



**ARLINGTON PLANNING & ZONING BOARD**

**MEETING AGENDA**

**Date: June 4, 2020 7 PM**

Join from PC, Mac, Linux, iOS or Android: <https://meetings.ringcentral.com/j/1497185828>

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Meeting ID: 149 718 5828

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Meeting Minutes
  - a. May 7, 2020
5. Public Hearings
  - a. None
6. Communications
  - a. EDA Minutes April 13, 2020
7. New Business.
  - a. Council Update: Outdoor Seating for Restaurants and Bars
  - b. Discussion: Orderly Annexation Agreement
8. Unfinished Business
  - a. Discussion on updates to Comprehensive Plan: Chapter 5, Housing
  - b. Update about Siwek and the Seneca Trailer Park
  - c. Update of R3 subdivision in Arlington Meadows
9. Review Building Permit Reports
  - a. May 2020
10. Educational Information
  - a. Continue reading comprehensive plan: Next topic Transportation
11. Other/Updates
12. Adjournment



## ARLINGTON PLANNING & ZONING BOARD

### MEETING MINUTES

Date: May 7<sup>th</sup>, 2020

7 PM

Join from PC, Mac, Linux, iOS or Android: <https://meetings.ringcentral.com/j/1486099708> Or Telephone: +1(720)902-7700 and then enter the Meeting ID: **148 609 9708**

**1. Call to Order – meeting was called to order by Chairperson Neuse at 7:03.**

**Members present:** Joe Prasad, Dean Halverson, Janet Deno, Councilmember Michelle Battcher, Chairperson Janet Nuesse, Brandon Brinkman

**Members absent:** None

**Staff:** Michael Kedrowski Planning and Zoning Administrator

**Guests in attendance:** Administrator Amy Newsom, Mayor Rich Nagel, Tony Hoff

**2. Pledge of Allegiance** – all stood and recited the pledge

**3. Approval of Agenda** – motion by Battcher to approve the agenda, second by Deno. Motion carried.

**4. Approval of Meeting Minutes**

- A. April 15<sup>th</sup>, 2020 – motion by Battcher to approve the agenda with the additional of Amy Newsom and Rich Nagel in attendance, second by Carlson. Motion carried.

**5. Public Hearings**

- A. Amending the City of Arlington Comprehensive Plan & Land Use Map Pertaining to the “Old Nickel Property”.

There were no members of the public present for comment. Hoff was in attendance and addressed the Committee with details of his plans to purchase the Nickel Property. He has steaked the property out and began working on plans to bring water and electric to the site. The committee wished to hear from him about his businesses and future plans such as business hours and plans for the current tillable acres. Hoff explained he plans to contact the neighboring property owners to see what they would prefer to have between them as he stated he would like to be a good neighbor.

Motion to adjourn the public hearing at 7:23 by councilmember Battcher.

- B. That the following section will be added to the City Code, Chapter 31, Zoning: SECTION 29: RESTRICTIONS ON THE RESIDENCY OF PREDATORY OFFENDERS WITHIN CITY LIMITS.

Kedrowski was provided with the language by City Attorney Ross Arneson, there is currently a temporary order in place, it is wished to have this passed as a permanent ordinance in city code. It was reviewed by the Committee and recommended to be forwarded onto Council.

Motion to close at 7:27

All in favor to accept resolution, none opposed. Motion carried.

## 6. Communications

### A. EDA Minutes – March 2020

The Committee reviewed the EDA minutes from March. These have been added as a monthly addition to the packet to allow for more communication between Planning and Zoning and the EDA. Please note these as economic development and planning go hand in hand. I cannot stress enough the importance of trying to begin to lay out a long-range plan and work to see it through. We WILL get there; I just want to try and work toward that point as a committee.

## 7. New Business.

### A. Approve/Deny changes to Zoning: Sign Ordinance

Upon further research and reading through City Code, there is no need to make any changes as highlighted in the past. It was an oversight by Kedrowski that there is NO prohibitive language about signs in the B2 Central Business District hanging or projecting out above the sidewalk if they are within guidelines. It has been kept in the agenda in hopes that if anyone would like to make any revisions or changes to do so now. Read language below:

Ch 31. SUBDIVISION 5. GENERAL REGULATIONS, B. An awning, canopy, or marquee suspended from a building may extend over the public right-of-way ten (10) feet and not closer than two (2) feet of the curb line extended. Such structures shall be not less than eight (8) feet from the sidewalk or ground grade line, and the owner of such structure shall be responsible for its structural safety.

This was originally interpreted backwards by the committee and pertains to the curb from street, rather than the building to curb.

### B. Discussion: Location for Additional Industrial Park

The outlook is beginning to look decent regarding industry and businesses possibly being able to come to Arlington. I have revived some very helpful discussions from last year as well as provided maps as well. Here are some blurbs from the minutes on the discussions from back then. **Below are excerpts from minutes from the discussions in 2019:** Following are conversations from May 7<sup>th</sup>'s meeting

**“2019 Discussion** — Industrial Park Location Recommendation. Smith Strack presented her spreadsheets again listing the pros and cons of each site considered. The PZ members felt that the Arneson/Hennies location was best suited to be zoned as a Light Industrial area. The 401'th Avenue location seemed to be best suited to be zoned as a hybrid (Industrial/Commercial) District. There was discussion that the cost for this property is unknown. Regarding the Doehling property, if it is not otherwise already sold, the consensus was that this should be retained for long term needs.”

**May 2019** - The Committee discussed an Industrial Park location recommendation. Smith-Strack gave an overview of each location. Analysis included in the 2014 Comprehensive Plan forecast a need for 11 acres of new industrial property for consumption through 2030. Smith-Strack broke down the criteria for each location — i.e. wetland/floodplain, topography, rail access, visibility to Hwy. 5, access to Hwy. 5, proximity to residential, whether it was within the city limits, existing zoning, projected cost of improvement, land acquisition cost, impact on existing use, projected sale value, and projected risk. The PZ was asked to give a recommendation on a potential site. A discussion then occurred among the members regarding the pros and cons of each of the various properties under consideration. The Committee also engaged in discussions with Councilmember Hatlestad and City Administrator Melvin who were in the audience regarding the properties and how the Council was thinking of paying for any property(ies) which may be recommended. Administrator Melvin advised that the City would probably be utilizing BDPI (Business Development Public Infrastructure) for any property that may be purchased. There was a discussion of the risks involved in making a property "shovel ready" versus waiting for a business to come to town and request a specific property. The Committee decided they should eliminate the property that would be considered the least desirable. Additional discussion occurred and it was decided that the least desirable location for an industrial park site would be the Nickel property. Chairperson Kreft thought that maybe they should widen the scope of potential properties to be looked at as an industrial park site other than those provided at this meeting. The Committee advised that they like to look at potential properties that would be along/on Hwy. 5.

The committee discussed the previous findings and ultimately decided that now may not be the best time to invest without knowing about funds. It was recommended that Kedrowski as for permission to acquire land for industrial park land. Brinkman motioned for Kedrowski to ask for permission to add a request for industrial park space to the Capital Investment Project list. Prasad seconded it. Motion carried unanimously.

## **8. Unfinished Business**

### **A. Discussion on updating to Comprehensive Plan**

There is no mention of an R-3 district, beginning with an update I believe that modifications should start with what is not in it and should. Then begin to think how we would like to lay it out or think for the FUTURE. That is one of the main points in designing and drafting a comprehensive plan. I have attached a copy of Chapter 4 and wish to add R3 to the land use plan as well as other noted revisions. How does everyone feel about the comp plan? We as a committee can redesign it and I would like feedback as to the direction we could take.

Kedrowski addressed the need to begin making modifications to the Comprehensive Plan. Kedrowski included handwritten notes on possible revisions or aspects needing to be added to get the conversations going. Topics covered were to really think about land uses and land acquisition. It was discussed to research and work with townships to have an updated agreement on land annexation. Annexation agreements from the past are becoming outdated.

#### **B. Discussion about Siwek and the Seneca Trailer Park**

I would like to see if there has been any follow up or ideas on what can be done with this space. It was discussed at the Council meeting on April 20<sup>th</sup>. I have brought this to our attention for several reasons, one of the most being making good use of our land and planning for the future. Dave and John had some great points and would simply like something to be done there and I would like for us to help.

Kedrowski revived previous discussions about this lot at last month's meeting. It was also brought to council to discuss how the conversations with Siwek and John Behnke his realtor. Kedrowski will need to remain in touch with Dave Siwek to see what he may be willing to do with that property. It currently is unable to be used as previously done, due to its zoning. The consensus of the Committee was positive with action being taken some time to do something with the lot, it is dependent upon practical uses.

#### **C. Rezoning of R3 subdivision in Arlington Meadows**

The general decision by Siwek has been to build 4 single family homes on those already planned 16 townhome style lots. A plan will be proposed by Siwek and when this happens it will need to be replotted/rezoned to R1 instead of R3. He will have to pay all fees associated with doing so.

#### **D. Update: City Code Chapter 31, Section 7: R3 Multiple Family Residential Zone**

A revision of this is no longer a need. In conversation with city attorney Ross Arneson it was revealed that there has been a copy of City Code that had included this. Kedrowski has since updated the Code to reflect so on the City website.

### **9. Review Building Permit Reports**

#### **A. April 2020**

### **10. Educational Information –**

CityLab University: Zoning Codes: <https://www.citylab.com/design/2019/08/zoning-ordinance-definition-history-explained-city-laws/594913/>

### **11. Other/Updates – none**

### **12. Adjournment – Motion to adjourn by Councilmember Battcher at 8:30, second by Halverson. Motion carries.**



**ECONOMIC DEVELOPMENT AUTHORITY  
MEETING MINTUES**

**MONDAY, APRIL 13 @ 5:30 P.M.**

Arlington Community Center - Council Chambers

Join from PC, Mac, Linux, iOS or Android: <https://meetings.ringcentral.com/j/1496992763>

Or Telephone: +1(720)9027700 (US Central), 1496992763#

1. Call to Order – The meeting was called to order at 5:33 pm by President Dean Bergersen.  
EDA members present: Howard Brinkman, Kurt Menk. By RingCentral: Dean Bergersen, Larry Sorenson, Tim Kloeckl, Tom Hatlestad  
EDA members absent: Laura Gilman  
Guests present: Tony Hoff. By RingCentral: Justin Horstman  
Staff present: EDA Director Amy Newsom. By RingCentral: Michael Kedrowski, P&Z Administrator
2. Pledge of Allegiance
3. Approval of Agenda – Motion by Sorenson to approve the agenda with the addition of an updated 2019 Loan Summary, second by Kloeckl. Motion carried.
4. Approval of Minutes
  - a. March 9, 2020 – Motion by Kloeckl to approve the March 9, 2020 minutes, second by Brinkman. Motion carried.
5. Approval of Financial Reports
  - a. January 2020
  - b. February 2020
  - c. March 2020
  - d. 2019 Loan Summary

The reports were reviewed by the Committee. Lisa Tesch provided the EDA with an updated 2019 Loan Summary because she noticed that she had forgotten to add the Hip Hop Family Shop loan. Motion by Sorenson, second by Brinkman. Motion carried.
6. New Business
  - a. Approve/Deny Resolution No. 05-2020 A RESOLUTION APPROVING TERMS OF A LOAN TO LINDSAY SJOSTROM REAL ESTATE LLC. FROM THE ARLINGTON EDA FACADE IMPROVEMENT LOAN PROGRAM FOR A PROJECT AT 108 5TH AVENUE
  - b. There was discussion as to details of the loan and whether it could be requested to take out another loan if additional work was to be done. It was discussed that perhaps more language could be added to the application to define what is a facade as well make

some modifications to the language on the resolution. **Kloeckl** introduced Resolution No. 05-2020 A RESOLUTION APPROVING TERMS OF A LOAN TO LINDSAY SJOSTROM REAL ESTATE LLC. FROM THE ARLINGTON EDA FACADE IMPROVEMENT LOAN PROGRAM FOR A PROJECT AT 108 5TH AVENUE, **Hatlestad** seconded it. And upon poll being taken the following voted in favor of Kloeckl, Hatlestad, Sorenson, Menk, Brinkman, and none against. Nobody abstained and Councilmember Gillman was absent.

- c. Proposal to purchase parcel 31.0874.000 (former Nickel property) from Top Notch Construction.

Justin Horstman was present at the meeting and presented his proposal to purchase parcel 31.0874.000 (former Nickel property). A letter was provided to the Committee, and he explained details of his company and how the land would be used. The company would operate year-round and store equipment used for construction and development projects. A berm would be created on the property between existing neighbors on the north, east and south sides. A building would be erected on the property housing equipment and an office space that would be roughly 50x100 feet. The land would also be used to store aggregate materials that are hauled out of the city during projects like street repairs. The Committee discussed his proposal after presentation and may consider it or find another lot of land to house his company at a later point in time.

Horstman left the meeting.

- d. Letter from Sarah Callahan

A letter was presented to the Committee from a resident bordering 31.0874.000 (former Nickel property). The letter addressed her concern about a commercial business being housed near her property. It was noted by the Committee to keep it in mind. It was also noted that Hoff had talked with her about his business and assured that he would work with her as well as not be too much of an inconvenience to her and her family.

