Failure to maintain certification may be a basis to revoke the Conditional Use Permit. The property shall be made open and available for regular inspection at any time during reasonable hours by the Chisago County Department of Environmental Services and/or any duly authorized law enforcement agency.

OPTIONS

1. Recommend that the County Board **approve** the Conditional Use Permit with draft Findings of Fact and conditions presented or amended.
2. Should the Planning Commission determine that the proposed Conditional Use Permit does not comply with and/or is not consistent with the intent of County's Zoning Ordinance or Comprehensive Plan upon completion of the public hearing and/or upon discovery of any new or unknown evidence, recommend that the County Board **deny** the Conditional Use Permit based on factors deemed appropriate. *(Note: The Commission will need to include specific factor(s) for denial in its motion.)*
3. **Continue the public hearing** to July 6, 2023 to allow the Planning Commission opportunity to receive additional public testimony at the July 6, 2023 meeting before making a recommendation on the request.
4. **Table** the request to July 6, 2023 to allow for submission of additional supporting and/or clarifying documentation and/or further review and consideration. Being that the review period expires on July 2, 2023 and the next regularly scheduled Planning Commission meeting is on July 6, 2023, the Commission should also include in its motion a **60-day extension** of the review period.

ACTION REQUESTED

Motion to **continue the public hearing** to July 6, 2023 to allow opportunity for additional public testimony and/or **table** the request to July 6, 2023 to allow for submission of additional supporting and/or clarifying documentation and/or further review and consideration. Being that the review period expires on July 2, 2023 and the next regularly scheduled Planning Commission meeting is on July 6, 2023, the Commission should also include in its motion a **60-day extension** of the review period.

Note: If the Planning Commission chooses to table the request to allow for submission of additional information, the Commission should be very clear and specific about what information is being required from the applicant. Some suggested items include but are not limited to:

- *One comprehensive written narrative*
- *One comprehensive site plan or set of plans incorporating and illustrating all required and proposed elements, including but not limited to:*
 - *In-place topography, existing conditions, removals, wetlands, Right-of-Way boundaries, and elevations*
 - *Engineered grading, drainage and erosion control plan*
 - *Site sediment control plan*
 - *Parking plan showing no parking perpendicular to Stark Road / CSAH 10 and hard surfacing material(s) which has been reviewed and approved by the Chisago County Highway Department*
 - *Signage / parking lot marking plan showing all proposed signage and markings to control traffic entering and leaving the subject site*
 - *Lighting plan*
 - *Waste material plan showing area for suitable storage containers as well as refuse receptacles at all exits and one refuse receptacle per ten vehicle parking spaces within the lot*
 - *Landscaping plan*
 - *All other required elements per Zoning Ordinance Section 7.22 Drive-In / Drive-Through Businesses*
- *Wetland delineation*

- *Copy of approved administrative Variance from Chisago County Highway Department allowing more than one access point from Stark Road / CSAH 10*

Alternatively, if the Planning Commission supports the request for CUP as presented, motion to adopt Resolution No. PC2023-0602, a resolution recommending approval of a Conditional Use Permit allowing a Drive-Through Business and an Accessory Residential Unit on property located at 2340 Stark Road / CSAH 10 in Fish Lake Township, with Findings of Fact and conditions as presented or amended.

ATTACHMENTS

1. Application materials:
 - a. Application
 - b. Written narrative dated received April 18, 2023
 - c. Written narrative “addendum” dated received May 1, 2023
 - d. Site plan dated received April 14, 2023
 - e. Site plan dated received May 2, 2023
2. Site renderings dated emailed May 10, 2023
3. Site renderings dated received May 18, 2023
4. Aerial location map (1) – subject property
5. Aerial location map (2) – vicinity map
6. Draft Resolution No. PC2023-0601

CC: Joe Beaulieu, applicant
County file



Chisago County Department of Environmental Services Planning & Zoning Application

Permit # 23-395

Township Fish Lake S/T/R 26/036/022 PID# 03.00385.00

Project Address 2340 Stark Rd. Harris, MN 55032

Property Owner(s) Boozhoo Coffee & Cafe LLC / Joe Beaulieu

Mailing Address (If Different from Project Address) _____

Phone# [REDACTED] Email [REDACTED]

Applicant(s) Joe Beaulieu

Mailing Address (If Different from Project Address) _____

Phone# Same Email Same

Type of Request (Check All That Apply)

Board of Adjustment & Appeals

- ☐ Variance
☐ Administrative Appeal

Planning Commission

- ☒ Conditional Use Permit (CUP)
☐ Interim Use Permit (IUP)
☐ Amendment to CUP or IUP

☐ Preliminary Plat

☐ Rezoning

☐ Ordinance Amendment

Description of Request (Attach Separate Sheet if Necessary) Install Drive-thru on west side of Coffee shop & Build/remodel existing single family residential unit. Requesting new floor design, deck, & staircases (enclosed)

Required Attachments (Additional Attachments May Be Required Based On The Specific Request)

- ☐ Full Legal Description ☐ Detailed Site Plan ☐ Detailed Written Narrative ☒ Plat Drawings

[Signature]
Applicant Signature

4/12/23
Date of Application

I hereby certify that the above information is true and correct to the best of my knowledge, and that any knowingly false representations may invalidate any approvals. With my signature, I also grant permission to Chisago County Officials to enter upon the subject property for the purpose of such inspections as may be necessary.

Fees		Dates	
Base Fee	\$ <u>525.00</u>	Application Received	<u>4-14-23</u>
Recording Fee	\$ <u>46.00</u>	Application Complete	<u>5-3-23</u>
Plat Fee - No Road(s) / With Road(s)	\$ _____	60 120 Day Review Period	<u>7-2-23</u>
Septic Compliance Fee	\$ _____	Extended Review Period	_____
Wetland Fee	\$ _____		
TOTAL FEE	\$ <u>571-</u>		



Chisago County Department of Environmental Services
Planning & Zoning Application

Township Presentation Form

Township Fish Lake S/T/R 26/036/022 PID# _____

Project Address 2340 Stark Rd Harris, MN 55032

Property Owner(s) Boozhou Coffee & Cafe LLC / Joe Beaulieu

Mailing Address (If Different from Project Address) _____

Phone# [REDACTED] Email [REDACTED]

Applicant(s) Joe Beaulieu

Mailing Address (If Different from Project Address) Same

Phone# Same Email Same

Type of Request (Check All That Apply)

Board of Adjustment & Appeals

- ☐ Variance
☐ Administrative Appeal

Planning Commission

- ☒ Conditional Use Permit (CUP)
☐ Interim Use Permit (IUP)
☐ Amendment to CUP or IUP

- ☐ Preliminary Plat
☐ Rezoning
☐ Ordinance Amendment

Description of Request (Attach Separate Sheet if Necessary) _____

Build/Remodel existing single family residential unit. Requesting new floor design, deck, & enclosed Entry to staircases

Applicant Signature [Signature]

Date of Application 4/12/23

I hereby certify that the above information is true and correct to the best of my knowledge, and that any knowingly false representations may invalidate any approvals. With my signature, I also grant permission to Chisago County Officials to enter upon the subject property for the purpose of such inspections as may be necessary.

Date of County Public Hearing _____

Date of Township Presentation May 8, 2023

Township Action Taken (Township Use Only)

- ☒ Recommendation of Approval ☐ Recommendation of Denial

Recommended Conditions of Approval OR Legal Findings for Recommendation of Denial

Signatures of Township Officials or Authorized Personnel

[Signature] [Signature] Bl Jim Thille Jr

APR 18 2023

Conditional Use Permit

Accessory Residential Unit on Second Story

Chicago County
Dept. of Environmental Services

BG

1. We are remodeling the second story of the existing building and requesting additional building space to accommodate for staircase and entrances to access unit, and a utility room. The second story will be approximately 3,174 sq. ft. Built over the entire first story of a coffee shop and café.
2. It will have five bedrooms, four bathrooms, and two kitchens.
3. This unit will be designed and used as an accessory residential unit to house my family and mother-in-law. As well as additional family guests when visiting.
4. It is designed to provide plenty of amenities because we will host our family holidays seasonally, and a second kitchen to allow my mother-in-law an area to do her own cooking. Being Native American and my wife Filipino, this follows our culture and traditions of keeping our family together until death.
5. We will propose two entrances, this is requested to provide access to unit as well as provide escape access in an emergency. One entrance proposed is off the back of the study room, located on northwest corner of building. Our request is to build a 6'x 8' enclosed entry way with a staircase leading to the ground on the north side of the building. This will have the necessary post footings installed, with required posts to support structure. The second entry will be the same dimensions, located above attached garage on east side of second unit. An enclosed staircase will be designed to run down into the existing attached garage.
6. Our plan is to build an 8' deck off north of this unit to entertain our family and guests throughout the year. This will also be used to access our utility room located off our residential unit. Also giving us outside privacy to enjoy the seasons and additional escape routes in case of an emergency. As well as fairly standard to have a deck or patio connected to your home.
7. Lastly, our request is to build a 12'x 12' utility room on top of second story flat roof that has been designed to support this room. This room will be insulated and used to accommodate our furnace, water heater, and water softener. Duct work and water supply lines from here will be installed to provide heat and water for the second story unit.

Drive-through

1. We have designed the first story to accommodate a drive-through window on west side of coffee shop café.
2. The window will be located directly off the west end of the staff area of the main countertop, and in front of the kitchen allowing easy access to beverages and food.
3. We will have an employee door located in the drive-through area on the south side to be able to run out orders our customers may have to wait to be prepared.

4. The drive-through lane will enter the property from the south and run into our parking lot on the west side of business we are designing, running around the perimeter to allow a loop. There will be an intercom located at the back of the parking lot with a menu to order when using this service. This lane will be allowed 10' around perimeter of parking, smoothly traveling around to back of lot where we will have an intercom and menu located. In doing so, this will stay safely out of our parking area in same lot.
5. The septic system will have five separation tanks installed approximately 25 feet from the north wall of the building, connected to the new upgraded mound design. The complete system will also start 25 feet east of the northeast corner of the building. Mound part of system is located approximately 40 feet north of the main part of restaurant sitting area, running west to east.
6. Our garbage area will be located north of the building and just east of the northwest corner. Our plan is to pour approximately a 14' x 14' concrete pad, install posts and walls with a gate to contain our containers.
7. Parking for staff and residence will be located east of building. We are currently purchasing the property to our west. Our plan is to merge these properties as one to create staff, residence, and additional customer parking once we are fully open. This will only be used for staff and residential parking initially. At some point if needed, we will apply for conditional use permit for this additional parking lot for approval once we are ready to open main part of restaurant.

Addendum to Conditional Use Permit

MAY 01 2023

Section 7.22, c. Site Plan Requirements:Chicago County
Dept. of Environmental Services

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Garbage Area

1. We are showing an updated plan design that will encompass an additional area where we intend to install garbage storage containers. It is our preference to have three to four containers to create a recycling system. There will be containers for biodegradable materials, metal, glass, and plastics. We will also provide a container for cooking oils if necessary. Each container will be of standard commercial size compatible with one week garbage pick-up. According to our studies, these containers are 3'x4'x6', this will require us to have a screened in garbage area approximately 10'x16'. Containers will be placed back-to-back and side-to-side. We will have two gates on each side of the screened garbage area for easy access for pick-up and placing garbage containers back in place. As described before, we will have an area located north of the main building and directly behind our intended spot for our kitchen that will be built in the northwest corner of the building. As stated above, we will show location, garbage receptacle design in additional drawings.