- e. Discussion on what the EDA can do to help businesses during COVID-19

It was discussed among the Committee members that they would like to do something to assist businesses affected by COVID-19. Gilman spoke with Newsom asking what we can do to maintain our businesses, maintain the level of shopping local. Consensus of the Board to come up with ideas and wait to act until after the virus has peaked.

## 7. Old Business

- a. Proposal to purchase parcel 31.0874.000 (former Nickel property) from Tony's Outdoor Services
  - i. Public Hearing planned for May 11, 2020

Hoff was in attendance to address the Committee if they had any further questions at this time. It was brought into consideration by Council and recommended to have a Public Hearing scheduled at the next EDA meeting. Many of the questions asked by the Committee members could be written into the purchase agreement as stipulations on receiving the

land. The Committee agreed unanimously to move on with the proposal and bring it to a Public Hearing scheduled for the next EDA Meeting May 11<sup>th</sup>.

Hoff left the meeting.

b. Update on Hemp Heaven

i. Notice of Assessments from High Island Creek Watershed District

Newsom presented the proposed assessments to the parcel which was sold to Hemp Heaven. Arneson has not filed the deed yet because Hemp Heaven has not provided proper site plans. Newsom will work with Arneson to see who will be responsible for the assessments.

c. Marketing Ideas

Consensus of the group to wait on this topic until Gilman is at a meeting.

d. City Fee comparison/incentives

i. WAC/SAC \$4,825 City Council waives on case-by-case basis

A comparison between cities fees was presented before the Committee and it was decided that at some point the EDA would like to review fees and incentives before the end of 2020. Kedrowski mentioned he is working with Planning and Zoning to do so as well and will be presenting new permits that are more user friendly and easy to fill out.

e. One Million Cups — October 14, 2020

Still planned for October 14, but Newsom reported that they are currently being held virtually. Consensus of the group was not to host if held electronically.

8. Planning and Zoning update — Michael Kedrowski

- New permits/process – permits have been redesigned and simplified, will present to Planning and Zoning Committee and then have on agenda for Council Approval
- Scott Equipment – While preparing the land for the next stage in their expansion, they dug up into Hutch Co-Op's property. The damage will be repaired as their drainage plan comes into fruition in oncoming weeks.
- Building permits/projects – There have been 28 permits so far this year ranging from windows and siding to new construction and remodeling of homes. So far permits have totaled \$6,913.62 in fees and over \$773,000 in evaluations
- Scanning/digitizing previous years' resolutions and minutes – There are not digital copies of many of the files in the resolution and minute binders. Kedrowski has been looking to work on scanning, digitizing and converting to pdf and word files.
- Revisions to city code and comp plan – there are updates needed to be made both to city code and the comprehensive plan. Kedrowski has begun reviewing both the code and comp plan and will be working with Planning and Zoning Committee to suggest those revisions.

9. EDA Director update on businesses and housing

Newsom reported that Siduri Hops must build by this summer according to their development agreement and the grant extension from DEED for their BDPI grant. The group discussed what

to do if Siduri does not plan to build. Newsom to check with Attorney Arneson when we can take action to get the land back. The Board also discussed making the business pay for their own infrastructure to the site if they still plan to build.

10. Director and Board Comments

11. Adjourn – Motion by Menk, second by Sorenson to adjourn the meeting at 7:20 pm. Motion carried.

see attached list for parcels

OFFICE OF COUNTY RECORDER  
 Sibley County, Minnesota  
 I hereby certify that this document was filed in this office on the  
 27 day of Aug 1998 at 10 a.m. and was duly recorded as  
 document number 172044 10  
 Edine Ebert  
 COUNTY RECORDER, by Deputy  
 Fees: S.C. \$4.50 W.C. O. \$1.00 Rec. \$14.00  
 Well Certificate: Received  Not Required Total \$19.50  
 Abstr. - yes  no  Received from/Return to:

DOC # A-172044  
 CAL ROBERTS, ASSESSOR  
 GAYLORD, MN 55334

OA-560-1 Arlington  
 City Signed 9-2-97  
 Township Signed 9-2-97

BEFORE THE MUNICIPAL BOARD  
 OF THE STATE OF MINNESOTA

Andrew D. Hultgren Chair  
 Paul B. Double Vice Chair  
 Charles W. DeVore Vice Chair

-----  
 IN THE MATTER OF THE ORDERLY ANNEXATION )  
 AGREEMENT BETWEEN THE CITY OF ARLINGTON AND ) ORDER  
 THE TOWN OF ARLINGTON PURSUANT TO MINNESOTA )  
 STATUTES 414 )  
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WHEREAS, a joint resolution for orderly annexation was adopted by  
 the City of Arlington and the Town of Arlington; and

WHEREAS, a resolution was received from the City of Arlington  
 indicating their desire that certain property be annexed to the City of  
 Arlington pursuant to M.S. 414.0325, Subd. 1; and

WHEREAS, M.S. 414.0325 states that in certain circumstances the  
 Minnesota Municipal Board may review and comment, but shall within 30  
 days order the annexation of land pursuant to said subdivision; and

WHEREAS, on August 7, 1998, the Minnesota Municipal Board has  
 reviewed and accepted the resolution for orderly annexation;

IT IS HEREBY ORDERED: That the following described property is  
 hereby annexed to the City of Arlington, Minnesota, the same as if it

had originally been made a part thereof:  
Orderly Annexation Area 1 Description:

Parcels in Sections 9 and 10, Township 113 North, Range 27 West, Sibley County, Minnesota:

Beginning at the southeast corner of the SW 1/4 of Section 10, Township 113 North, Range 27 West, thence North along the centerline of said Section 10 to the northeast corner of the NW 1/4 of said Section 10 thence West along the north line of said Section 10 to the northwest corner of said Section 10, thence continuing West along the north line of Section 9 1317.15 feet to a point on the existing city boundary, thence South and East along the existing city boundary to the south line of said Section 10, thence East to the point of beginning.

That part of Section 9, Township 113, Range 27, Sibley County, Minnesota described as follows: Beginning at point 722.54 feet South of the northwest corner of said Section 9, thence East along a line parallel to the north line of said Section 9 a distance of 1647.52 feet, more or less, to the northwest corner of the existing property of St. Mary's Catholic Church of Arlington, thence continuing East parallel to the north line of said Section 9 a distance of 400 feet along the north line of said church property, thence South 1054 feet, thence West 400 feet, thence North 250 feet more or less to a point on the northeast corner of the existing Good Samaritan Society, Inc. property, thence West along the existing city boundary line to the west line of said Section 9, thence North along the west line of said Section 9 to the point of beginning.

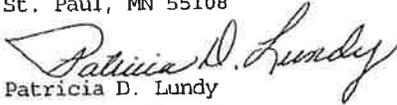
Total area: 244.49 acres

IT IS FURTHER ORDERED: That the tax rate of the City of Arlington on the property herein ordered annexed shall be increased in substantially equal proportions over a period of six years to equality with the tax rate of the property already within the city.

IT IS FURTHER ORDERED: That the effective date of this order is August 7, 1998.

Dated this 21<sup>st</sup> day of August, 1998.

MINNESOTA MUNICIPAL BOARD  
Suite 225 Bandana Square  
1021 Bandana Boulevard East  
St. Paul, MN 55108

  
Patricia D. Lundy  
Assistant Director

PARCEL TO BE ANNEXED TO THE CITY FROM ARLINGTON TWP.

09.0904.000	SIBLEY COUNTY AG. ASS.
09.0903.000	ST. MARYS
09.0903.010	CITY OF ARLINGTON
09.0905.000	ST. MARYS
09.0906.000	ALLEN SCHARN
09.0906.010	HAROLD BADE
09.0907.000	JOHN GUSTAFSON
09.0908.000	RAY HAGGENMILLER (ODEGARD)
09.0909.000	HAGGENMILLER LUMBER
09.0910.000	ALLEN SCHARN
09.0911.000	BLTT (FOOD & FUEL)
09.1001.000	HENNIS & ARNESON (PHILLIPS)
09.1001.010	CHARLES NOVOSAD
09.1002.000	JODIE ANDERSON
09.1003.000	GRIEP
09.1004.000	PATRICIA & JANAT GIEB
09.1005.000	AG LAMD COOP
09.1006.000	GLENCOE BUTTER
09.1007.000	*****
09.1008.000	*****
09.1009.000	INDEPENDANT ELEVATOR C
09.1010.000	COMM BANK (SCOTT EQUIP)
09.1011.000	*****
09.1012.000	*****
09.1013.000	HENNIS & ARNESON
09.1014.000	*****
09.1015.000	*****
09.1016.000	*****
09.1017.000	INDEPENDANT ELEVATOR
09.1018.000	CHARLES NOVOSAD
09.1019.000	INDEPENDANT ELEVATOR
09.1022.000	STACEY BROCKOFF
09.1023.000	JEFF KLEHR
09.1024.000	ANTHONY KLOECHL
09.1025.000	STACEY BROCKOFF
09.1026.000	RICHARD NIELAND
09.1027.000	GEORGE SCHARPING
09.1028.000	*****
09.1029.000	LOUIS WOehler
09.1030.000	WILLIAM LENSING
09.1030.010	HENRY NAGEL

IN THE MATTER OF JOINT  
RESOLUTION OF THE CITY  
OF ARLINGTON AND THE  
TOWN OF ARLINGTON  
DESIGNATING CERTAIN AREAS  
AS IN NEED OF ORDERLY  
ANNEXATION PURSUANT TO  
MINNESOTA STATUTES #414.0325

RESOLUTION NO. 17 - 1997  
JOINT RESOLUTION FOR  
ORDERLY ANNEXATION

**WHEREAS**, the city of Arlington( hereinafter called the "City") and the Town of Arlington ( hereinafter called the " Township ) deem it necessary and appropriate that they work together to develop and implement a process for the orderly and controlled growth of the City and Township; and

**WHEREAS**; the City and Township agree that municipal government most effectively provides services in areas which are developed for residential, commercial, industrial, and governmental purposes , and that the Township government most effectively provides governmental services in areas or uses developed for agricultural , open space and rural residential purposes; and

**WHEREAS**, the City and Township agree that orderly extension of municipal sanitary sewer service to areas needing such service would benefit the public health, safety , and welfare of the entire community; and

**WHEREAS**, the City and Township agree that it is necessary to undertake specialized economic development activities in the area known as the "Arlington Industrial Park" by utilizing governmental tools which area not generally available to the Township; and

**WHEREAS**, the City and Township agree that orderly annexation of the areas designated herein is one way to promote the public health , safety , and welfare of the entire community by proceeding for the logical development of the community and the extension of municipal services as urban development occurs; and,

**WHEREAS**, for areas designated herein, the City and Township desire to accomplish the orderly annexation of said areas in a mutually acceptable and beneficial manner without the need for a hearing before the Minnesota Municipal Board as urban development occurs.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Arlington and the Town Board of Supervisors of Arlington as follows:

1. Designation of Orderly Annexation Areas. The City and Township hereby designate the following areas as in need of orderly annexation pursuant to Minnesota Statutes, Section 414.0325

a. Orderly Annexation Area 1. Orderly Annexation Area 1, herein after referred to as "Area 1" is described in Exhibit 1 and incorporated by reference. For ease of reference, Area 1 is shown on the map attached hereto as Exhibit A and is generally those areas most in need of immediate annexation, and referred to as : the Sibley County Fairgrounds ; the Industrial Park and T. H. 5 business area; and the area immediately east of the City in the West 1/2 of the SE 1/4 and the NE 1/4 of Section 10 .

b. Orderly Annexation Area 2. Orderly Annexation Area 2, herein after referred to as "Area 2" is described in Exhibit 2 and incorporated by reference. For ease of reference , Area 2 is also shown on the map attached hereto as Exhibit A, and is generally those areas referred to as: the Highland View Addition, and the Highland View Second Addition both in part of the E1/2 of the SE 1/4 of Section 4 T113N, R27W,

c. Orderly Annexation Area 3. Orderly Annexation Area 3, herein after referred to as "Area 3" is described in Exhibit 3 and incorporated by reference. For ease of reference , Area 3 is also shown on the map attached hereto as Exhibit A, and is general those areas which are not covered in areas 2 or 3 and encompasses the balance of the Orderly Annexation Area.

2. Area 1 Annexation. Upon approval of this agreement , the area included in Area 1 shall be immediately considered annexed to the City The City and Township agree that no alteration to the boundaries described herein is appropriate, that no consideration by the Municipal Board is necessary, and that all terms and conditions for annexation of the area are provided for in this resolution. Pursuant to Minnesota Statutes , Section 414.0325, the Municipal Board may review and comment, but shall within thirty (30) days of receipt, order the annexation of Area 1 in accordance with the terms and conditions of this Joint Resolution.