Landscaping

2. On the south side of the building, there will be a concrete porch at the height of entrance into café installed that connects directly to the shoulder of existing or new proposed road planned somewhere in the near future. This will run the entire length of the future café area. As our drawing already shows, we will raise the existing sidewalk across the front of the café area, installing two steps along the south and west edge to allow access to our café area. In front of the west section of the building where the main coffee shop and entrance will be located, we will install a sidewalk from building to existing or new proposed road planned in near future. This sidewalk will be installed at the height of coffee shop entrance and slope gradually away from building and taper into parking lot and shoulder, allowing a handicap access on west side.

The Southeast section of property has about a 27'x 31' area located east of café area and south of current garage area. Our plan is to develop this into a patio area that connects into the east side of front porch, raising up the existing asphalt driveway and pouring a stamped concrete patio at the same height of the garage door on east side of café area. With the unique change in elevation around the building and in this location will allow us to create handicap access to patio through both main entrance of café and glass garage door leading onto patio. This stamped patio will be sloped down to the east and run-off from rain and water will travel east away from building and then north around east end of building, flowing into existing back yard and most likely ending up in wetland

area. All drainage and run-off will be consistent with existing run-off of the current area and the building that has been there for over 105 years.

West side of the building will consist mostly of parking lot, with drive-thru as earlier drawings indicated. The updated parking lot will include a garbage area and additional parking for the second story residential unit. The parking lot will be mostly on west end of building, but now a portion will wrap around back of building on north side. After reviewing our requirements. The becomes the most sensible place to locate garbage area and residential parking. Here will be two spots located directly behind the building, making easy access to staircase leading down from second story residential unit. We will then build an enclosed garbage area with earlier mentioned dimensions Approximately 25 feet behind building, off of its northwest corner.

The backyard and remaining areas not detailed or developed, will be brushed, cleaned of all debris, and mowed regularly.

At this time, there won't be any flower beds, bushes or trees that are not already planted. Our area will be left as natural as possible so that does not interfere with our proposed building, parking lot, and sidewalk design.

Electronic Devices

1. As we have shown on earlier drive-thru and parking lot drawings, we will have a menu screen approximately 4'x 5', located in north area of lot in our drive-thru lane. There will also be an intercom connected to this screen to order from before arriving at the drive-thru window. For the most part this intercom complies with all setbacks and requirements. I believe all adjacent lots have been designated RVC, even though some property was once considered residential. The only property in question is the lot connected to our property on the east side. We are currently purchasing this property on contract for deed, and as things progress and develop, we intend on unifying this property with the current business lot. So currently, if this property does not fall under RVC domain, our intercom would be approximately 170 feet from property line on east side our business lot. We have looked in all other directions, we believe they are zoned wetlands or RVC domain. It is our request that the intercom be approved due to the purchase of this property and once owned, we will be within all requirements of intercom setbacks and dimensions. Though I do believe the lot I am referring to has been changed to RVC domain and use as well.

We plan on having a two-sided lighted sign located just off the southwest end of the parking lot, near the entrance of drive-thru lane. The sign will be approximately 4' x 8', mounted on a side post with bottom of sign approximately 20' off the ground. Sign will be completely on business property and not interfere with any traffic in line of sight.

Section 7.22, Design Standards

1. Our current proposal for the parking lot area in order to save some costs, is to install Reclaimed Asphalt Pavement (RAP) for our parking lot surface, drive-thru, residential

lots, and garbage area. Our intentions are to put down a four-inch base of RAP, we will then grade and compress it to give us a nice compact base. When graded and compressed, this material will be a hard surface to control dust and is durable rain/water will drain or run-off, and when it snows, it can be plowed. Our plan is to use this for material for the first year of business to allow our lot to firmly compact itself, then the following year to pave or install concrete for our finished lot. This will help our lot from settling or cracking because our base has been driven on and compacted for now a year, reducing the future settling.

This lot will be at its highest point near the west and north side of the building. Our drive-thru will be slightly elevated from the main parking lot at pick-up window with a 3% grade away from building. As we continue to move away from the building, we will maintain this 3% grade traveling west and north away from building. This will allow the water flow and drainage to run away from building into adjacent ditches and wetland area.

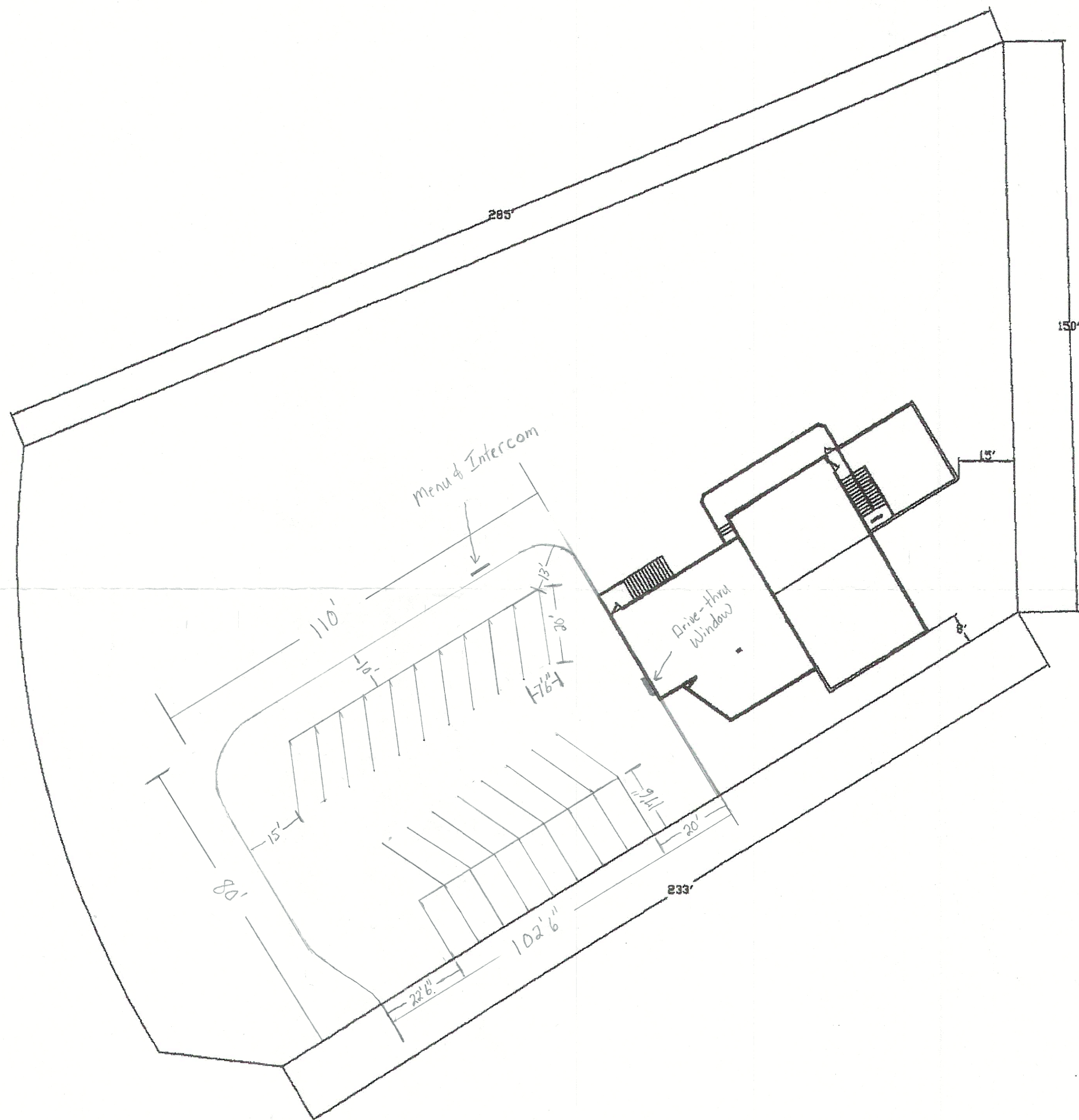
This Parking lot will maintain a distance of no less 15 feet away from wetland area connected to north side of property.

Section 7.22, E. General

1. Our proposed hours of operation would be Monday-Sunday 6:00 AM-10PM

Section 7.22, H.

Our request is to install five street/parking lot lights evenly spaced around the perimeter of our parking lot. We will then have two more located on the sidewalk in front of the building. One at west end and one at east end, with both of these light on business property. Hoping to provide safe access to our parking lot and making pedestrians and cars visible at night to passing traffic.

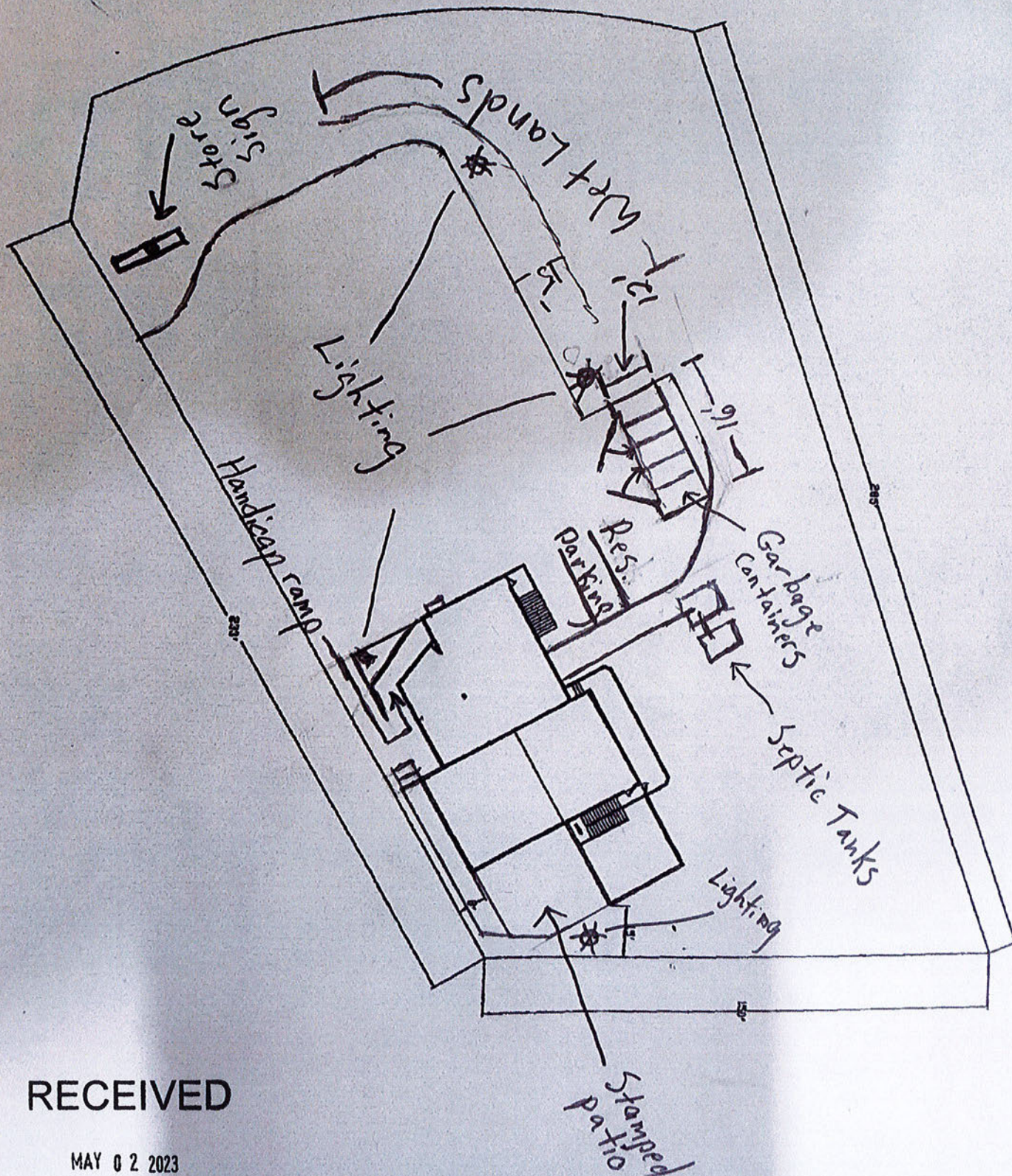


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Chisago County
Dept. of Environmental Services