3. Area 2 Provisions.

a. Upon approval of this agreement, the area included in Area 2 shall only be annexed when there is a petition for annexation by at least fifty percent (50%) of the affected property owners or at least fifty percent (50%) of the owners have requested, by petition, the extension of municipal services to the area, and the City approves the petition as being in the best interest of the City.

b. The City and Township agree that after any annexation in Area 2, the City shall be responsible for providing municipal services. The property owner shall be

responsible for all costs associated with the service extension unless other arrangements are agreed to by the City.

c. Annexation by Property - Owner Petition. The City and Township agree that if the City or Township receive a property - owner petition for annexation by any property - owner with land abutting municipal corporate limits within any sector of Area 2 and said land is platted or subdivided, is proposed to be platted or subdivided, or is proposed for urban, non-farm development, the land may be designated in need of orderly annexation and annexed in accordance with paragraph 3 ( d ) of this Joint Resolution.

d. No Hearing Required. The City and Town agree that upon receipt of an annexation petition and a resolution from the City providing for annexation of a designated area , the Municipal Board, may review and comment, but shall within thirty (30) days of receipt of said resolution, order the annexation of the area designated therein in accordance with the terms and conditions of this Joint Resolution.

4. Area 3 Provisions.

a. Non- Farm development. The City and Township agree that all urban, non-farm development within Area 3 is prohibited unless the property proposed for such development and any adjacent land, is first annexed to the City pursuant to the terms and conditions of this Joint Resolution. Exceptions to this provision include :

- i. Agricultural development;
- ii. Repair or limited expansion of structures used for urban , non-farm development in existence upon approval of this resolution.
- iii. Construction of single family homes on a lot of record,
- iv. Urban , non-farm development which is first approved in writing by both the City and Township.

b. Upon approval of this agreement, the area included in Area 3 shall only be annexed when there is a petition for annexation by at least fifty percent (50%) of the affected property owners or at least fifty percent (50%) of the owners have requested, by petition, the extension of municipal services to the area, and the City approves the petition as being in the best interest of the City.

c. The City and Township agree that after any annexation in Area 3, the City shall be responsible for providing municipal services. The property owner shall be responsible for all costs associated with the service extension unless other arrangements are agreed to by the City.

d. Annexation by Property - Owner Petition. The City and Township agree that if the City or Township receive a property - owner petition for annexation by any property - owner with land abutting municipal corporate limits within any sector of Area 3 and said land is platted or subdivided, is proposed to be platted or subdivided, or is

proposed for urban, non-farm development, the land may be designated in need of orderly annexation and annexed in accordance with paragraph 4 ( e ) of this Joint Resolution.

e. No Hearing Required. The City and Town agree that upon receipt of an annexation petition and a resolution from the City providing for annexation of a designated area , the Municipal Board, may review and comment, but shall within thirty (30) days of receipt of said resolution, order the annexation of the area designated therein in accordance with the terms and conditions of this Joint Resolution

5. Differential Taxation. Whenever an order by the Municipal Board under Minnesota Statutes Sections 414.031, 414.0325 or 414.033 , annexes any parcel, the Board may provide that the tax rate of the City on the area annexed shall be increased in substantially equal proportions over not more than six (6) years to equality with the tax rate on the property already within the City. The appropriate period may be , shortened based on the time reasonably required to effectively provide municipal services to the annexed area.

6. Tax Reimbursement. When a parcel is annexed, the City of Arlington will reimburse Arlington Township for the loss of taxes generated from the annexed property. If the annexation becomes effective on or before August 1 of the levy year, the City of Arlington may levy on the annexed area beginning with the same year. If the annexation becomes effective after August 1, of the levy year, Arlington Township may continue to levy on the annexed property for that levy year and the City of Arlington may not levy on the annexed property until the following levy year. For six ( 6 ) years following the tax year that Arlington Township last collects a levy, the City will reimburse the Township one hundred percent (100%) of the amount of taxes that were collected by the Township in the year the land was annexed. Thereafter, the City of Arlington will no longer reimburse Arlington Township .

7. City Property. The City may at any time annex property owned by the City in accordance with paragraph 4 ( e ) of this Joint Resolution.

8. Governing Law. This Joint Resolution is made pursuant to, and shall be construed in accordance with the laws of the State of Minnesota.

9. Modification / Amendment. This Joint Resolution shall not be modified, amended , or altered except upon the written joint resolution of the City and Township duly executed and adopted by the City Council and the Township Board of Supervisors and filed with the Minnesota Municipal Board.

10. Term. This Joint Resolution shall be in full force and effect for a term of twenty years from the date of execution unless otherwise terminated earlier by mutual written joint resolution of the City and Township.

11. Entire Agreement. The terms, covenants, conditions , and provisions of this Joint Resolution, including the present and all future attachments, shall constitute the entire agreement between the parties hereto, superseding all prior agreements and negotiations. This Joint Resolution shall be binding upon and inure to the benefit of the respective successors and assigns of the City and Township.

12. Notice. Any notices required under the provision of this Joint Resolution shall be in writing and sufficiently given if delivered in person or sent by certified or registered mail, return receipt requested, as follows:

If to the City: Mr. Arlen Bruhjell , City Clerk ( or his successor)  
City Office  
PO Box 466  
Arlington, MN 55307

If to the Township: Ms. Elaine Woods, Town Clerk (or her successor)  
RR 2 BOX 232  
Arlington ,MN 55307

Approved by the Town of Arlington this 2 nd day of September , 1997.

TOWN OF ARLINGTON

By: Karl Thule  
Its Chair

By: Elaine Woods  
Town Clerk

Approved by the City of Arlington this 2 nd day of September , 1997.

CITY OF ARLINGTON

By: Richard Thomas  
Its Mayor

By: Arlen Bruhjell  
City Clerk



CERTIFICATE TO THE COUNTY RECORDER

I hereby certify that the foregoing resolution is a true and correct copy of a resolution presented to and adopted by the City Council of Arlington at a meeting thereof held on September 2, 1997 as disclosed by the records of the said City in my possession.

Arlen Bruhjell  
Arlen Bruhjell, City Clerk/Treasurer

## EXHIBIT 1

### Orderly Annexation Area 1 Description:

Parcels in Sections 9 and 10, Township 113 North, Range 27 West, Sibley County, Minnesota:

Beginning at the southeast corner of the SW 1/4 of Section 10, Township 113 North, Range 27 West, thence North along the centerline of said Section 10 to the northeast corner of the NW 1/4 of said Section 10 thence West along the north line of said Section 10 to the northwest corner of said Section 10, thence continuing West along the north line of Section 9 1317.15 feet to a point on the existing city boundary, thence South and East along the existing city boundary to the south line of said Section 10, thence East to the point of beginning.

That part of Section 9, Township 113, Range 27, Sibley County, Minnesota described as follows: Beginning at point 722.54 feet South of the northwest corner of said Section 9, thence East along a line parallel to the north line of said Section 9 a distance of 1647.52 feet, more or less, to the northwest corner of the existing property of St. Mary's Catholic Church of Arlington, thence continuing East parallel to the north line of said Section 9 a distance of 400 feet along the north line of said church property, thence South 1054 feet, thence West 400 feet, thence North 250 feet more or less to a point on the northeast corner of the existing Good Samaritan Society, Inc. property, thence West along the existing city boundary line to the west line of said Section 9, thence North along the west line of said Section 9 to the point of beginning.

Total area: 244.49 acres

## EXHIBIT 2

### Orderly Annexation Area 2 Description:

All that part of the SE 1/4 of Section 4, Township 113 North, Range 27 West identified as the Highland View Addition and the Highland View Second Addition.

Total area: 17.89 acres

## EXHIBIT 3

### Orderly Annexation Area 3 Description:

All of the area not previously described in Exhibits 1 or 2; and that area not already in the City of Arlington; described as follows:

Beginning at the southeast corner of the NE 1/4 of the NW 1/4 of Section 15; thence North along the half section line of Sections 15, 10 and 3 to the northeast corner of the SE 1/4 of the SW 1/4 of Section 3; thence West along said quarter section line of Sections 3, 4 and 5 to the northwest corner of the SE 1/4 of the SE 1/4 of Section 5; thence South along the easterly quarter section line of Sections 5, 8 and 17 to the southwest corner of the NE 1/4 of the NE 1/4 of Section 17; thence East on the north quarter section line to the point of beginning.

Total acera: 662.11 acres



CITY OF ARLINGTON  
SIBLEY COUNTY MINNESOTA

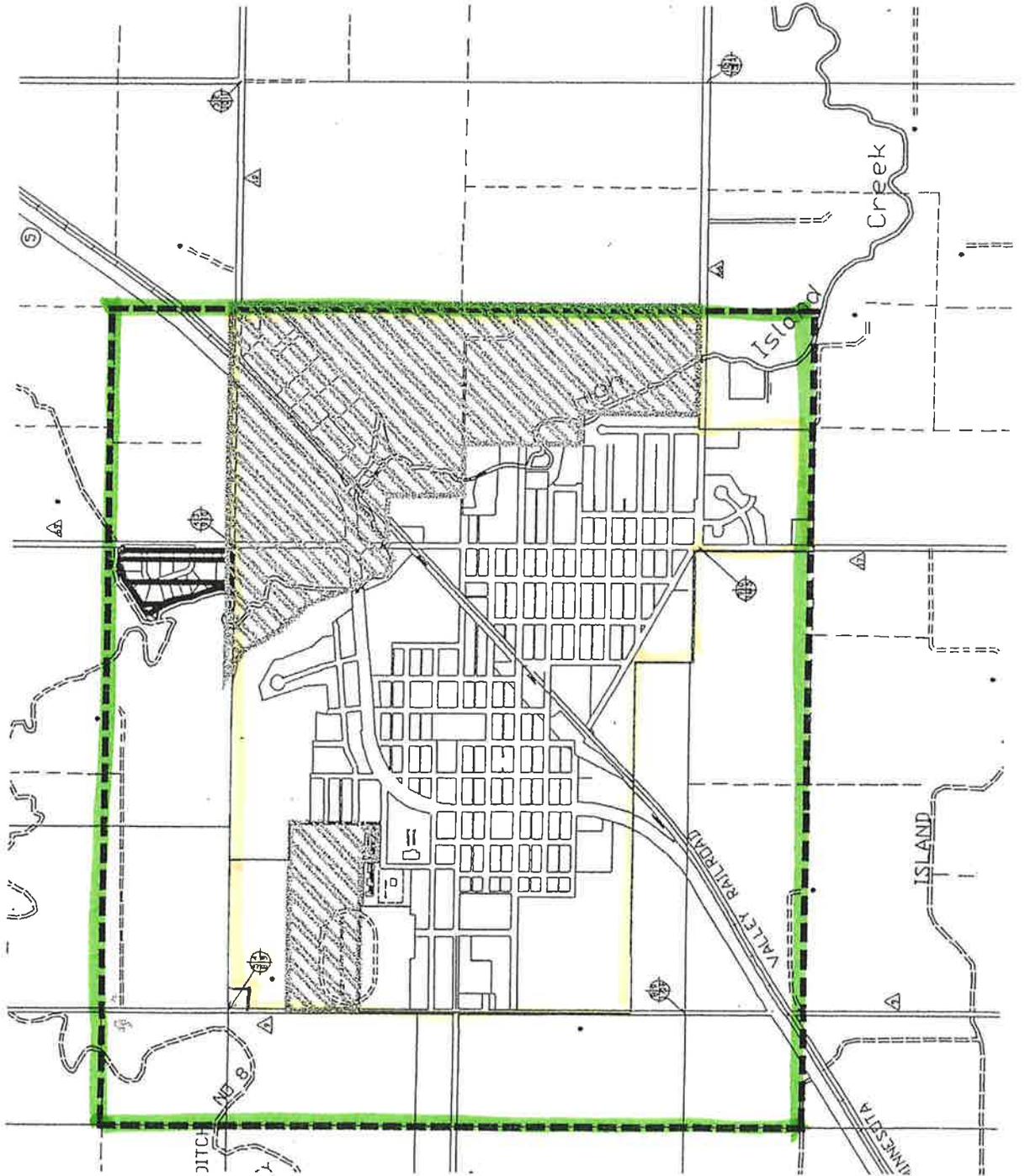
September 2, 1997  
EXHIBIT "A"

ORDERLY ANNEXATION AREAS:

- ORDERLY ANNEXATION AREA THREE ( Total Area Boundary )
- ORDERLY ANNEXATION AREA ONE
- ORDERLY ANNEXATION AREA TWO

CITY BOUNDARY

ORDERLY ANNEXATION AREA . 1998



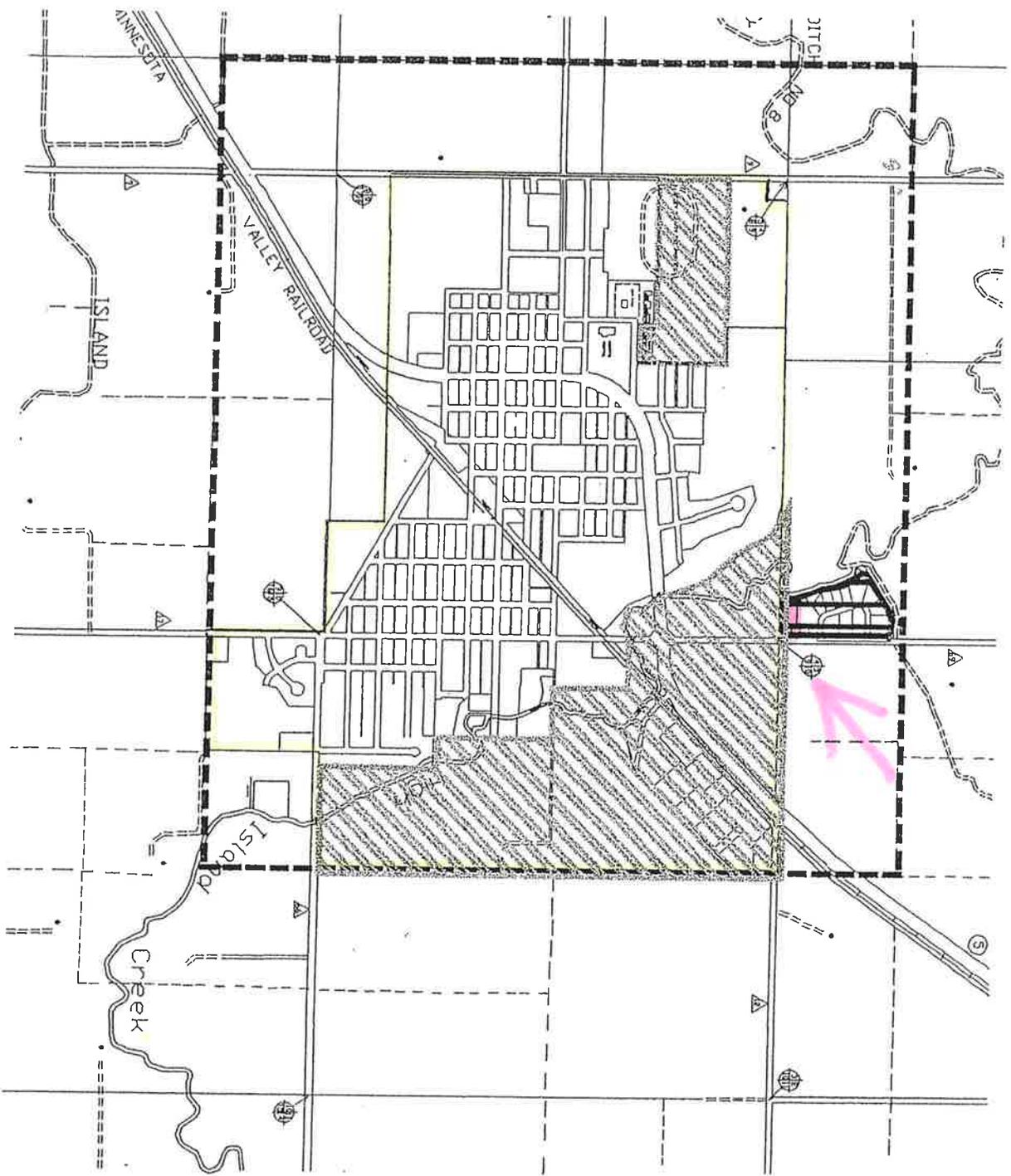
NOTICE  
This map was prepared to show the relative locations of the data listed. It should not be relied upon as a substitute for any other information. The provider offers no guarantees or representations as to the accuracy and reliability of this information for any other purpose.

CITY OF ARLINGTON  
SIBLEY COUNTY MINNESOTA

September 2, 1997  
EXHIBIT "A"

ORDERLY ANNEXATION AREAS:

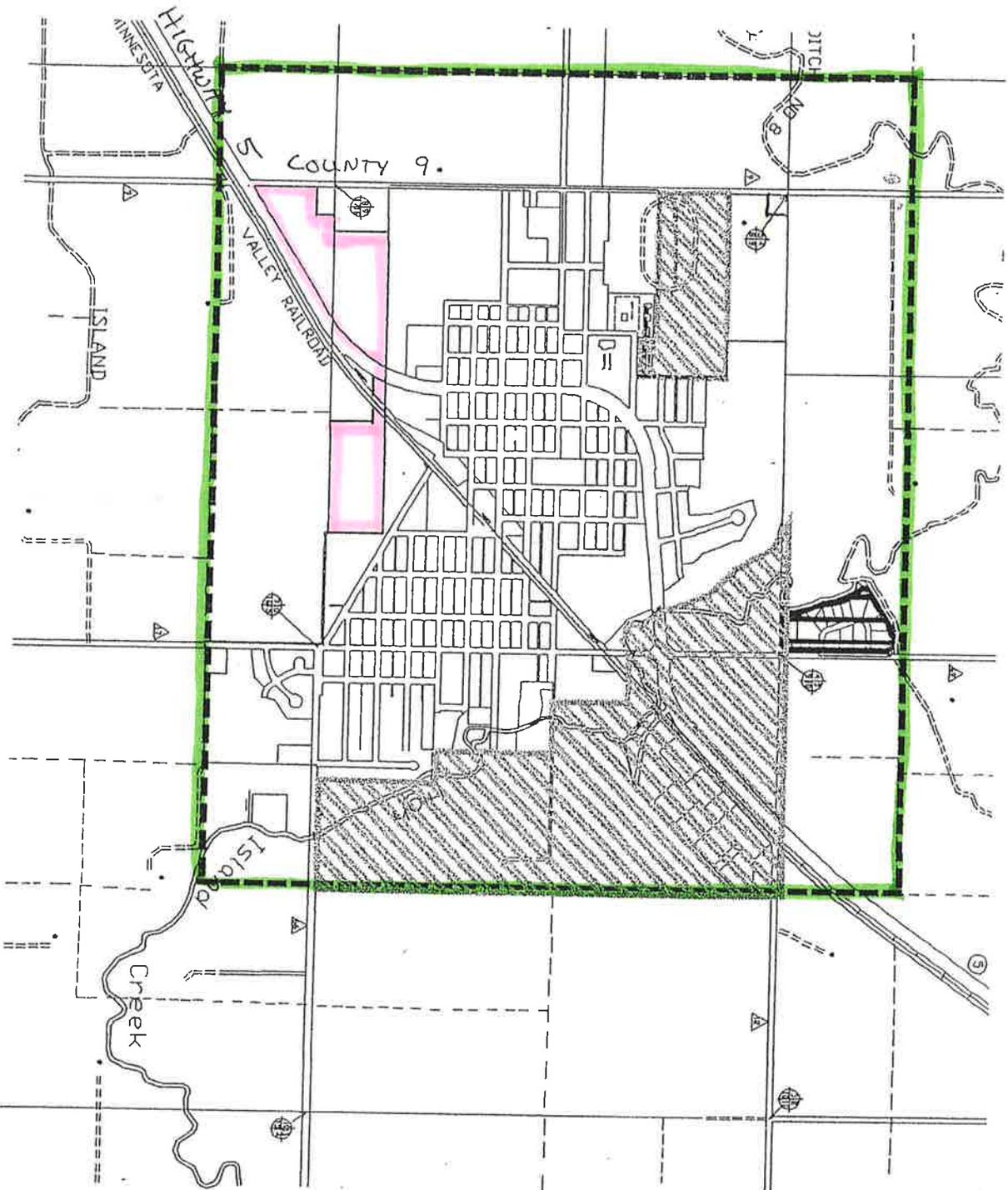
- ORDERLY ANNEXATION AREA THREE ( Total Area Boundary )
- ORDERLY ANNEXATION AREA ONE
- ORDERLY ANNEXATION AREA TWO



EXISTING CITY  
BOUNDARY

NEW ANNEXATION  
AREA

**NOTICE:**  
This map was prepared to show the relative locations of the area illustrated. It should not be relied upon as a sole source in determining any actual measurements. The City of Arlington does not warrant or represent as to the accuracy or reliability of this information for any other purpose.



CITY OF ARLINGTON  
SIBLEY COUNTY MINNESOTA

September 2, 1997  
EXHIBIT "A"

ORDERLY ANNEXATION AREAS:

- ORDERLY ANNEXATION AREA THREE ( Total Area Boundary )
- ORDERLY ANNEXATION AREA ONE
- ORDERLY ANNEXATION AREA TWO

- CURRENT CITY
- ANNEXATION AREA
- ORDERLY ANNEXATION ZONE

**NOTICE**  
This map was prepared to show the boundaries of the city as illustrated. It should not be used as a sole source in determining any factual measurements. The provider offers no guarantees or warranties as to the accuracy or reliability of this information for any other purpose.



Legend

- City Limits
- Railroad
- Roads
  - STATE HIGHWAY
  - COUNTY STATE AID HIGHWAY
  - COUNTY ROAD
  - CITY STREET
- Protected Waters - Basin
  - Public Water Basin
  - Public Water Wetland
- Protected Waters - Watercours

- WATERMAIN EXTENSION
- WATERMAIN UPSIZING
- FUTURE DEVELOPMENT



0 1,167 Feet



PC Recommended OAA Boundary



Disclaimer:  
 This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Arlington is not responsible for any inaccuracies herein contained.

## Ross Arneson

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**From:** Ross Arneson <officeatty@frontiernet.net>  
**Sent:** Friday, January 24, 2014 9:04 AM  
**To:** Cynthia Smith-Strack  
**Subject:** Orderly Annexation Agreement

Cynthia,

The Arlington Orderly Annexation Agreement was approved August 7, 1998. It was to run for 20 years. Therefore, it would expire August 7, 2018.

I recall that the state wanted us to make some amendments to it, if we were going to renew it. I believe some of the provisions do not conform to current law.

I think you are up to date on all of this. You may already have a plan in place for amending or extending the agreement. The expiration date is more than 4 years away, but time does seem to pass quickly. I have a reminder on my calendar for two years from now. If we have to deal with a number of other government units to amend or extend the agreement, a couple of years lead time may not be too much.

Thanks,

Ross R. Arneson  
Arneson Law Office  
302 West Main, P.O. Box 529  
Arlington, MN 55307  
Phone: 507-964-5753  
Fax: 507-964-5775  
Email: arnesonatty@frontiernet.net

This message is from a law firm, and thus may contain or attach confidential information or an attorney-client communication that is confidential and privileged by law. It is not intended for transmission to, or receipt by, any unauthorized person. If you believe that you have received this message or any attachment in error, simply delete both from your system without reading or copying, and notify the sender by email or by calling 507-964-5753. Thank you.

OA-560-3 Arlington

MEMORANDUM

In ordering the annexation contained in Docket No. OA-560-3, the Chief Administrative Law Judge finds and makes the following comment:

Planning in the area designated for orderly annexation must be provided for by the provisions set forth in Minnesota Statutes Section 414.0325, Subd. 5. The joint resolution does not establish a board to exercise planning and land use control pursuant to Minn. Stat. Sec. 471.59, nor does it make designate planning or land use control to the town or city or, establish some other process to accomplish planning and land use control of the designated area.

Number 10 of the agreement states that the joint resolution shall be in full force and effect for a term of twenty years from the date of execution unless otherwise terminated earlier by mutual written joint resolution of the City and the Township. End dates or ending mechanisms are problematic in that they appear to run afoul of the act of conferring jurisdiction to the Director. Once jurisdiction is conferred, it cannot be taken away by written consent of the parties. Jurisdiction ends when all the designated area is annexed. The issue whether jurisdiction could be "given back" by the Director upon written request of the parties to the agreement to mutually end their agreement has not been addressed.

The parties are encouraged to consider this comment in light of any further amendments that may be otherwise necessary to this agreement for orderly annexation.

CMS



July 22, 2008

Mr. Darrel Alsleben  
Arlington Township Chair  
23943 387<sup>th</sup> Avenue  
Arlington, MN 55307

Ms. Lisa Pfarr  
Sibley County Auditor  
P.O. Box 171  
Gaylord, MN 55334

**RE: Meeting Recap - Orderly Annexation Agreement**

Dear Mr. Alsleben and Ms. Pfarr,

Thank you for attending the meeting at Arlington City Hall yesterday. The purpose of this letter is to summarize the results of our meeting regarding amendment of the Orderly Annexation Agreement (OAA) by/between the Township and City of Arlington.

As discussed, the City is requesting the OAA be updated to facilitate administration of the Agreement and processing of land use requests under the Agreement. The City **is not** seeking to change the fundamentals of the OAA, but is instead sincerely requesting an amendment to clarify administration of the document.

Please note the following issues were identified at the July 21<sup>st</sup> meeting:

1. Formation of a Joint Review Board which could, but does not need to, include representatives from the County, Township, and City. The Joint Review Board would be the first step for review of land use permit applications within the orderly annexation area (Areas 1, 2, and 3). Review of land use permit requests by the Joint Review Board would allow for identification of issues and sharing of information potentially impacting the permit (e.g. avoid approval of a new home permit directly in the path of future roadway extension). The Joint Review Board could function in a recommendary or authoritative capacity.
2. Clarify what ordinances (i.e. City or County zoning, subdivision, flood plain, feedlot ordinances) apply to the orderly annexation area. This clarification will guide the processing of land use requests and help ensure equal treatment of parcels and requests within the orderly annexation area.