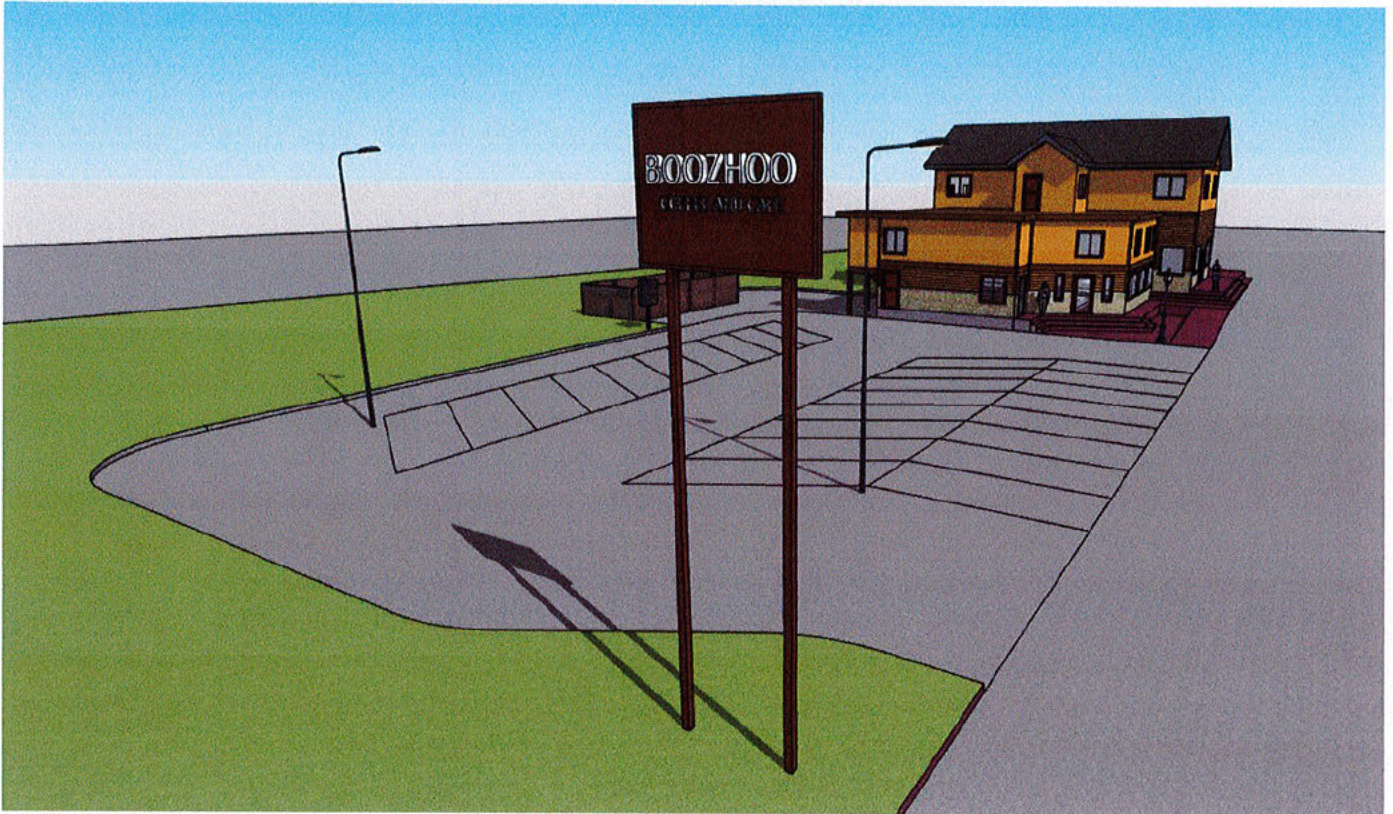
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Photo from Joe Beaulieu

From: Joe Beaulieu [REDACTED]

To: [REDACTED]

Date: Wednesday, May 10, 2023 at 08:13 AM CDT



[Sent from Yahoo Mail on Android](#)

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MAY 10 2023

Chisago County
Dept. of Environmental Services

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Photo from Joe Beaulieu

From: Joe Beaulieu [REDACTED]

To: [REDACTED]

Date: Wednesday, May 10, 2023 at 08:13 AM CDT



[Sent from Yahoo Mail on Android](#)

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Photo from Joe Beaulieu

From: Joe Beaulieu [REDACTED]

To: [REDACTED]