As agreed at the July 21<sup>st</sup> meeting the following are next actions to be taken regarding this issue:

- The Township Board will discuss issues one and two above to determine preferences. The Town Board Chairperson will contact the City Administrator with preferences.
- The County Board will discuss issues one and two above to determine preferences. The County Auditor or designee will contact the City Administrator with preferences.
- The Township Board, County Board, and City Council will meet jointly to discuss/determine outcomes.

If you have any questions or comments, please feel free to contact me at 964-2286 or City Administrator Matt Jaunich at 964-2378. I may also be reached via email at [cstrack@municipaldevelopmentgroup.com](mailto:cstrack@municipaldevelopmentgroup.com).

Best regards,

Cynthia Smith-Strack  
Consulting Planner  
City of Arlington

C-em: Matt Jaunich, Arlington City Administrator  
Mayor James R. Kreft  
Ross Arneson, City Attorney

## Office of the Revisor of Statutes

## 2019 Minnesota Statutes

Authenticate  PDF**414.0325 ORDERLY ANNEXATION IN DESIGNATED UNINCORPORATED AREA.**

Subdivision 1. **Initiating the proceeding.** (a) One or more townships and one or more municipalities, by joint resolution, may designate an unincorporated area as in need of orderly annexation. One or more municipalities, by joint resolution with the county, may designate an unincorporated area in which there is no organized township government as in need of orderly annexation.

(b) A designated area is any area which the signatories to a joint resolution for orderly annexation have identified as being appropriate for annexation, either currently or at some point in the future, pursuant to the negotiated terms and conditions set forth in the joint resolution. Land described as a designated area is not, by virtue of being so described, considered also to be annexed for purposes of this chapter.

(c) The joint resolution will confer jurisdiction on the chief administrative law judge over annexations in the designated area and over the various provisions in said agreement by submission of said joint resolution to the chief administrative law judge.

(d) The resolution shall include a description of the designated area and the reasons for designation.

(e) Thereafter, an annexation of any part of the designated area may be initiated by:

- (1) submitting to the chief administrative law judge a resolution of any signatory to the joint resolution; or
- (2) the chief administrative law judge.

(f) Whenever a state agency, other than the Pollution Control Agency, orders a municipality to extend a municipal service to an area, the order confers jurisdiction on the chief administrative law judge to consider designation of the area for orderly annexation.

(g) If a joint resolution designates an area as in need of orderly annexation and states that no alteration of its stated boundaries is appropriate, the chief administrative law judge may review and comment, but may not alter the boundaries.

(h) If a joint resolution designates an area as in need of orderly annexation, provides for the conditions for its annexation, and states that no consideration by the chief administrative law judge is necessary, the chief administrative law judge may review and comment, but shall, within 30 days, order the annexation in accordance with the terms of the resolution.

Subd. 1a. **Electric utility service notice.** At least 60 days before a petition is filed under this section or section [414.033](#), the petitioner must notify the municipality that the petitioner intends to file a petition for annexation. At least 30 days before a petition is filed for annexation, the petitioner must be notified by the municipality that the cost of electric utility service to the petitioner may change if the land is annexed to the municipality. The notice must include an estimate of the cost impact of any change in electric utility services, including rate changes and assessments, resulting from the annexation.

Subd. 1b. **Notice of intent to designate an area.** At least ten days before the municipality or township adopts an orderly annexation agreement, a notice of the intent to include property in an orderly annexation area must be published in a newspaper of general circulation in both the township and municipality. The notice must clearly identify the boundaries of the area proposed to be included in the orderly annexation agreement. The cost of providing notice must be equally divided between the municipality and the township, unless otherwise agreed upon by the municipality and the township. This subdivision applies only to the initial designation to include property in an orderly annexation area subject to the orderly annexation agreement, or any expansion of the orderly annexation area subject to the agreement, and not to any subsequent annexation of any property from within the designated area. This subdivision also does not apply when the orderly annexation agreement only designates for immediate annexation property for which all of the property owners have petitioned to be annexed.

Subd. 2. **Hearing time, place.** Upon receipt of a resolution for annexation of a part of the designated area, the chief administrative law judge shall set a time and place for a hearing in accordance with section [414.09](#).

Subd. 3. **Relevant factors, order.** (a) In arriving at a decision, the chief administrative law judge shall consider the factors in section [414.031](#), subdivision 4.

(b) Based upon factors in section [414.031, subdivision 4](#), the chief administrative law judge may order the annexation:

(1) on finding that the subject area is now or is about to become urban or suburban in character and that the annexing municipality is capable of providing the services required by the area within a reasonable time; or

(2) on finding that the existing township form of government is not adequate to protect the public health, safety, and welfare; or

(3) on finding that annexation would be in the best interests of the subject area.

(c) The chief administrative law judge may deny the annexation if it conflicts with any provision of the joint agreement.

(d) The chief administrative law judge may alter the boundaries of the proposed annexation by increasing or decreasing the area so as to include that property within the designated area which is in need of municipal services or will be in need of municipal services.

(e) If the annexation is denied, no proceeding for the annexation of substantially the same area may be initiated within two years from the date of the denial order unless the new proceeding is initiated by a majority of the area's property owners and the petition is supported by affected parties to the resolution.

(f) In all cases, the chief administrative law judge shall set forth the factors which are the basis for the decision.

**Subd. 4. Effective date of annexation.** The chief administrative law judge's order shall be effective upon the issuance of the order or at such later time as is provided in the order.

**Subd. 4a. Copy to county auditors.** A copy of the annexation order must be delivered immediately by the chief administrative law judge to the appropriate county auditors.

**Subd. 4b. Timing for tax levy.** For the purposes of taxation, if the annexation becomes effective on or before August 1 of a levy year, the municipality may levy on the annexed area beginning with that same levy year. If the annexation becomes effective after August 1 of a levy year, the town may continue to levy on the annexed area for that levy year, and the municipality may not levy on the annexed area until the following levy year.

**Subd. 5. Planning in orderly annexation area.** (a) An orderly annexation agreement may provide for the establishment of a board to exercise planning and land use control authority within any area designated as an orderly annexation area pursuant to this section, in the manner prescribed by section 471.59. The orderly annexation agreement may also delegate planning and land use authority to the municipalities or towns or may establish some other process within the orderly annexation agreement to accomplish planning and land use control of the designated area.

(b) A board or other planning authority designated or established pursuant to an orderly annexation agreement shall have all of the powers contained in sections [462.351](#) to [462.364](#), and shall have the authority to adopt and enforce the State Fire Code promulgated pursuant to section [326B.02, subdivision 5](#).

(c) The orderly annexation agreement may provide that joint planning and land use controls shall apply to any or all parts of the area designated for orderly annexation as well as to any adjacent unincorporated or incorporated area, provided that the area to be included shall be described in the joint resolution.

(d) If the orderly annexation agreement does not provide for joint planning and land use control, delegate planning and land use control to the municipalities or towns, or establish some other process for planning and land use authority, the following procedures shall govern:

(1) if the county and townships agree to exclude the area from their zoning and subdivision ordinances, the municipality may extend its zoning and subdivision regulations to include the entire orderly annexation area as provided in section [462.357, subdivision 1](#), and section [462.358, subdivision 1a](#); or

(2) if the county and township do not agree to such extraterritorial zoning and subdivision regulation by the municipality, zoning and subdivision regulation within the orderly annexation area shall be controlled by a three-member committee with one member appointed from each of the municipal, town, and county governing bodies.

(e) The committee under paragraph (d), clause (2), shall:

(1) serve as the "governing body" and "board of appeals and adjustments," for purposes of sections [462.357](#) and [462.358](#), within the orderly annexation area; and

(2) have all of the powers contained in sections [462.351](#) to [462.364](#), and the authority to adopt and enforce the State Fire Code promulgated pursuant to section [326B.02, subdivision 5](#).

Subd. 6. **Validity, effect of orderly annexation agreement.** An orderly annexation agreement is a binding contract upon all parties to the agreement and is enforceable in the district court in the county in which the unincorporated property in question is located. The provisions of an orderly annexation agreement are not preempted by any provision of this chapter unless the agreement specifically provides so. If an orderly annexation agreement provides the exclusive procedures by which the unincorporated property identified in the agreement may be annexed to the municipality, the municipality shall not annex that property by any other procedure.

**History:** [1978 c 705 s 14](#); [1Sp1981 c 4 art 1 s 171,172](#); [1982 c 424 s 116](#); [1983 c 18 s 1](#); [1988 c 719 art 5 s 84](#); [1989 c 329 art 13 s 20](#); [1Sp1989 c 1 art 2 s 11](#); [1991 c 291 art 12 s 23](#); [1992 c 556 s 4](#); [1994 c 511 s 3](#); [1996 c 303 s 10-12](#); [1997 c 202 art 5 s 2](#); [2002 c 223 s 7](#); [2002 c 236 s 1](#); [2005 c 136 art 9 s 14](#); [2006 c 270 art 2 s 6,7](#); [2007 c 90 s 1](#); [2007 c 140 art 3 s 6; art 13 s 4](#); [2008 c 196 art 1 s 10-12; art 2 s 15](#); [2016 c 158 art 1 s 184](#)

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SPECIAL ARLINGTON CITY COUNCIL WORKSHOP WITH  
ARLINGTON TOWNSHIP AND SIBLEY COUNTY  
MEETING MINUTES  
SEPTEMBER 15, 2008

The Special Council meeting was called to order at 5:30 p.m. by Mayor Kreft. He stated that the purpose of the meeting was to discuss possible amendments to the Orderly Annexation Agreement between the City of Arlington and Arlington Township.

City Council Members Present: Mayor Kreft, Borchert, Griep, Reetz, Vrklan, Wills  
Arlington Township: Chairman Darrel Alsleben, Clerk Sharon Sickmann, Don Nuessmeier  
Sibley County: Commissioner Bill Pinske, Commissioner Harold Pettis, Assistant Auditor Gary Kloempken,  
Environmental Services Director Jeff Majeski, Attorney Dave Schauer  
Also Present: City Administrator Jaunich, City Attorney Ross Arneson, City P&Z Administrator Cynthia  
Smith-Strack

Attorney Arneson gave a history on the Orderly Annexation Agreement and how it originated. It was noted that the Agreement did not cover zoning control of the annexation area. Arneson commented that there were laws in place that addressed this issue, such as forming a Joint Commission to govern the zoning or allow the City to do it. Smith-Strack stated that it is not the intention to completely overhaul the Agreement, but make some amendments to it in order to make implementation go smoother in the future. Some discussion was held on the 2 options presented. Commissioner Pinske (on behalf of the County) commented that whatever method works best for both the City and Township would be ok with the County. Some concern was expressed by the Township members about losing complete zoning control. Smith-Strack and Attorney Arneson explained that the City's Zoning Ordinance would be amended to include some of the County's Zoning Ordinance language to address the agricultural zoning that currently exists in the annexation area. Majeski commented briefly on how the zoning control is handled between the City of Gaylord and the County within their annexation area. Attorney Arneson suggested creating a temporary Joint Board to establish the zoning rules/regulations for the area within the orderly annexation only. Once the rules/regulations are determined the zoning control for said annexation area could be turned over to the City for implementation. It was the consensus of those present that this was a good suggestion. Smith-Strack and Majeski will work together on drafting a document.

Motion by Reetz, seconded by Griep, and passed by unanimous vote to adjourn the meeting at 6:25 p.m.

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City Administrator Matthew Jaunich

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Mayor James Kreft

# 5 HOUSING

## I. PURPOSE

Housing is a core issue for residents and City leaders. Housing costs are typically the number one expenditure for most individuals; in addition, it is the single highest source of most individual wealth. Studies have alluded to social benefits of housing such as self-respect, responsibility, and pride leading to increased participation in community and civic activities. In addition, housing plays a critical role in state and local economies including employment in the construction, real estate, financial, and insurance industries. Housing is the largest land use and largest capital asset within the City. Proactive consideration of housing related issues will help the City meet future housing needs.

The purpose of this Chapter is to summarize housing issues within the City of Arlington and establish goals and work items promoting a healthy residential infrastructure and furthering a variety of life-cycle housing options. This Chapter can help city leaders and community members better understand the local housing situation and encourage dialogue about housing concerns in Arlington. Planning for housing helps create dwelling units that meet a broad range of needs and are coordinated with other Comprehensive Plan elements such as land use, transportation, economic development, utilities, and community facilities.

The issues have been identified through:

- An analysis of City demographics affecting housing needs;
- An evaluation of existing housing units and conditions;
- Review of a 2006 Housing Study prepared for the City by Community Partners Research, Inc; and,
- A review of land use options for housing growth.

### HOUSING MEANS ...

Traditional single-family detached homes, single-family attached homes such as townhomes, multiple family structures (apartments), and manufactured homes. The term refers to owner-occupied dwellings, as well as rental, cooperative, and condominium ownership arrangements.



II. HOUSING SUMMARY

HOUSING SUMMARY

Increase of 163 dwelling units projected by 2030

A variety of life cycle housing is sought: types, sizes, and values

An appropriate rental (28%) to owner (72%) ratio of DU exists

Vacancy rates (rental and owner-occupied) are within normal limits

Median rental rate is average when compared to other cities

Average mortgage payment is lower if compared to other cities

The number of home sales and sales values increased since 2000

Maximum monthly housing costs 2008 HUD Sect. 8 – Family of 4 Extremely low income = \$457

Very low income = \$760 Low income = \$1,216

Market rate rental, subsidized rental, & attached single-family units needed

Most existing housing is in good condition, but ¼ of both rental and owner-

■ **Housing Projections.** Continued household growth within the City is expected over the next two decades. An additional 163 dwelling units are projected to be added by 2030.