Date: Wednesday, May 10, 2023 at 08:12 AM CDT



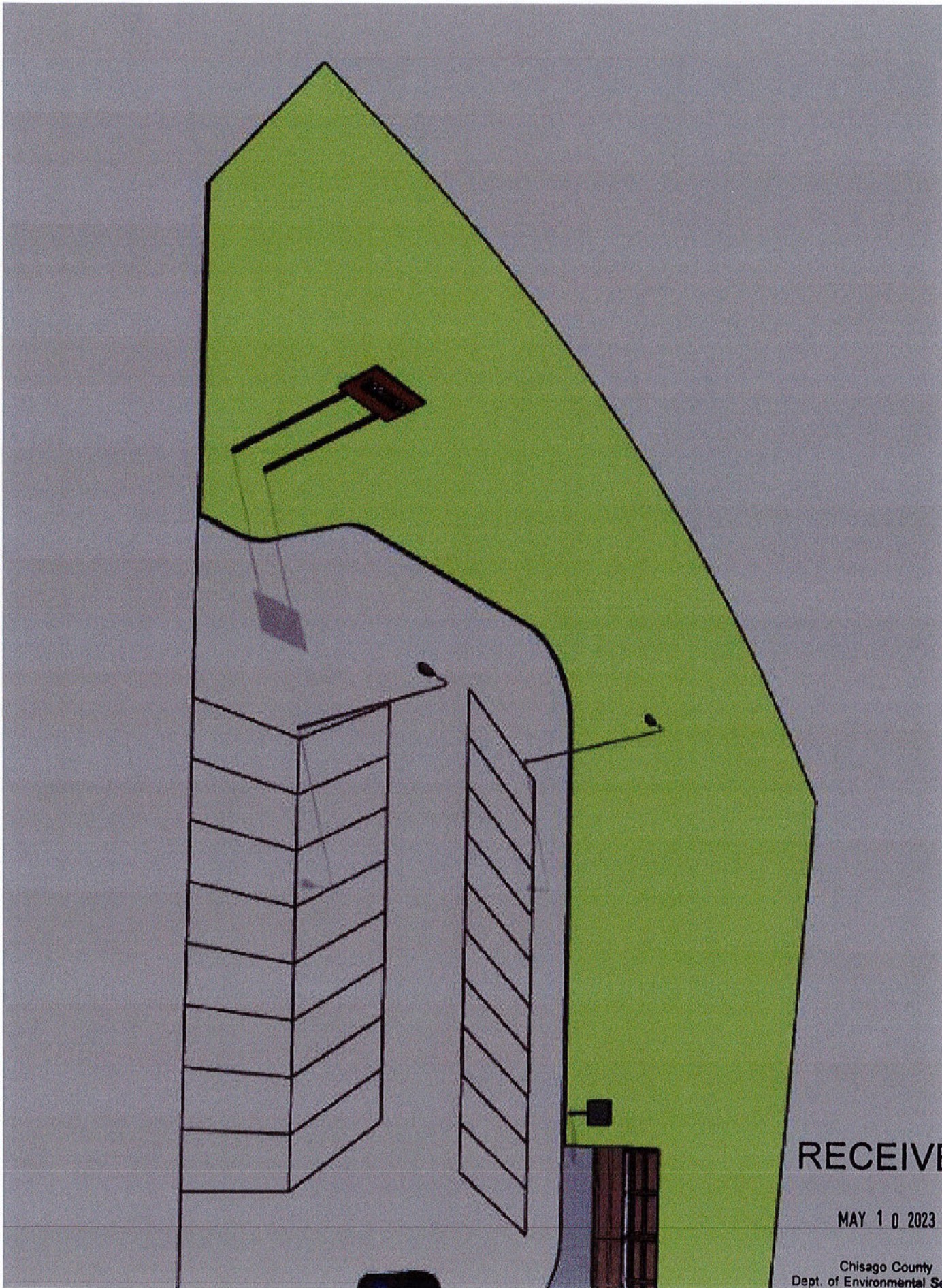
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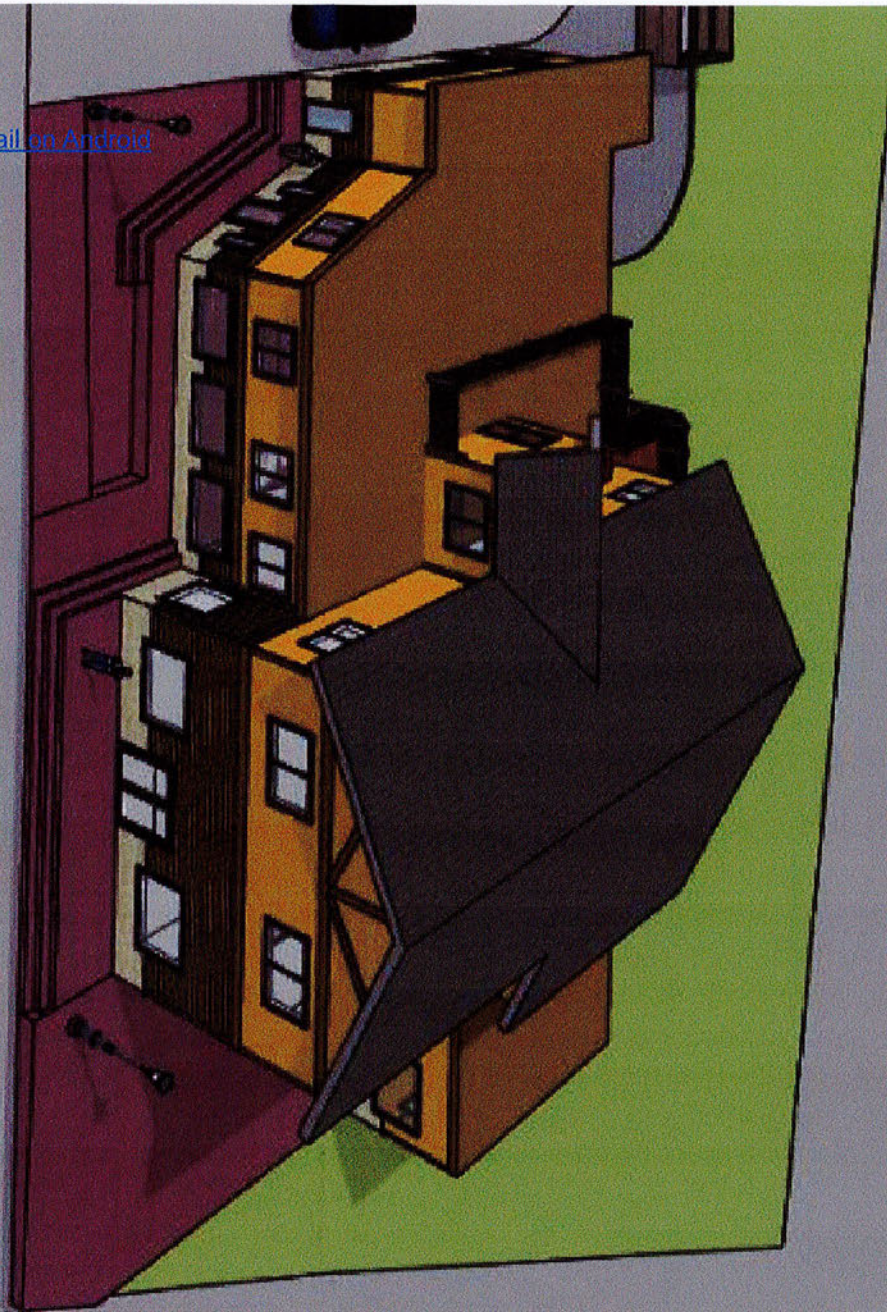
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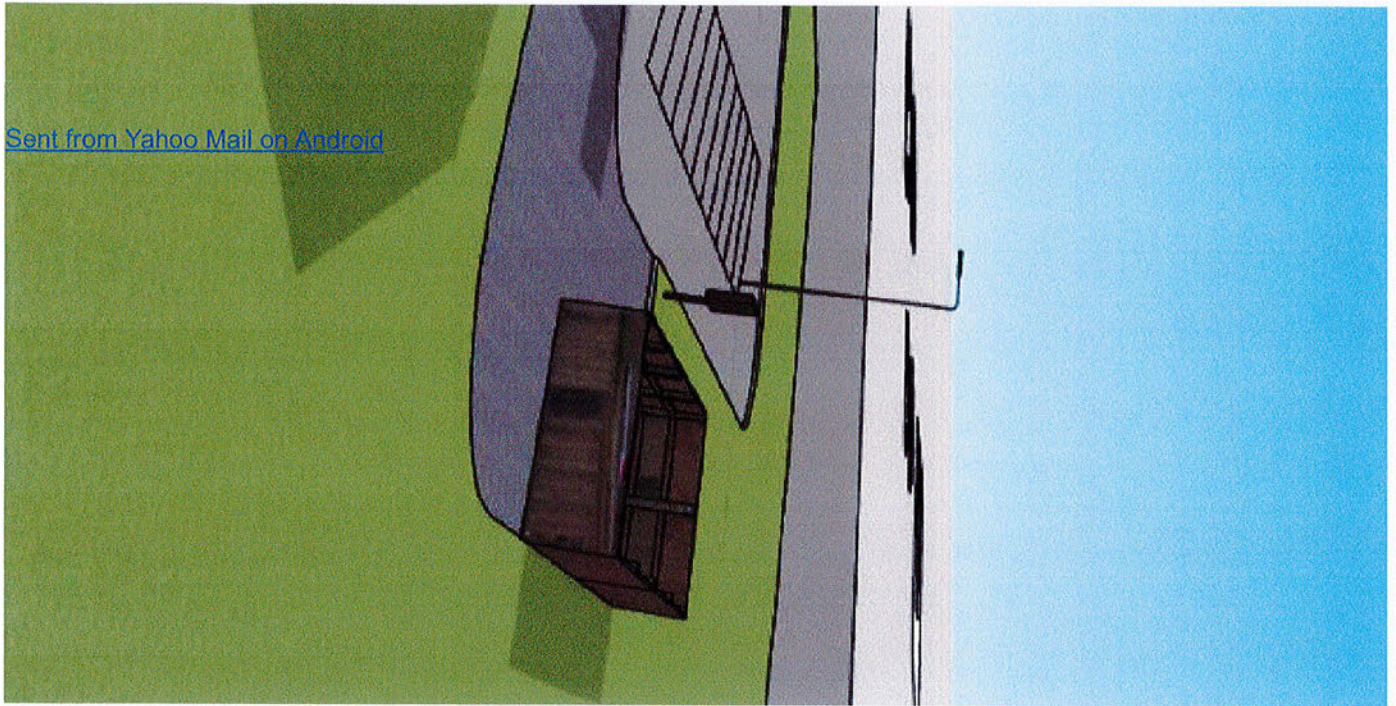
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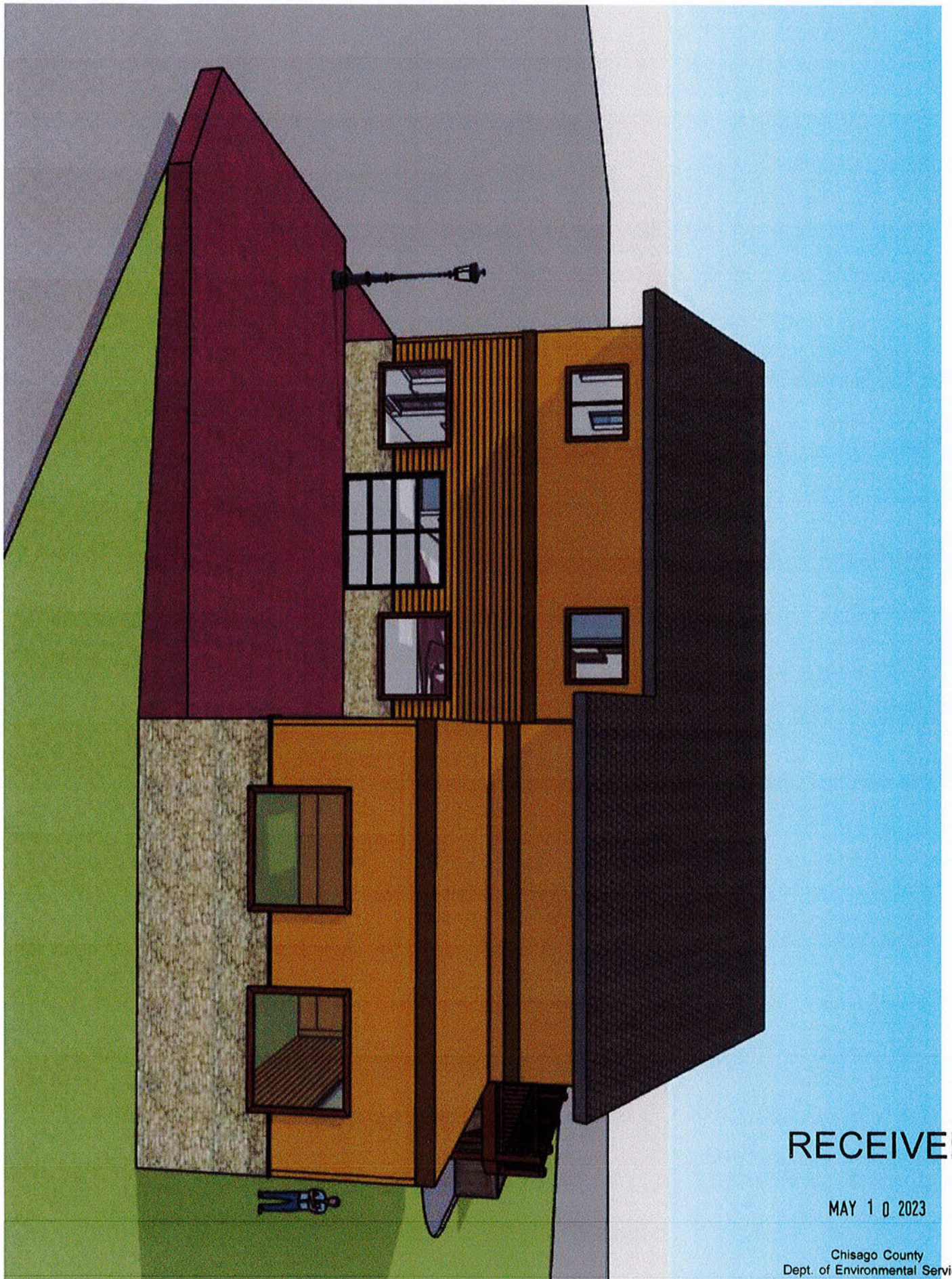


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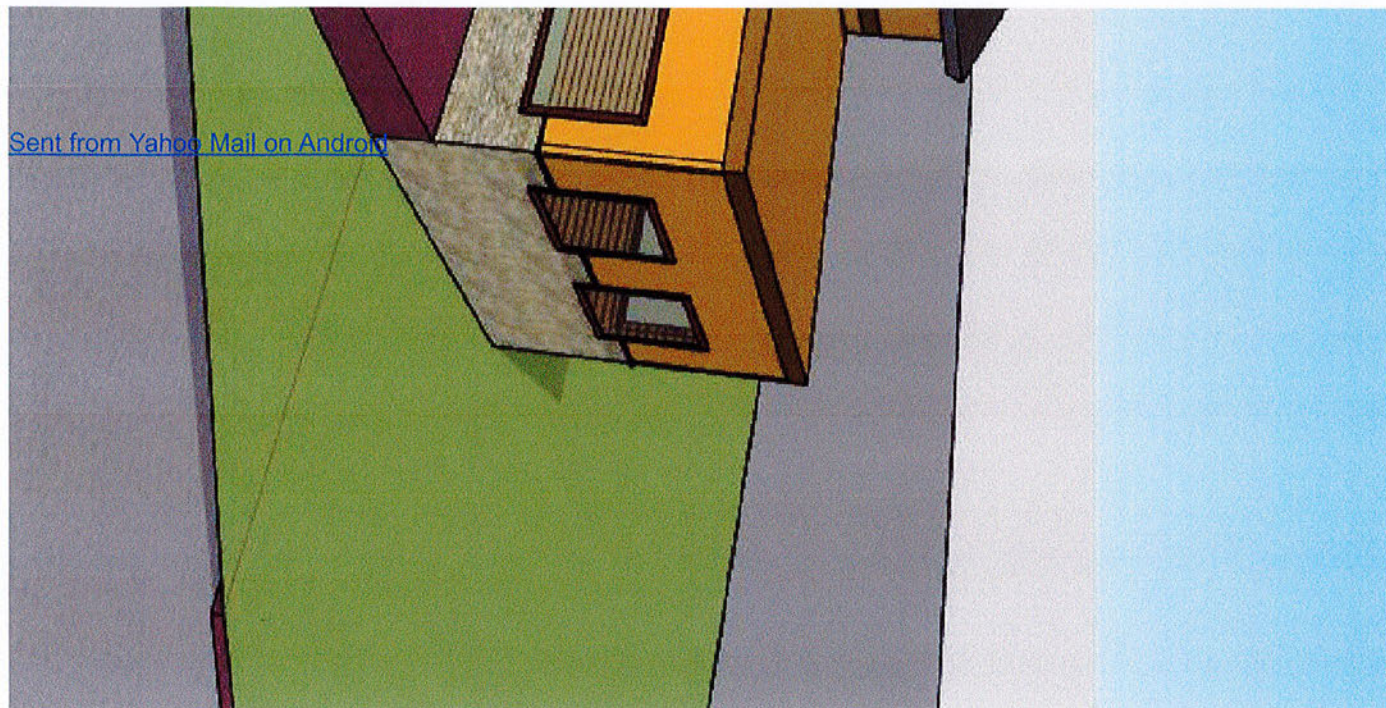
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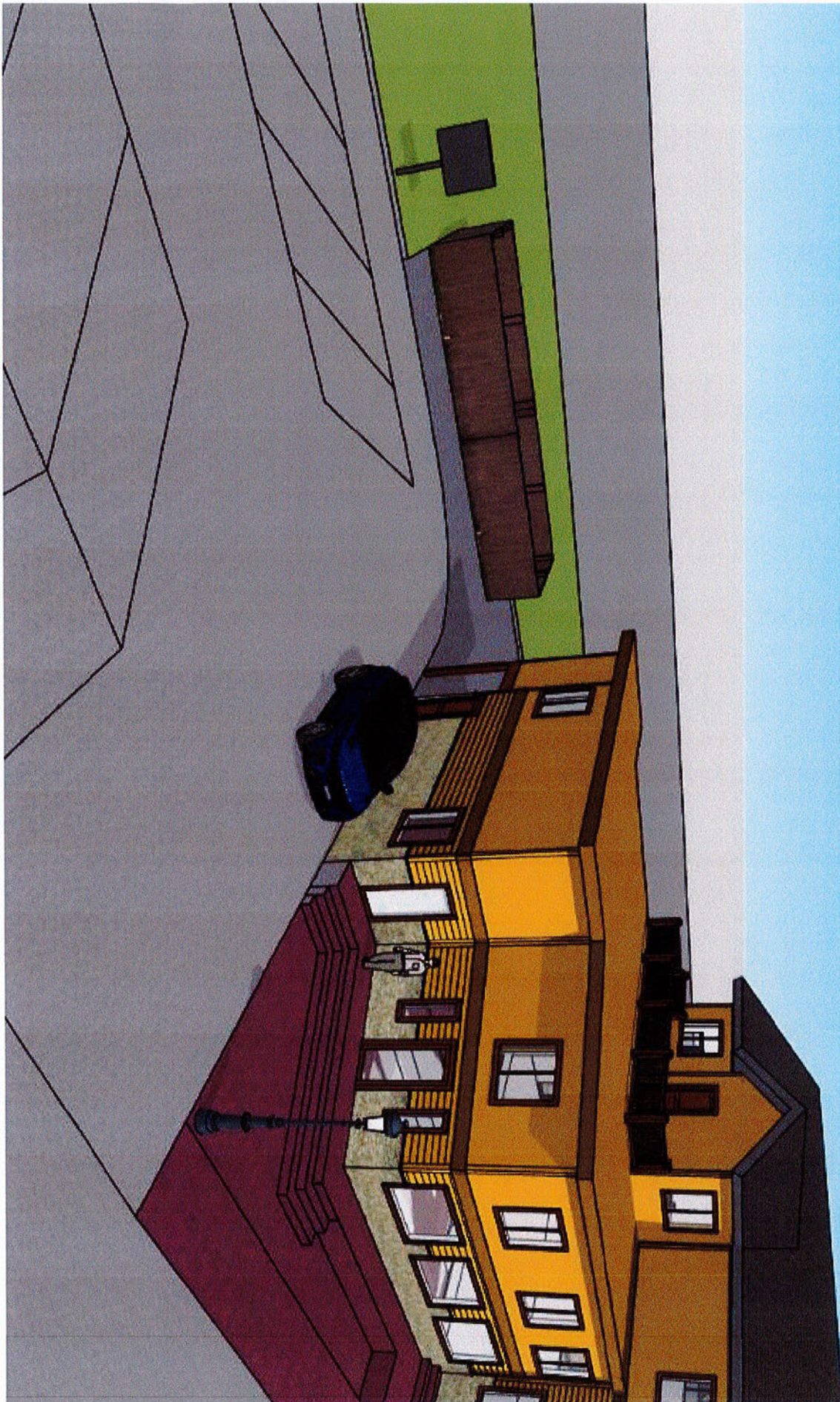


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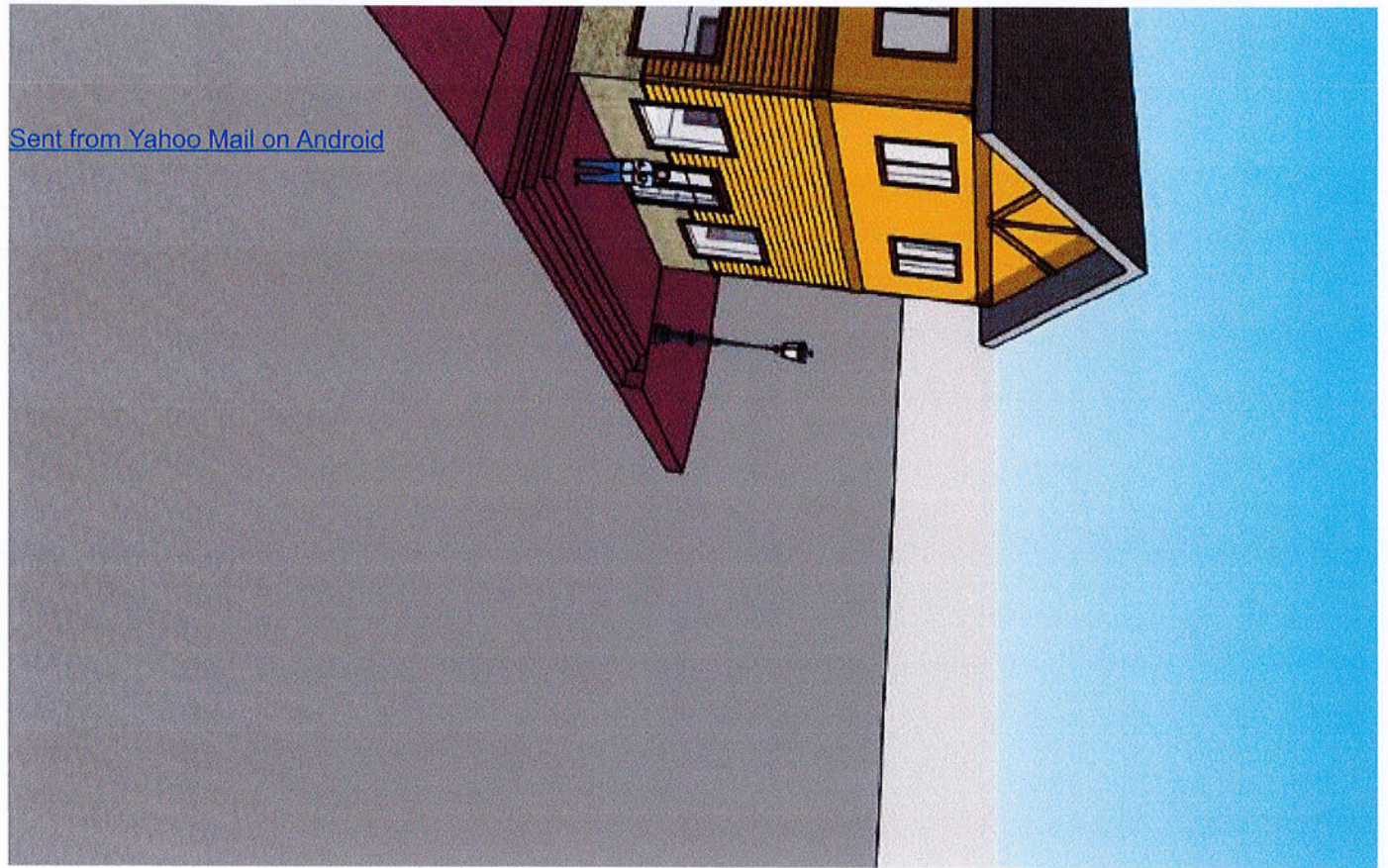
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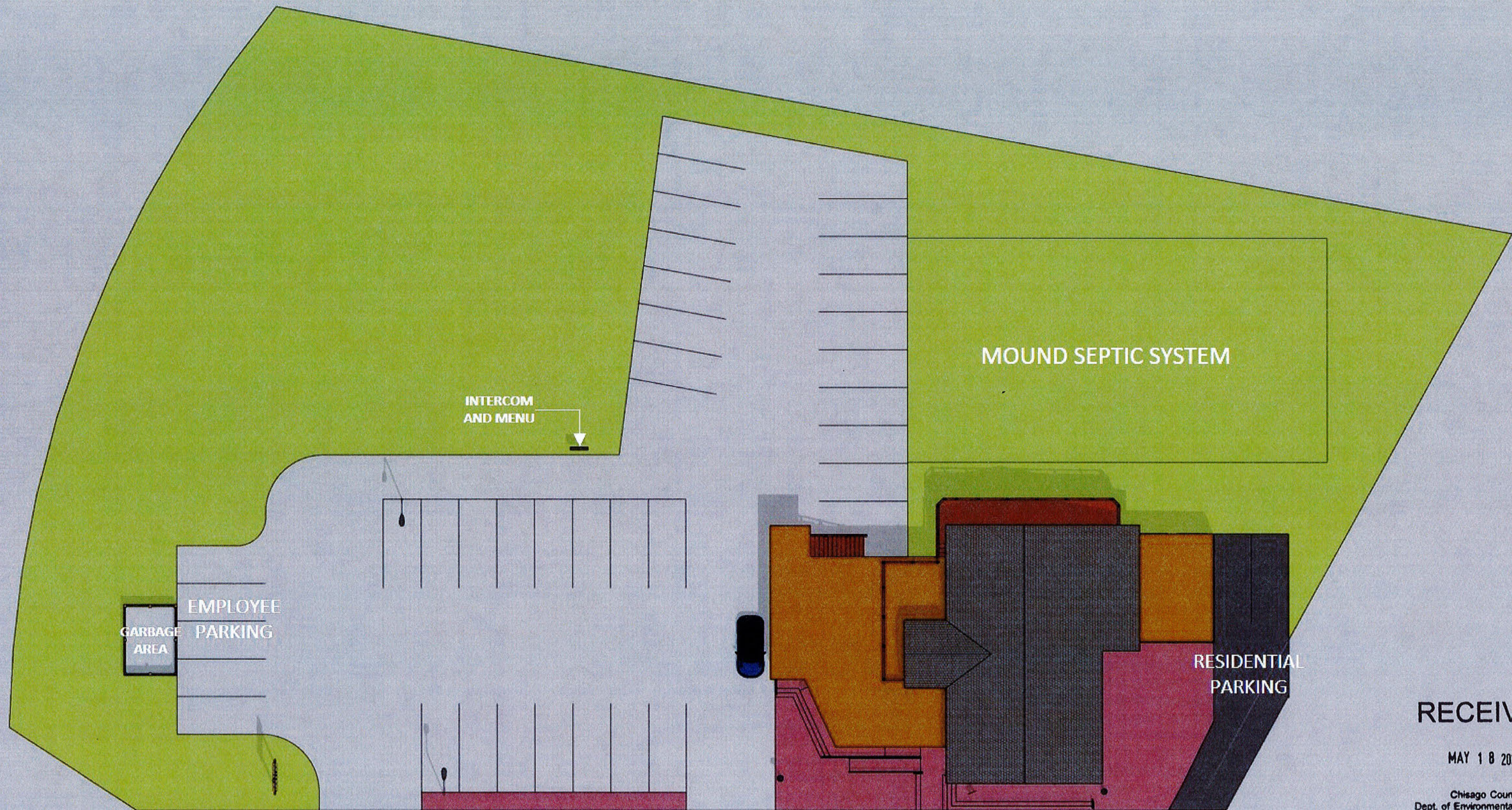