■ **Life Cycle Housing.** The development of life-cycle housing works to sustain the community by preventing a polarization of residents in one age or income group. As one generation of residents moves through its life cycle it can move into the housing provided by the previous generation, just as the next generation will move into the housing being vacated. Arlington leaders seek to provide a variety of life cycle housing types, sizes and values.

■ **Mix of Housing Types.** Arlington has an appropriate ratio of rental to owner-occupied housing units (28% rental to 72% owner-occupied). However, the majority of owner-occupied housing units are detached single family dwellings. Only one percent of owner-occupied single family dwellings are attached units. The statewide average is over seven percent. It noted that Arlington has a higher percentage of attached units than Gaylord, Green Isle and Henderson.

■ **Vacancy Rates.** Arlington has a slightly higher rental vacancy rate (5.5%) than other communities sampled and the state average. Most vacant rental units were market rate general occupancy units. When compared with rental vacancies, the vacancy rate for owner-occupied units is much lower at 1.34 percent. This is within the average of other communities sampled but slightly higher than the state average. Vacancy rates are well within normal limits.

■ **Rental Rates/Mortgage Cost.** The median gross rent (\$439) in Arlington is very close to the average of communities surveyed. The average monthly housing cost in Arlington for homes with a mortgage (\$728) is the lowest of all areas surveyed. When compared to other cities, Arlington has a significantly lower percentage of homeowners spending more than 30% of their income on housing costs. The 30% figure is a common threshold for measuring housing affordability.

■ **Housing Sales.** The average sales value of residential units in Sibley County has continued to increase since 2001. The year-to-year increase in sales value was lower than the state average; however, the County total increase in sales value (49%) was larger than the state average (38%). Annual sales values continue to increase in Sibley County while significantly decreasing within the Twin Cities Metro Area.

■ **Maximum Housing Cost/Month:** 2008 HUD Section 8 income guidelines set monthly maximum affordability rate for a family of four as: extremely low income persons at \$457/month; very low income at \$760/month, and low income at \$1,216.

■ **Demand for Additional Units.** Demand appears to exist for construction of additional market rate and subsidized rental units along with new attached single family homes and move-up owner-occupied homes.

how has this changed since 2008-14 and outlook moving forward.

↑

how has this changed

↓

find new statistics

↓

get updates

update?

- **Condition of Housing.** Most housing units in the City of Arlington are in relatively good physical condition. A few dwellings, primarily in the original townsite, have multiple major maintenance needs such as reroofing, residing, and/or window replacement. More than a quarter of the rental units are contained in structures built prior to 1939. A similar amount of the owner-occupied dwellings were constructed prior to 1939.

Wait for 2020 figures?

**III. HOUSING PROJECTIONS**

Data sources and population estimate/projection information used in the creation of the 2014 Comprehensive Plan Update is contained within chapters three and four of the Plan. The data includes projected household growth through the year 2035. Table 5-1 below illustrates current and future housing forecasts and is based on 2.38 persons per household. The projections reveal an anticipated increase of 228 households by 2035.

**TABLE 5-1  
HOUSING PROJECTIONS**

Year	Households*	Households*
2010	938	n/a
2015	980	42
2020	1,023	43
2025	1,069	46
2030	1,115	46
2035	1,166	51
<b>TOTAL</b>	<b>1,166</b>	<b>228</b>

*Write about change over time from  
2010 - now and update projections?*

**IV. HOUSING ISSUES**

**A. LIFE CYCLE HOUSING VARIETY**

The housing stock within a community must be responsive to the needs of its residents. Housing needs are not static but change over time as people move through different stages of their lives. Housing needs tend to evolve from: (1) affordable basic units for young people just beginning to enter the workforce, to (2) affordable single family units for first time home buyers and young families, to (3) move up housing for people with growing families and/or incomes, to (4) empty-nester dwellings for persons whose children have grown and left home, to (5) low maintenance housing options for aging persons as their ability to maintain their property decreases, and finally to (6) assisted living environments to provide health and medical care to the elderly.



To address the life-cycle needs of residents, it is critical that a community provides a wide range of housing:

- Types (i.e. apartment/townhome/condominium rental, townhome/condo/single-family owner-occupied , assisted living);
- Sizes (i.e. one, two, three bedroom rentals; starter homes; move-up homes); and,
- Values: (i.e. efficiency – luxury rental units; starter homes – executive homes).

The availability of life-cycle housing works to sustain the community by preventing polarization of residents in one age or income group. As one generation of residents moves through its life cycle it can move into the housing provided by the previous generation, just as the next generation will move into the housing being vacated. Additional information regarding types, sizes, and values within Arlington’s housing stock are included later in this Chapter.

**B. COMPARISON OF SELECTED HOUSING CHARACTERISTICS**

Comparative analysis of selected housing characteristics in nearby communities can assist in the evaluation of the local housing stock. Table 5-2 compares certain housing characteristics in Arlington with those in the cities of Gaylord, Green Isle, and Henderson along with Arlington Township. As depicted in Table 5-2 on page seven:

- While the estimated population of Arlington is lower than Gaylord, the number of dwelling units is higher in Arlington than in Gaylord.
- Arlington’s increased population in group quarters is due to the presence of the Good Samaritan Center, the Hospital, and the Golden Hearts complex. The vast majority of persons in group quarters in Arlington are elderly.
- Typically, the higher the percentage of home owners with mortgages/other loans the lower the average age of the population and vice versa. Areas with lower average ages often have more changes in dwelling unit occupants and a more changeable rental/real estate market as younger persons are more mobile. The increase in the presence of younger adults in eastern Sibley County is attributed to proximity to employment opportunities in the Twin Cities.

## HOUSING

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- The 2010 Census reports a total of 259 rental units in the City of Arlington. This represents 28% of the total 911 occupied housing units within the City at the time of Census enumeration. The 72% owner occupied to 28% renter occupied ratio of housing types within the community is on par with the Minnesota Livable Communities Act desired benchmark of 70/30 for typical communities.
- Of the total 1,018 housing units in Arlington, 89% were occupied (911 units) with 107 units (11%) vacant. A portion of the vacancy rate is attributable to migrant housing units present in Arlington. A typical vacancy rate indicative of a healthy housing market lies between a three and five percent vacancy. The higher number of vacant units within the City of Arlington indicates a slow rebound from the depths of the Great Recession in 2008. It is noted that excess vacancy leads to a 'buyers' market where sales prices and rental rates may be held in check due to abundant supply. It is further noted markets in Carver County and Scott counties are rebounding significantly with markets reverting to 'sellers' favor. The trend is expected to reach Arlington within the next decade, albeit at a less impressive rate.

Start looking at facts and figures for  
2020 and changes over time, how have things  
changed and what is the outlook.

Look into  
updating these  
facts and figures

**TABLE 5-2  
COMPARISON OF SELECTED HOUSING CHARACTERISTICS**

	City of Arlington	City of Gaylord	City of Green Isle	Arlington Township	Sibley County
Total Dwellings	1,018	996	240	214	6,582
Occupied Dwelling Units	911	929	218	202	6,043
Vacant Dwelling Units	11%	6.7%	9.2%	5.6%	8.3%
Owner Occupied/Rental Dwelling Unit Mix	72/28%	70/30%	92/8%	92/8%	81/19%
Owned w/ Mortgage or Loan	66%	63%	82%	66%	63%
Owned Free and Clear	34%	37%	18%	34%	37%
Owner Occupied Dwellings	64%	70%	92%	92%	74%
Avg. Hhld Size Owner Occupied Units	2.53	2.56	2.59	2.66	2.55
Owner Occupied Family Households	68%	73%	72%	82%	74%
Owner Occupied Non-family Households	32%	28%	28%	18%	26%
Renter Occupied Dwellings	259	277	17	16	1139
Avg. Hhld Size Rental Units	1.99	2.11	2.29	3.00	2.20
Renter Occupied Family Households	40%	42%	59%	69%	45%
Renter Occupied Non-family Households	60%	58%	41%	31%	55%
Number in Group Quarters	66	53	0	0	230
Total Population	2,233	2,305	559	543	15,226
Percentage of Population in Group Quarters	3.0%	2.1%	0%	0%	1.5%
Number of Migrant Housing Units	26	0	0	1	28

Source: U.S. Census, 2010 Decennial.

### C. POPULATION AGE CHARACTERISTICS AND AVAILABLE HOUSING CHOICES

Population age characteristics and available housing options are essentially interrelated and can be analyzed in terms of correlative trends over time.

National demographic trends affecting the housing market at this time are:

- A prolonged, slow recovery from the Great Recession continues,
- Lending requirements are much more stringent than during the height of the housing boom,
- Our population continues to age (increased need for retirement housing/assisted living facilities), and
- The growing phenomenon of grand-parents in caregiver roles for grandchildren (an increasingly popular alternative to day care) has lead to delay in the movement from larger move-up homes to empty-nester type housing options.

Arlington's existing population, as described in the Demographic Profile (Chapter 3), has a typical, aging populace primarily composed of persons between the ages of 25 and 49. The median age in Census 2010 was 35.6 years, notably less than the state median of 37.7 years and less than the national average of 36.8 years of age.

Age cohort analysis reveals that Sibley County is losing a very significant portion of young people as they leave to go to college or pursue job opportunities outside the county; however, Arlington is holding onto persons typically of college age or those pursuing early job opportunities. Since there is not a college or university within the City of Arlington, it is possible that young adults leaving for college are being replaced in the community by young adults moving east for job opportunities.

In addition, a very significant number of persons moving into retirement age and beyond are exiting the County. In contrast, the exodus of retirees is less conspicuous in the City of Arlington which is likely due to the presence of elderly care facilities within the corporate limits.

**V. HOUSING SALES**

Table 5-3 represents historical median sales prices for qualified sales in Sibley County over the previous decade. The data from the Sibley County Assessor's Office and reflects total qualified residential sales from October of one year to September of the next year. The calculations exclude bare land sales. The data indicates a profound effect of the Great Recession on the housing market.

**TABLE 5-3  
AVERAGE VALUE OF RESIDENTIAL SALES**

Year	Sibley Co.	% increase
2003	\$ 96,400	10.80%
2004	\$ 115,000	19.29%
2005	\$ 118,500	3.04%
2006	\$ 122,700	3.54%
2007	\$ 124,299	1.30%
2008	\$ 113,065	-9.04%
2009	\$ 111,032	-1.80%
2010	\$ 127,904	15.20%
2011	\$ 100,400	-21.50%
2012	\$ 107,721	7.29%
2013	\$ 100,990	-6.25%
2014*	\$ 107,625	6.57%

\* As of September 2014

2015 - 2039 ↙

**VI. HOUSING AFFORDABILITY**

Initial reaction to an affordable housing development is often negative; however, upon closer examination many economic and social benefits are evident. New affordable housing can support local economic development initiatives, increase area property values, and help ensure community residents have decent housing at costs all can afford.

“Affordable Housing” is defined differently by various organizations. “Affordable Housing” is also a reflection of a snapshot in time. To determine whether there is an adequate supply of affordable housing in Arlington the following strategy will be employed. First, the number of households within various income categories will be estimated. Next, affordable monthly housing costs will be derived from the income data. Then, the average value of dwelling units will be calculated. Finally, the two data sets will be compared to determine if an adequate supply of affordable housing exists for households in various income categories.

**Need for Affordable Housing**

The United States Department of Housing and Urban Development generally defines housing as affordable if it costs less than thirty (30) percent of a household’s income. However, HUD’s Section 8 Income Guidelines are the basis for most affordable housing programs. Section 8 guidelines define low and moderate incomes on a sliding scale, depending on the number of persons in the family. For example, a four person household is considered ‘low income’ if their family income is 80 percent of the area’s median family income.

For the purposes of the 2014 Comprehensive Plan, the fiscal year 2008 HUD Income Limits for Sibley County will be used to describe affordable housing as follows for a family of four persons.

<b>Median Family Income (MFI)</b>	<b>\$64,700</b>	} update to when?
Extremely Low Income (30% of MFI)	\$19,410	
Very Low Income (50% of MFI)	\$32,350	
Low Income (80% of MFI)	\$51,760	

Source: www.hud.gov

The following calculation is employed to determine the maximum dollar amount/month available for housing expenses for a family of four. The median family income by category (i.e. extremely low, very low, low) is divided by 12 (months in a year), the result is multiplied by 30% (maximum percent of income that should be spent per month on housing). After determining the maximum available/month for mortgage related expenses (i.e. \$1,294), it is possible to determine the potential ‘affordable’ owner-occupied unit value. At approximately \$1,200/month with a 30-year fixed rate mortgage at 7% interest a low income family could support a maximum housing value of \$180,000 (not including taxes and insurance).