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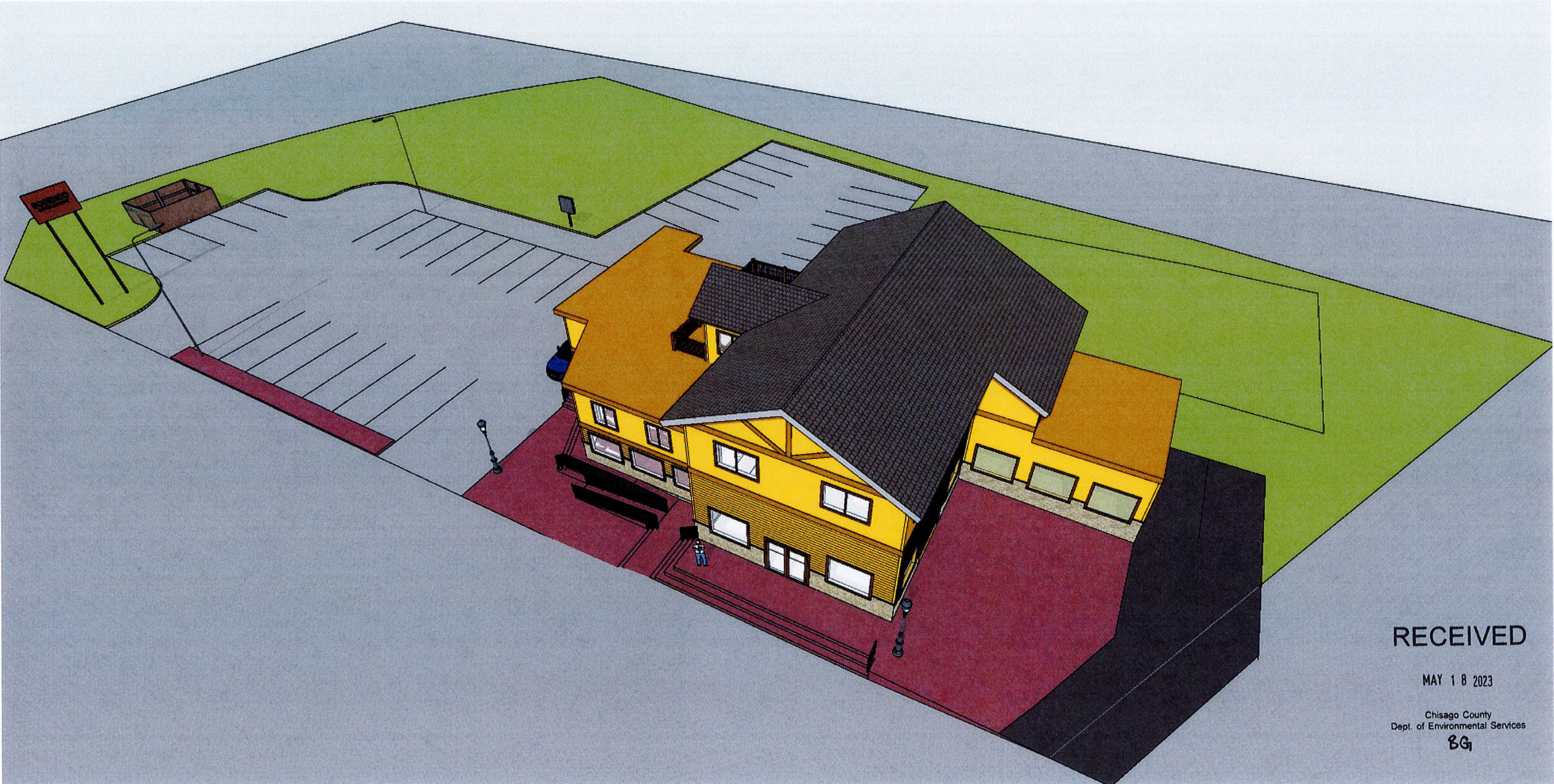


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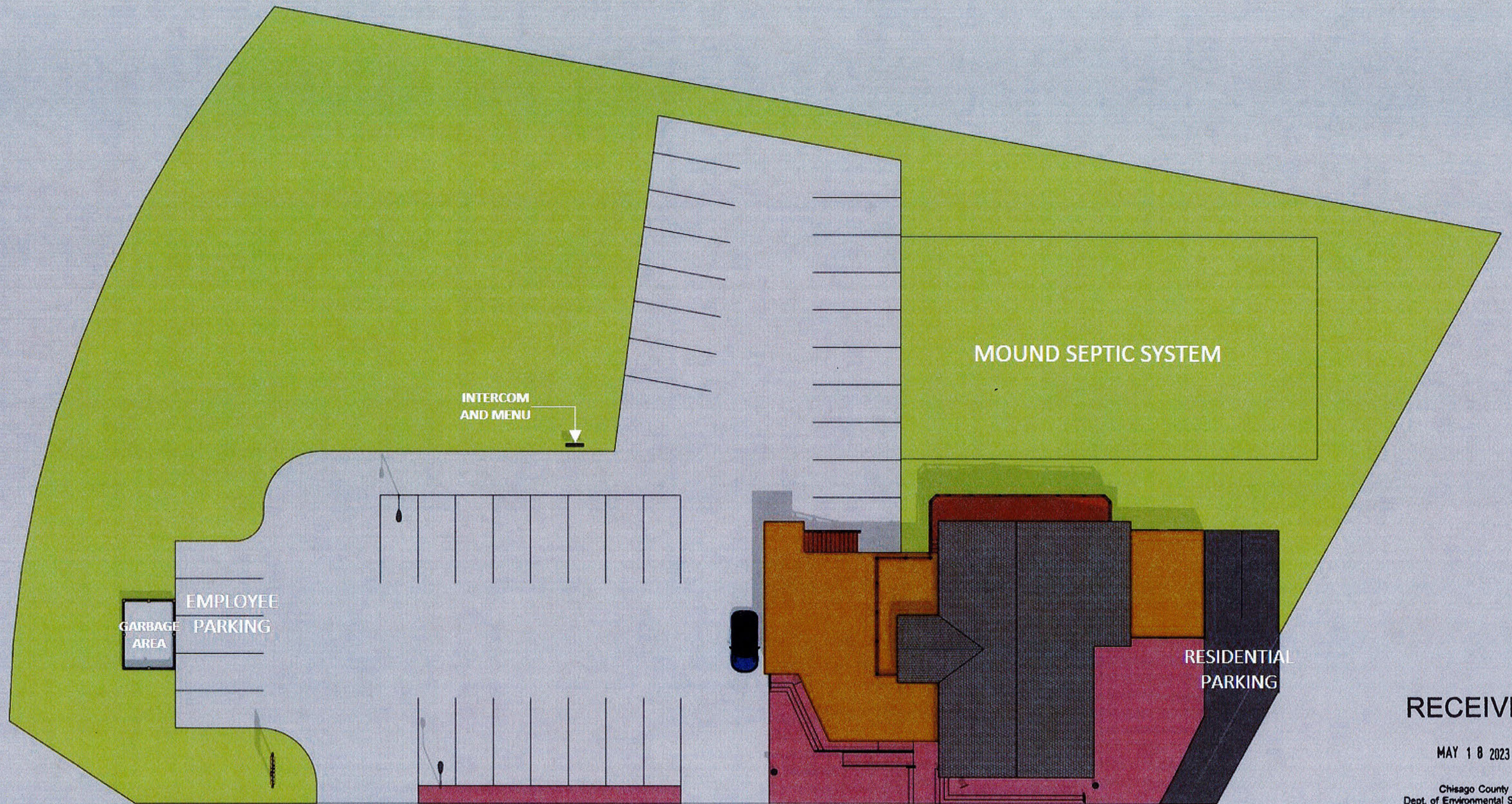
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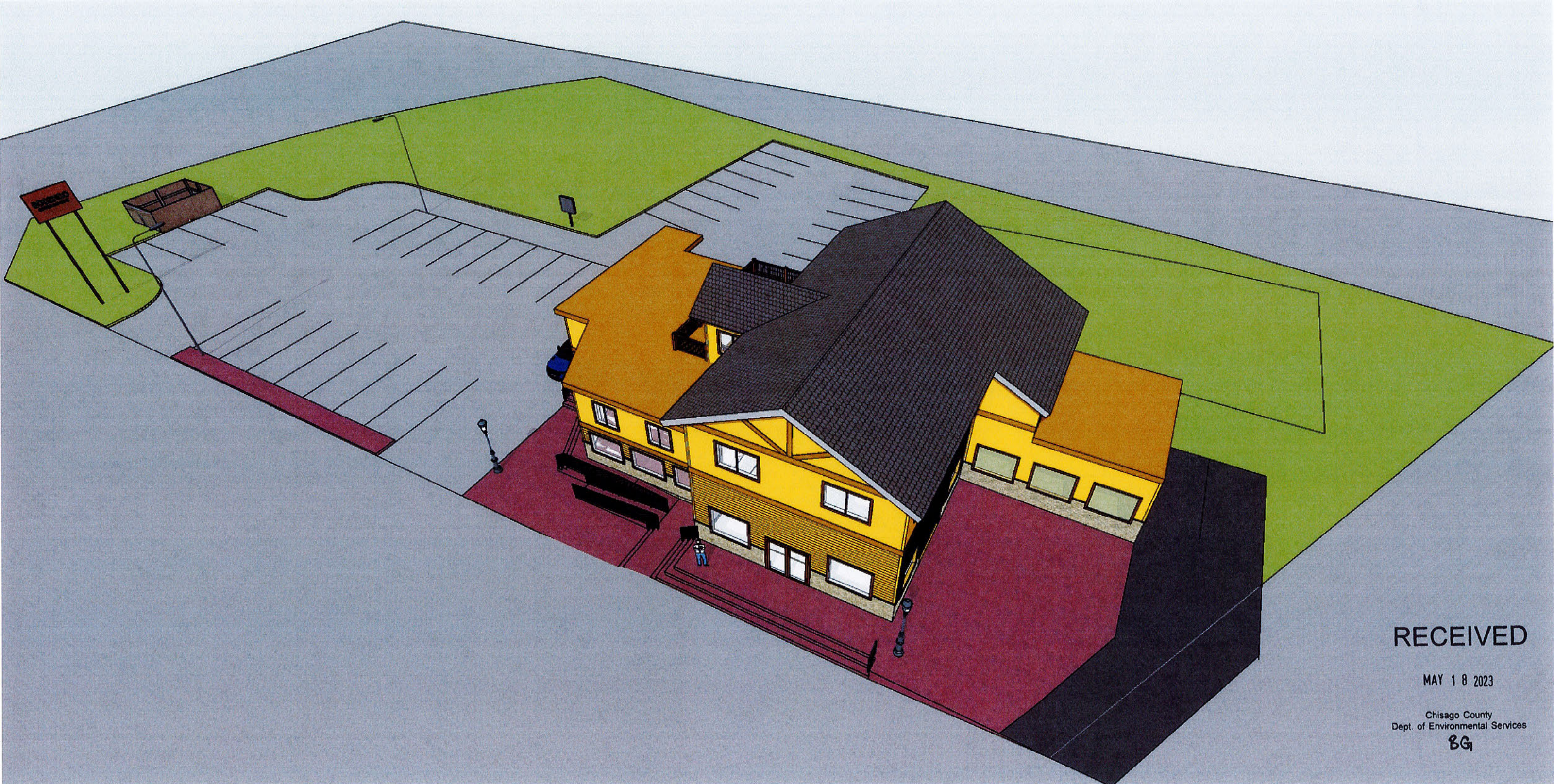


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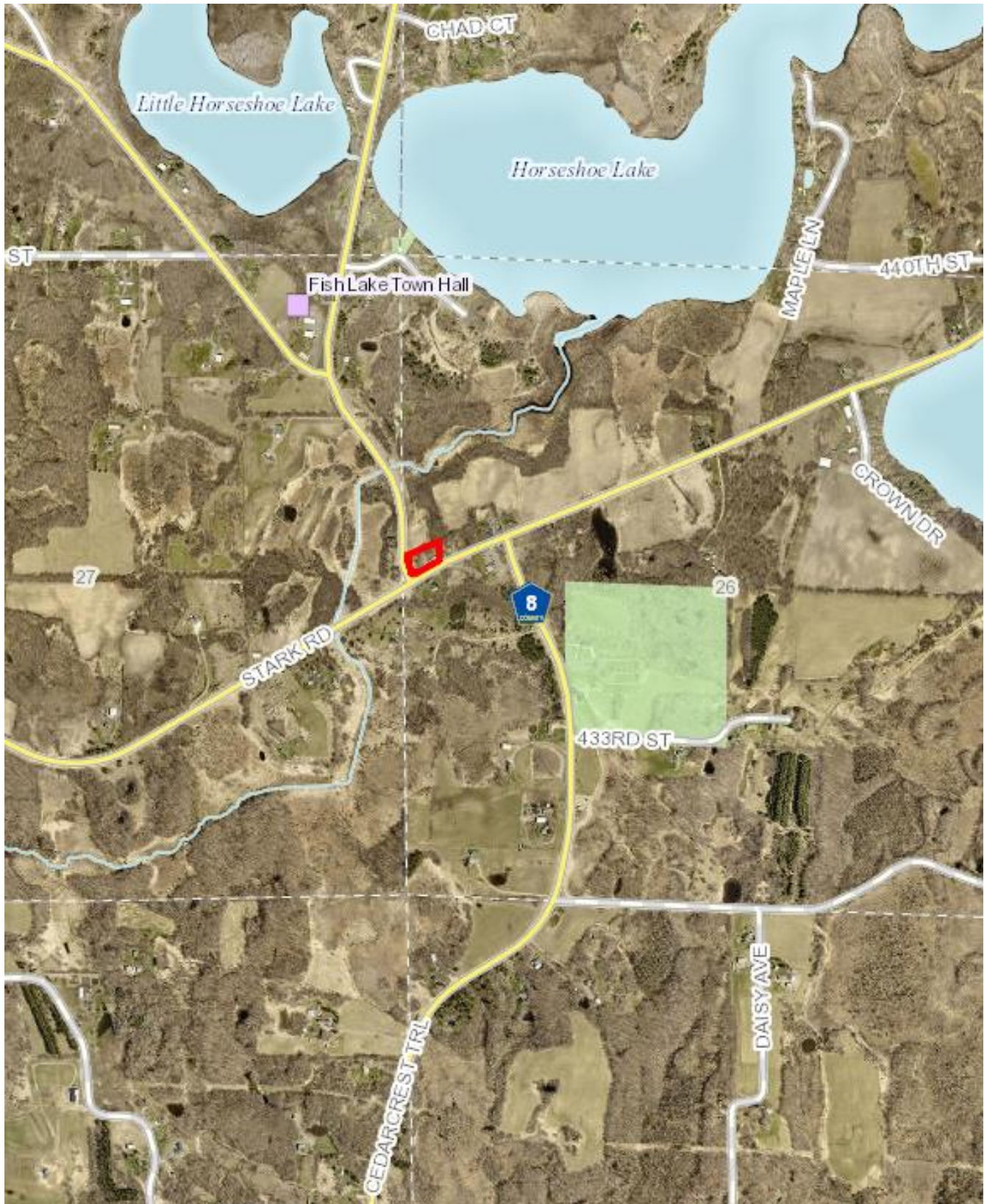
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Dept. of Environmental Services

BG

Boozhoo Coffee & Café, LLC – Property owner Boozhoo Coffee & Café, LLC and applicant Joe Beaulieu are seeking approval of a Conditional Use Permit (CUP) allowing a Drive-Through Business and an Accessory Residential Unit in the Rural Village Center (RVC) District. The .92± acre subject property is located at 2340 Stark Road / CSAH 10 in Fish Lake Township, S26, T36, R22 (PID 03.00385.00).



Boozhoo Coffee & Café, LLC property – 



RESOLUTION NO. PC2023-0602

**A RESOLUTION OF THE PLANNING COMMISSION OF CHISAGO COUNTY, MINNESOTA,
RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING A DRIVE-THROUGH
BUSINESS AND AN ACCESSORY RESIDENTIAL UNIT ON PROPERTY LOCATED AT
2340 STARK ROAD / CSAH 10 IN FISH LAKE TOWNSHIP**

WHEREAS, property owner Boozhoo Coffee & Café, LLC and applicant Marvin “Joe” Beaulieu submitted an application dated received April 14, 2023 and considered complete on May 3, 2023 for a Conditional Use Permit allowing a Drive-Through Business and Accessory Residential Unit on property located at 2340 Stark Road / CSAH 10 in Fish Lake Township; and

WHEREAS, the .92± acre subject site is located in the Rural Village Center (RVC) District and legally described as:

PID 03.00385.00

All that part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 26; Township 36, Range 22, Chisago County, Minnesota, described as follows, to-wit:

Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter, Section 26, Township 36, Range 22; thence East 2 chains to the North side of Fish Lake Road and Cambridge Road; thence on the North boundary of said road East 25 degrees North 3 chains and 10 links; thence North 2 chains; thence West parallel with said Fish Lake and Cambridge Road 5 chains to the West line of said Southwest Quarter of the Northwest Quarter of said Section 26; thence South 2 chains to the place of beginning. Excepting therefrom that certain tract deeded to the County of Chisago by Quit Claim Deed, dated March 27, 1973, filed April 5, 1973, and recorded as microfilm number 137732.

Abstract property

WHEREAS, notice was provided and on June 1, 2023 the Planning Commission conducted a public hearing regarding this application, at which it heard from the Land Services Coordinator, the property owner and/or applicant, and invited members of the public to comment; and

WHEREAS, the Planning Commission considered several factors for granting Conditional Use Permits and made the following findings per Zoning Ordinance Section 8.04:

Factor #1 The [proposed action is consistent with the] Comprehensive Plan and development policies of the County;

Finding #1 The Chisago County Comprehensive Plan outlines a number of goals and policies which are meant to support and encourage the proposed action. Among those identified goals and policies are the following:

Economic Development Goal: Provide for a range of economic diversity and development opportunities to maintain and strengthen the County's economy.

Policies:

- *Encourage new commercial and industrial development within existing communities where adequate infrastructure is available, including redevelopment of existing sites and filling of industrial and business parks.*
- *Continue to use and promote the Rural Village Center zoning district established for the historical unincorporated villages to allow for mixed-use development.*

- Factor #2 The proposed use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area;
- Finding #2 *The proposed use will provide sanitary facilities for customers and residents, off-street parking for customers and residents, and access to the subject site will be gained from a well-established and well-maintained County Road (Stark Road / CSAH 10). Further, the proposed use will have no impact on schools or other public facilities or utilities. Therefore, the County finds that the proposed Rural Retail Tourism use will not create an excessive demand on existing parks, schools or utilities which serve the subject site.*
-
- Factor #3 The proposed use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development does not suffer undue negative impact and there will be no significant deterrence to future development;
- Finding #3 *The proposed uses include a drive-through business to support a permitted use within the Rural Village Center (RVC) District as well as an accessory residential unit. Both commercial and residential uses exist within the immediate RVC District and, therefore, the County finds that the proposed uses are sufficiently compatible.*
-
- Factor #4 The proposed use and site will have an appearance that will not have an adverse effect upon adjacent properties;
- Finding #4 *The applicant has demonstrated through site renderings that the proposed uses and site will have a visually pleasing appearance. Therefore, the County finds that the appearance will not have an adverse impact on adjacent properties.*
-
- Factor #5 The proposed use, in the opinion of the County, is reasonably related to the overall land use goals of the County and to the existing land use;
- Finding #5 *The Chisago County Zoning Ordinance states that the Rural Village Center (RVC) District is intended to provide areas that will allow for retail and service businesses which are appropriately located in population centers in unincorporated areas. The County finds that the Chisago County Zoning Ordinance allows both proposed uses (Drive-Through Business and Accessory Residential Unit) as Conditional Uses in the Rural Village Center (RVC) District and meet the intent of the RVC District.*
-
- Factor #6 The proposed use is consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use;
- Finding #6 *See Finding #5.*
-
- Factor #7 The proposed use will not cause traffic hazard or congestion; and
- Finding #7 *The subject site is situated at the intersection of two well-maintained, highly traveled County State Aid Highways (Stark Road / CSAH 10 and Cedarcrest Trail / CSAH 8). The Chisago County Highway Department has reviewed the proposed parking plan and required modifications – such as elimination of parking perpendicular to Stark Road / CSAH 10 – which will reduce potential for traffic hazards or congestion. Further, access points will be reviewed by the Chisago County Highway Department and approved only if found to be in compliance with the Chisago County Access Management Ordinance.*
-
- Factor #8 The proposed use will not adversely impact existing nearby properties by intrusion of noise, glare or general unsightliness.
- Finding #8 *Of the suggested intrusions (noise, glare, and general unsightliness), the County finds that the most likely intrusion impacting nearby properties would be the use of electronic devices such as*

intercom systems, loudspeakers, order devices, speakers, or similar devices. Therefore, in an effort to mitigate potential intrusions, the County has prohibited the use of such electronic devices. The County finds no evidence to suggest that the proposed uses would cause glare, general unsightliness or other forms of intrusion upon nearby properties.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of Chisago County, Minnesota hereby recommends approval of the request for Conditional Use Permit, subject to the following conditions:

1. This Conditional Use Permit allows a Drive-Through Business and single Accessory Residential Unit in the Second Story. The property shall be developed and used in accordance with application materials kept on file with the Department of Environmental Services, including written narratives dated received April 18, 2023 and May 1, 2023 and site plans dated received April 14, 2023 and May 2, 2023, except as specifically noted herein, and in accordance with the conditions contained herein. Any significant deviation or expansion, as determined by Chisago County Department of Environmental Services staff, shall require further review by the Planning Commission and approval by the County Board of Commissioners.