<u>Category</u>	<u>Income Limit</u>	<u>\$ Available/Month for Housing</u>
MFI	\$64,700	\$1,617
Extremely low income	\$19,410	\$478
Very low income	\$32,350	\$809
Medium to Low income	\$51,760	\$1,294

*What year should we be looking at?*

Table 5-3 includes data from a 2006 Housing Plan by Community Partners Research, Inc. and is based on U.S. Census data, projections from Claritas Inc. (a market/demographic analysis firm) and Community Partners Research, Inc. The 2010 data is based on the decennial Census.

**TABLE 5-3  
INCOME DISTRIBUTION**

Household Income	No. of Households Census 2010	No. of Households 2006 Estimate	Change
\$0 – 14,999	116	101	+15
\$15,000 - \$24,999	101	113	-14
\$25,000 - \$34,999	73	127	-54
\$35,000 - \$49,999	160	133	+27
\$50,000 - \$74,999	230	210	+20
\$75,000 - \$99,999	135	73	+62
\$100,000 - \$149,999	87	44	+43
\$150,000+	17	19	-2

Table 5-3 indicates approximately 450 families could qualify as ‘low to moderate income’ family status under HUD guidelines.

Most families/individuals earning less than 50% of median income (extremely to very low income) can’t afford to own a home and must instead rent a dwelling. As such, we may separate the estimated likely demand for affordable rental units from the estimated demand for affordable owner-occupied units based on income. To those ends, the data in Table 5-3 indicates over 290 families may be looking to rent rather than own. In addition, the potential demand for affordable owner-occupied units may be over 160 families.

It is necessary to note the data in Table 5-3 includes persons who own the dwelling they occupy (mortgage paid off) and families of less than four persons. As such, this data should be used as a rule of thumb/guideline as opposed to a precise calculation. City leaders should also keep in mind the need for affordable housing can be magnified if housing values rise and incomes stagnate.

The percentage of income spent on home ownership is calculated by the Census Bureau. The 2008-12 American Community Survey Five Year Estimate illustrates home ownership costs as a percentage of income; as illustrated, 145 homeowners (31.6%) were paying more than 30% of their income for housing expenses. The latest five year statistics are much higher than the eight percent documented in the 2000 Census.

**TABLE 5-5  
PERCENTAGE OF INCOME SPENT ON OWNER-OCCUPIED HOUSING – ARLINGTON  
FIVE YEAR ACS 2008-12**

Percentage of Income Spent On Home Ownership Costs	Number of Households	Percentage of Households
Less than 20%	175	38.1%
20.0 – 24.9%	90	19.6%
25.0 – 29.9%	49	10.7%
30.0 – 34.9%	42	9.2%
35.0% or more	103	22.4%

**Affordable Housing Availability**

The next step in the affordability analysis is to accurately determine the number of dwelling units available in Arlington by monthly costs. Since extremely and very low income persons often rent rather than own a dwelling, the categories will be separated. The number of owner-occupied dwellings in the City available for a monthly cost of \$809 to \$1,294/month and the number of rental units available for \$478-\$809/month.

2020 figures?

Owner-occupied Units

A search of the multiple real estate listing service in November, 2014 for the City of Arlington reveals seven single family homes available for sale. Table 5-6 below itemizes information regarding available homes. While not always an indication of potential value, sales prices are usually within ten percent of estimated market values. The data reveals new homes available from \$94,000 to \$179,000. Older homes are affordably priced but a windshield survey notes the homes have significant delayed maintenance issues. The average value of homes currently for sale is \$130,071; the median value is \$129,750.

**TABLE 5-6  
SINGLE FAMILY HOMES FOR SALE (November 2014)**

Structure Type	# BR	Sq. Ft.	Year Built	Price
One level	2	948	1953	\$94,500
One level	3	1,131	1973	\$104,500
One level	3	1,697	1948	\$104,750
One level	4	2,440	1975	\$129,750
One level	3	1,892	1963	\$139,000
Two Story	5	2,770	1920	\$179,000
One level	4	2,510	1978	\$159,000

Source: Realtor.com; November 2014

Another method of ascertaining potential affordable owner-occupied housing availability is to examine housing values described in the 2008-12 Census ACS in relation to average increases in sales prices over the previous portion of the decade. Table 5-7 on the following page illustrates the number of homes within certain value categories.

The data in Table 5-7 indicates the majority of housing units in Arlington were valued between \$100,000 and \$149,999 between 2008-2012.

**TABLE 5-7  
HOUSING VALUES, CENSUS ACS 2008-12**

Home Value	No. of Homes	% of Homes
Less than \$50,000	29	4.5%
\$50,000 to \$99,999	187	28.8%
\$100,000 to \$149,999	246	37.9%
\$150,000 to \$199,999	127	19.6%
\$200,000 to \$299,999	47	7.2%
\$300,000 to \$499,999	13	2%
<b>TOTAL</b>	<b>649</b>	<b>100%</b>

Rental Units

The 2006 Arlington Housing Study included an inventory of rental housing within Arlington. The information in Table 5-8 on the following page was included in the Study. The rental inventory illustrates 57 subsidized units and 64 market rate units. There are currently no efficiency units and no units with greater than three bedrooms. The average rents for one, two, and three bedroom units are \$452, \$568, and \$705 respectively.

**TABLE 5-8  
ARLINGTON RENTAL HOUSING**

MARKET RATE						
Name	Occupancy type	Unit Type	Number	Rent	Tenant Mix	Vacancy
Amberfield	Senior	1 BR	15	\$485	Senior	2
Amberfield	Senior	2 BR	15	\$610	Senior	2
Amberfield	General	1 BR	12	\$485	Mixed	1
Amberfield	General	2 BR	12	\$610	Mixed	0
Amberfield	General	3 BR	2	\$705	Mixed	0
Parkview Apts	General	1 BR	1	\$385	Younger	0
Parkview Apts	General	2 BR	7	\$485	Younger	0
SUBSIDIZED						
Name	Occupancy type	Unit Type	Number	Rent	Tenant Mix	Vacancy
Highland Commons	General	1 BR	31	30% of income	Senior/Disabled	1
Highland Commons	General	3 BR	2	30% of income	Senior/Disabled	1
Highland Estates	General	2 BR	4	30% of income	General	0
Highland Estates	General	3 BR	4	30% of income	General	0
Shamrock Apts.*	General	1 BR	8	\$442	General	0
Shamrock Apts.*	General	2 BR	8	\$462	General	0
SENIOR WITH SERVICES						
Name	Occupancy type	Unit Type	Number	Rent	Tenant Mix	Vacancy
Golden Hearts	General	n/a	18	n/a	Senior/Disabled	0

\*aka North Arlington Apts. If income qualified 30% of income

### **Affordable Housing Demand V. Availability**

To describe the supply of affordable housing units in the City of Arlington we'll compare data compiled in the previous two subsections (i.e. the number of households in different income categories with the number of units available). This comparison results in a very rough measure of affordable housing availability and represents a snapshot in time. Ongoing analysis of the adequacy of affordable housing will be necessary to ensure the populations' housing needs are met.

### **Demand**

Following is a summary of previous potential affordable housing demand data:

- According to the 2012 five year ACS, 41.3% of renters (103 of 249) were spending more than 30% of their income for housing, indicating difficulty in affording rent payments. During the same period, 31.6 percent of families owning homes were spending greater than 30% of income on dwellings.
- The 2006 Housing Study indicates about 300 families may be more well suited to renting than owning and over 130 may demand affordable owner-occupied dwellings.
- 300 families X 22% paying more than 30% of income to rent = 124 families spending greater than 30% of their income for housing.
- A low to moderate income family spending 30% of monthly income on housing could afford a home valued at approximately \$170,000-200,000.

### Supply

Following is a summary of previous potential affordable housing supply data:

- There are currently 57 subsidized rental units within the City of Arlington.
- Market rate rents average \$452 for a 1BR, \$568 for a 2BR, and \$705 for a 3BR.
- The vast majority of owner-occupied dwellings are estimated to be valued between \$100,000 and \$200,000.
- Mean value of homes currently for sale is \$130,071; new construction sales prices range from \$130,000 to \$195,000.

Pursuant to the information above, there appears to be a need for additional affordable rental units within the City of Arlington. However, the need for affordable new owner-occupied housing is less evident. It is noted the 2006 Housing Study completed by Community Research Partners concluded the housing market could support an additional 24 to 30 market rate rental units.

## **VII. OTHER HOUSING CONSIDERATIONS**

### **A. VARIETY OF HOUSING TYPES AND SIZES**

The existing housing supply in Arlington features a relatively balanced amount of rental and owner-occupied dwelling units.

The rental unit supply is quite evenly divided between market rate and subsidized units; however, only a few three bedroom units exist. In addition, there are no efficiency units and no units with more than three bedrooms within the City.

The owner-occupied dwelling supply is dominated by the presence of detached single-family units. Although some attached single family units have been constructed, such units comprise less than one percent of owner-occupied dwellings.

### **B. CONDITION OF EXISTING HOUSING STOCK**

The condition of the existing housing stock in Arlington has been documented to be in generally good condition. The 2006 Housing Study rated 84% of housing units in targeted neighborhoods as being in sound condition or need only minor repair. The remaining 16% were in need of multiple major improvements such as residing, reroofing, and/or window replacement.

In addition, a windshield survey of various residential areas conducted by MDG in November of 2014 reveals that most housing structures are well maintained. However, some evidence of deterioration was cited, particularly in the original townsite and in areas adjacent to more intense land use (i.e. industrial).

While not necessarily a determining factor of condition, a structure's age is generally proportional to the needed maintenance and likelihood of necessary rehabilitation and/or redevelopment. Neglected maintenance, especially for older structures, can lead to deterioration that will have a blighting influence to adjacent properties and the entire neighborhood. Census data indicates 218 (22%) of owner-occupied housing units were constructed prior to 1939.

The 2008-2012 ACS Census data regarding the structural and facility characteristics of housing within Arlington reveals all dwelling units within the City have complete plumbing facilities. Complete plumbing facilities must include: hot and cold piped water, a flush toilet, and a bathtub or shower. However, 12 dwelling units lack complete kitchen facilities. Complete kitchen facilities must include: a sink with piped water; a stove or range; and a refrigerator.

Although the U.S. Census does not have an official definition of overcrowded units, many professionals consider more than one occupant per room as being a facility that is potentially overcrowded. The 2008-2012 ACS data indicates nine dwelling units had more than one occupant per room.

*Review  
and discuss  
the future of it*

## VIII. HOUSING PLAN

### GOAL #1: SUSTAINABLE, WELL-BALANCED SUPPLY OF LIFE CYCLE HOUSING

**Objective A:** Promote a variety of housing types, sizes and values.

Policy/Recommendations:

1. The City should continue to examine the existing supply and demand for dwelling units which meet the changing life-cycle needs of Arlington residents.
2. The City should support zoning and subdivision regulations allowing for the construction of a variety of housing types and price ranges.
3. The City's zoning ordinance should provide for and dutifully consider planned unit developments that provide a mixture of housing types.
4. The City should allow for the development of multi-family housing units in areas that are physically suited to serve higher densities.
5. The City zoning ordinance should provide for and city leaders should encourage mixed use structures within the downtown.
6. The City should support the development of additional market rate and subsidized rental units.
7. The City should support the development of additional single-family attached units.
8. The City should support the redevelopment of Block 19 of the original townsite for multiple family rental units.
9. The City should actively review and promote potential areas of residential redevelopment and infill as a means of sustaining neighborhoods.
10. The City should implement strategies and recommendations included in the 2006 Arlington Housing Study.

**Objective B:** Maintain the existing variety of housing types, sizes and values.

Policy/Recommendations:

1. The City should support reinvestment in existing housing units which provide a variety of options for all types of residents through public/private partnerships.
2. The City should protect the integrity of residential neighborhoods through code enforcement.
3. The City should support continued adequate rental unit conditions by considering a rental housing ordinance.

4. The City should establish and pursue appropriate remedies for care of vacant and/or foreclosed properties (e.g. lawn & sidewalk maintenance; prevention of utility freeze-up).

**Objective C:** Promote, support, and participate in regional housing efforts, activities, and partnerships.

Policy/Recommendations:

1. The City should remain engaged in regional, state, and national efforts designed to support the avoidance of foreclosures and/or the conversion of foreclosed properties to suitable uses.
2. The City should frequently review local/regional housing information and participate in local/regional housing studies and programs specifically as it pertains to the following:
  - a. Researching the feasibility of a lease to purchase program. Older existing housing stock provides an affordable ownership opportunity when compared with the costs of new construction. A regional lease to purchase program should be investigated; however, to make such a program function, a public or non-profit agency is needed to implement the program and funding sources must be identified. The 2006 Housing Study provides valuable information for the City and regional partners to consider.
  - b. Awareness of diversity issues; the City should recognize, embrace, and prepare for increased diversity in its population.
  - c. Addressing local and regional housing issues through cooperative efforts with neighboring communities.