Conditions Specific to the Approved Drive-Through Business:

2. The Drive-Through shall be allowed to operate seven days a week, operating no earlier than 6:00 am and no later than 10:00 pm.
3. Due to the current site dimensions / configuration and inability to meet required setbacks applicable to electronic devices, no electronic devices such as intercom systems, loudspeakers, order devices, speakers, or similar devices shall be allowed outside of the principal structure.
4. The drive-through lane shall be designed and used for one-way traffic only.
5. The drive-through lane shall have a minimum dedicated width of twelve feet (12').
6. Delivery trucks and other service vehicles must utilize the parking lot and shall not park on Stark Road / CSAH 10.
7. The permit holder shall provide suitable storage containers for all waste material and all storage containers shall be screened. Further, the permit holder shall place refuse receptacles at all exist as well as one refuse receptacle per ten vehicle parking spaces within the parking area.
8. All food and beverage preparation and/or sales shall comply with all applicable Minnesota Department of Health regulations.
9. All liquor service shall comply with applicable Minnesota Department of Public Safety regulations, and Chisago County liquor licensing requirements.

Conditions Specific to the Approved Accessory Residential Unit:

10. There shall be only one Accessory Residential Unit allowed within the principal structure and it shall be located in the second story.

General Conditions Applicable to Subject Site and Approved Uses:

11. Exterior lighting shall be downcast and shall be designed and installed so as to limit light visible from and limit interference with adjacent public Rights-of-Way. The lighting plan shall be reviewed and approved by the Zoning Administrator.
12. Noise generated from the approved uses, including the playing of music, shall be subject to the Chisago County noise standards contained in Zoning Ordinance Section 7.05. No undue or objectionable noise resulting from said uses shall be transmitted beyond the subject site's property boundaries. Further, there shall be no outdoor amplified music at any time.
13. The property owner shall request and obtain an administrative Variance from the Chisago County Highway

Department in order to have more than one access point from Stark Road / CSAH 10.

14. The parking lot shall be surfaced with materials reviewed and approved by the Chisago County Highway Department.
15. The permit holder shall accommodate all parking on-site and no customer or resident parking shall be allowed on Stark Road / CSAH 10. Further, no perpendicular parking shall be allowed adjacent to Stark Road / CSAH 10.
16. The permit holder shall ensure that adequate access and parking is available and maintained to accommodate emergency vehicles. Local fire chief inspection and approval of drive access suitability for emergency access purposes shall be obtained prior to opening to the public.
17. A Certificate of Occupancy will not be granted until such time that an approved septic system has been installed. Neither approved use shall commence until such time that a Certificate of Occupancy has been issued.
18. During construction of the principal structure and parking lot, the permit holder shall install silt fencing at the toe of the slope to prevent debris from entering the wetland.
19. Signage shall be permitted and installed in accordance with Chisago County Zoning Ordinance Section 4.14.
20. The property and the uses thereon are subject to all applicable local and State codes, including Zoning, Building and Septic Codes.
21. The property owner shall apply for and obtain a Construction Stormwater Permit from the Minnesota Pollution Control Agency (MPCA), if deemed necessary by the MPCA.
22. The property shall be made open and available for regular inspection at any time during reasonable hours by the Chisago County Department of Environmental Services and/or any duly authorized law enforcement agency.
23. Annual certification of the Conditional Use Permit is required. The permit holder shall notify the County annually that the activity permitted by the Conditional Use Permit is ongoing and the activities being conducted continue to adhere to the conditions of approval. Failure to maintain certification may be a basis to revoke the Conditional Use Permit. The property shall be made open and available for regular inspection at any time during reasonable hours by the Chisago County Department of Environmental Services and/or any duly authorized law enforcement agency.

Adopted by the Planning Commission of Chisago County, Minnesota,
this 1st day of June, 2023.

Chris DuBose _____
Eric Leivian _____
Jim McCarthy _____
John Sutcliffe _____

Dave Whitney _____
Jolene Wille _____
Chip Yeager _____

Chris DuBose
Vice Chair

ATTEST: _____
Beth Gervais
Land Services Coordinator



Staff Report

TO: Planning Commission
FROM: Beth Gervais, Land Services Coordinator
SUBJECT: Consideration of Amendments to 2023 Meeting Schedule
DATE: June 1, 2023

ACTION TO CONSIDER

The Planning Commission will consider possible Amendments to the 2023 meeting schedule, specifically related to tour dates.

DISCUSSION

The Planning Commission adopted its 2023 meeting schedule on December 1, 2022. In addition to regular meeting dates and work session dates, the meeting schedule includes dates for monthly tours. Tours are typically scheduled on the Tuesday prior to regular meetings at 9:00 am.

At the April 6, 2023 meeting, the Planning Commission briefly discussed the possibility of changing the day of the tour and ultimately motioned to initiate a review of the 2023 meeting schedule with the purpose of considering a change to tour dates.

OPTIONS

1. Take no action. The 2023 meeting schedule will remain as-is, with tours scheduled on the Tuesday prior to regular meetings.
2. Amend the 2023 meeting schedule to change tour dates.
3. Table action for further review and consideration.

ACTION REQUESTED

Consider possible Amendments to the 2023 meeting schedule and offer a motion accordingly.

ATTACHMENTS

1. 2023 Meeting Schedule



Chisago County, MN Planning Commission 2023 Meeting Schedule

Purpose:	Date:	Time:	Location:
Application Deadline for Jan 5 Meeting	Thursday, December 1, 2022	4:00 PM	
Tour	Tuesday, January 3	9:00 AM	Depart from Chisago County Public Works
Regular Meeting	Thursday, January 5	7:00 PM	Government Center/Board Room 160A
Special Work Session	Thursday, January 19	6:00 PM	Government Center/Lower Conference Room 150B
Application Deadline for Feb 2 Meeting	Friday, December 30, 2022	4:00 PM	
Tour	Tuesday, January 31	9:00 AM	Depart from Chisago County Public Works
Regular Meeting	Thursday, February 2	7:00 PM	Government Center/Board Room 160A
Special Work Session	Thursday, February 16	6:00 PM	Government Center/Lower Conference Room 150B
Application Deadline for Mar 2 Meeting	Wednesday, February 1	4:00 PM	
Tour	Tuesday, February 28	9:00 AM	Depart from Chisago County Public Works
Regular Meeting	Thursday, March 2	7:00 PM	Government Center/Board Room 160A
Special Work Session	Thursday, March 16	6:00 PM	Government Center/Lower Conference Room 150B
Application Deadline for Apr 6 Meeting	Wednesday, March 1	4:00 PM	
Tour	Tuesday, April 4	9:00 AM	Depart from Chisago County Public Works
Regular Meeting	Thursday, April 6	7:00 PM	Government Center/Board Room 160A
Special Work Session	Thursday, April 20	6:00 PM	Government Center/Lower Conference Room 150B
Application Deadline for May 4 Meeting	Friday, March 31	4:00 PM	
Tour	Tuesday, May 2	9:00 AM	Depart from Chisago County Public Works
Regular Meeting	Thursday, May 4	7:00 PM	Government Center/Board Room 160A
Special Work Session	Thursday, May 18	6:00 PM	Government Center/Lower Conference Room 150B
Application Deadline for Jun 1 Meeting	Monday, May 1	4:00 PM	
Tour	Tuesday, May 30	9:00 AM	Depart from Chisago County Public Works
Regular Meeting	Thursday, June 1	7:00 PM	Government Center/Board Room 160A
Special Work Session	Thursday, June 15	6:00 PM	Government Center/Lower Conference Room 150B
Application Deadline for Jul 6 Meeting	Thursday, June 1	4:00 PM	
Tour	Wednesday, July 5	9:00 AM	Depart from Chisago County Public Works
Regular Meeting	Thursday, July 6	7:00 PM	Government Center/Board Room 160A
Special Work Session	Thursday, July 20	6:00 PM	Government Center/Lower Conference Room 150B
Application Deadline for Aug 3 Meeting	Friday, June 30	4:00 PM	
Tour	Tuesday, August 1	9:00 AM	Depart from Chisago County Public Works
Regular Meeting	Thursday, August 3	7:00 PM	Government Center/Board Room 160A
Special Work Session	Thursday, August 17	6:00 PM	Government Center/Lower Conference Room 150B
Application Deadline for Sep 7 Meeting	Tuesday, August 1	4:00 PM	
Tour	Tuesday, September 5	9:00 AM	Depart from Chisago County Public Works
Regular Meeting	Thursday, September 7	7:00 PM	Government Center/Board Room 160A
Special Work Session	Thursday, September 21	6:00 PM	Government Center/Lower Conference Room 150B
Application Deadline for Oct 5 Meeting	Friday, September 1	4:00 PM	
Tour	Tuesday, October 3	9:00 AM	Depart from Chisago County Public Works
Regular Meeting	Thursday, October 5	7:00 PM	Government Center/Board Room 160A
Special Work Session	Thursday, October 19	6:00 PM	Government Center/Lower Conference Room 150B
Application Deadline for Nov 2 Meeting	Friday, September 29	4:00 PM	
Tour	Tuesday, October 31	9:00 AM	Depart from Chisago County Public Works
Regular Meeting	Thursday, November 2	7:00 PM	Government Center/Board Room 160A
Special Work Session	Thursday, November 16	6:00 PM	Government Center/Lower Conference Room 150B
Application Deadline for Dec 7 Meeting	Wednesday, November 1	4:00 PM	
Tour	Tuesday, December 5	9:00 AM	Depart from Chisago County Public Works
Regular Meeting	Thursday, December 7	7:00 PM	Government Center/Board Room 160A
Special Work Session	Thursday, December 21	6:00 PM	Government Center/Lower Conference Room 150B

*Rescheduled Tour and/or Meeting Dates

All Tours, Regular Meetings and Special Work Sessions are open to the public.
Public Comment is reserved for public hearing portions of meetings and at the discretion of the Planning Commission Chair.

Chisago County Government Center
313 N. Main Street
Center City, MN 55012

Chisago County Public Works
31325 Oasis Road
Center City, MN 55012

Adopted by the Planning Commission on 12/01/2022