## **GOAL #2: WELL-MAINTAINED HOUSING**

**Objective A:** Promote efforts to maintain existing housing stock and improve structures in need of major repair.

Policy/Recommendations:

1. The City should continue to address maintenance problems and code violations as a means of improving and strengthening the character of individual neighborhoods and avoiding blighting conditions.
2. The City should proactively address violations of property maintenance which pose public health and safety problems and threaten neighboring property values.
3. The City should explore and utilize home-improvement grants and loans to keep homes well-maintained.
4. The City should investigate the potential of reallocating a portion of the existing Small Cities Development Grant to assist with housing rehabilitation/construction which will benefit low and moderate income residents.

5. The City should actively participate in programs that would assist buyers of older homes in providing for significant maintenance expenses such as re-roofing, replacing windows and upgrading siding.

**Objective B:** Continuously monitor and analyze the volume and location of dwelling units with tax delinquencies and/or those in foreclosure.

Policy/Recommendations:

1. The City should remain informed of potential strategies to minimize the impact of tax delinquent and/or tax forfeited property on City resources. The League of Minnesota Cities is currently working to address this issue.

**GOAL #3: A VIBRANT CONNECTION BETWEEN HOUSING, ENVIRONMENT, RECREATION, AND EMPLOYMENT**

**Objective A:** Embrace and promote the essential linkage between housing and employment.

Policy/Recommendations:

1. The City should be mindful of information contained in the 2006 Housing Study related to workforce housing.
2. The City should support recommendations contained in the 2006 Housing Study related to the production of workforce housing.
3. As additional commercial and/or industrial employment opportunities arise, the City should strive to provide and maintain pedestrian routes for those walking or bicycling, especially along collector and arterial streets as a means of providing important links between residential neighborhoods and places of employment.
4. As energy prices continue to rise and the population swells, the City should consider the need for park and ride or park and carpool facilities. The measures could be especially effective if installed as part of a highway improvement project.

**Objective B:** Embrace and promote the essential linkage between housing and the environment.

Policy/Recommendations:

1. The City, through its Subdivision Ordinance and/or Flood Plain Management Ordinance, should restrict or prohibit residential development affecting public waters/watercourses, wetlands, and other natural features as they perform important protection functions in their natural state.
2. The City should implement goals, objectives and policy recommendations included in Chapter Two (Physical Profile) of the 2008 Comprehensive Plan.

**Objective C:** Embrace and promote the essential linkage between housing and recreation.

Policy/Recommendations:

1. The City should continue to be mindful of the need for adequate park and recreation facilities for families and children within residential neighborhoods.
2. The City should routinely monitor available park and recreational facilities available to various residential neighborhoods and how they relate to the types of residents occupying the neighborhood as it evolves.

Review these plans and objectives  
Do we like them as is? Show progress  
be updated? New objectives and goals?  
Think about the process as we review  
more of the plan.

## IX. RESOURCES.

The programs listed below are currently in use or are available and may be used in the City as market factors allow, assisting the City in implementing the aforementioned recommendations.

### *Federal resources:*

1. Section 8 Certificates and Vouchers: Rent assistance that recipients can take with them when they move, rather than being tied to specific housing. Tenants pay about thirty (30) percent of their income FOR rent.
2. HOME (the Home Investment Partnership Program): Grant program for state and local governments to acquire, rehabilitate or construct affordable housing for low-income renters or owners.
3. Community Development Block Grants (CDBG): Funds community development efforts, including housing. Local governments that receive funding have wide discretion in its use.
4. The Federal Housing Administration (FHA) and Department of Veterans Affairs (VA): Insures and guarantee loans, which increase housing market access for some families.
5. Rural Housing Service: The United States Department of Agriculture provides rent assistance, direct loans and loan guarantees in rural areas.
6. Low-Income Housing Tax Credits: Federal income tax credits for people or companies that invest in the construction or substantial rehabilitation of rental housing. Developers of rental housing sell the credits to investors. Proceeds from credit sales can cover some of a project's development and construction.
7. Tax Exempt Bonds: Sold by state and local governments. Buyers accept a lower interest payment because it is not taxable income. State and local housing agencies use the bond proceeds to finance mortgages with below market interest rates.

### *State Resources*

#### Home Mortgages:

1. Minnesota Mortgage Program: Provides mortgages with below-market interest rates to first-time homebuyers through the sale of mortgage revenue bonds.
2. Minnesota City Participation Program: MCPP is part of the Minnesota Mortgage Program, in which MHFA sets aside funds from the sale of mortgage revenue bonds for cities to meet locally identified housing needs.
3. Community Activity Set-Aside: Is a third part of the Minnesota Mortgage Program in which MHFA sets aside funds from the sale of mortgage revenue bonds for lenders, local governments or nonprofit housing providers to meet homeownership needs in their communities.
4. Minnesota Urban and Rural Homesteading: Awards grants to organizations and public agencies that acquire, rehabilitate, and sell single-family homes that are vacant, condemned or blighted to at-risk first-time homebuyers.

#### Home Improvement and Rehabilitation:

1. The Great Minnesota Fix-Up Fund: Provides home improvement loans with below-market interest rates for low and moderate-income homeowners.

## HOUSING

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2. Community Rehabilitation Fund: Provides grants to cities for acquisition, rehabilitation, demolition and new construction of single-family homes.

### Rental Housing:

1. Low and Moderate Income Rental Program: Provides mortgages and rehabilitation funds for either acquisition and rehabilitation of or new construction of rental housing for low and moderate-income families.
2. Affordable Rental Investment Fund (ARIF): Provides low-interest first mortgages or deferred loans to help cover the costs of acquisition and rehabilitation or new construction of low-income rental housing.
3. Low Income Housing Tax Credits (LIHTC): LIHTC are MHFA's share of the tax credits allocated to Minnesota.
4. HOME Rental Rehabilitation: Provides grants to rehabilitate privately-owned rental property in order to support affordable, decent, safe and energy efficient housing for lower-income families.
5. Housing Trust Fund: Provides deferred loans without interest for the development, construction, acquisition, preservation, or rehabilitation of low-income rental housing.
6. Rental Rehabilitation Loans: Provides property improvement loans to rental property owners.

### *Other Resources*

#### Local Government Sources:

1. Local Bonds: May be used to assist with financing affordable housing and are available in two types. First, revenue bonds typically finance mortgages and are paid off with mortgage repayments. Second, general obligation bonds are paid off with local tax collections.
2. Tax Increment Financing: Housing or redevelopment districts may be established by local governments to assist eligible housing projects. Local governments capture the property tax revenue generated by the new development and use the captured taxes to help finance the eligible project. Occupants must meet income restrictions for housing TIF districts.
3. Local tax levies: May be used to directly finance affordable housing.
4. Local housing trust funds: Local revenues dedicated exclusively to housing activities.

#### Non-Profit Sources:

1. Greater Minnesota Housing Fund: is a nonprofit agency that provides capital funding grants and loans to affordable housing projects in greater Minnesota. Contributions from the McKnight and Blandin Foundations finance the fund.

APPLICATION FOR LAND USE PERMIT  
COUNTY OF SIBLEY  
Gaylord, MN 55334

Date: July 21, 2003 P.I.D. No. 09, 0915, 000 Permit Fee: \$ 350.00 Permit No.: 2775

LEGAL DESCRIPTION OF PROPERTY: 19.37 A of SW 1/4 of SE 1/4; 10.18 A of SE 1/4 of SW 1/4 29.53 AC

Township 113 (Adelton) Range 27W Section 9

Road: private Approach to Property: New        Existing X

SETBACKS: Front Yard 125'+ Rear Yard 40'+ Side Yard 15'+

Feedlot:        Ravine:        River/Lake:       

Lot Width:        Lot Depth:        Area Size:       

GENERAL DESCRIPTION OF BUILDING OR ALTERATION: 5 mobile homes

Building Size:        Height:        No. of Bedrooms:       

Sewage System: Yes City Hookup No        Disposal System Contractor:       

Estimated date of completion: Jan. 1, 2005 Estimated Cost: \$       

Zoning District: I-dnd. Type of Occupancy: Seasonal use

Additional Information: Receipt # 6164 Ch # A694423

AGREEMENT: I hereby certify that the information contained herein is correct and agree to do the proposed work in accordance with the description above set forth and according to the provisions of the ordinance of Sibley County, Minnesota. I also understand that this permit is valid for a period of two (2) years from the date of issue.

Name of Property Owner: Senaca Foods  
Signature of Applicant: Max Varmala  
Address: 300-3rd Ave. SW City: Arhington  
Telephone: 507-964-2204

# 949 ZONING INFORMATION CONCERNING PERMIT

Conditional Use Permit: Yes X No        Zoning Variance: Yes:        No X

Comments:       

PERMIT FOR CONSTRUCTION

A Land Use Permit is hereby granted to the above named applicant to perform the work described in the above statement on the above described property. This permit is granted upon the condition that the person to whom it is granted, and his agent, employees and workmen shall conform in all respects to the ordinance of Sibley County, Minnesota. This permit may be revoked at any time upon violation of said ordinances. If approach to said property is required, its location and design must be approved by the County Highway Engineer.

Date: July 21, 2003 Jeffery W. Majeski  
Zoning Administrator, Sibley County (JW)

There may be other federal, state or local rules and regulations which may regulate or affect the applicant's use of the real property. Applicant is responsible to comply with these rules and regulations. Sibley County does not make any determination of compliance by granting this permit.

This Indenture, Made this 19th day of March, 1974, between Edwin C. Kraus and Margaret Kraus, his wife

of the County of Carver and State of Minnesota, parties of the first part, and Big Stone Canning Company

a corporation under the laws of the State of Delaware, party of the second part,

Witnesseth, That the said parties of the first part, in consideration of the sum of one DOLLARS, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto the said party of the second part, its successors and assigns, Forever, all the tract or parcel of land lying and being in the County of Sibley and State of Minnesota, described as follows, to-wit:

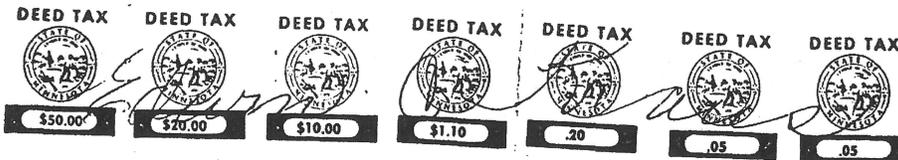
All that part of the Southwest Quarter of the Southeast Quarter, (SW 1/4 of SE 1/4), of Section Number Nine (9), lying Southeasterly of the South right of way line of the Chicago and Northwestern Railroad, and Southwesterly of the south line of the Henderson and New Auburn Road, EXCEPTING therefrom, Commencing at the point where the south line of the Henderson and New Auburn Road intersects with the South line of the right of way of the Chicago and Northwestern Railroad in sec. 9, thence southwesterly along said south line of said right of way 50 feet, thence Southeasterly in a direction at right angles with the said right of way 30 feet, thence Northeasterly in a direction parallel with said right of way to the point of intersection with the south line of said Henderson and New Auburn road, thence northwesterly along said south line of said road to the point of beginning.

Also. All that part of the Southeast Quarter of the Southwest Quarter, (SE 1/4 of SW 1/4) of said section Nine (9), lying Southeasterly of the Southeasterly right-of-way line of the Chicago and Northwestern Railroad.

All being in Township Number One Hundred Thirteen (113), North of Range Number Twenty-Seven (27), west of the 5th Principal Meridian.

To Have and to Hold the Same, Together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, to the said party of the second part, its successors and assigns, Forever. And the said Edwin C. Kraus and Margaret Kraus

parties of the first part, for themselves & their heirs, executors and administrators, do covenant with the said party of the second part, its successors and assigns, that they are well seized in fee of the lands and premises aforesaid, and have good right to sell and convey the same in manner and form aforesaid, and that the same are free from all incumbrances, none.



And the above bargained and granted lands and premises, in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all persons lawfully claiming or to claim the whole or any part thereof, subject to incumbrances, if any, hereinbefore mentioned, the said parties of the first part will Warrant and Defend.

In Testimony Whereof, The said parties of the first part have hereunto set their hands the day and year first above written.

In Presence of

Signatures of witnesses: Lowell Plagge, Louisa Plagge

Signatures of Edwin C. Kraus and Margaret Kraus

**NOTICE OF DECISION TO GRANT  
CONDITIONAL USE PERMIT**

IN THE MATTER of the application of  
Seneca Foods, Arlington, MN for a  
Conditional Use Permit for the placement  
of (5) mobile homes. Within the I-  
Industry District.

TO: Seneca Foods and Arlington Township

You and each of you are hereby notified that the Sibley County Board of Commissioners approved the Conditional Use Permit filed by Seneca Foods, Arlington, MN on Tuesday, July 8, 2003.

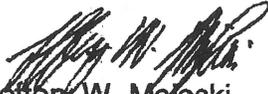
You are further notified that at the meetings of the Sibley County Board of Commissioners due consideration was given to all facts and/or opinions presented and all facts necessary to approve the Conditional Use Permit.

The following resolution was adopted:

**BE IT RESOLVED:** That the application filed by Seneca Foods, Arlington, MN for a Conditional Use Permit for the placement of (5) mobile homes within the I-Industry District. Located to wit: 19.37A of SW ¼ of SE ¼, 10.18 acres of SE ¼ of SW ¼ (29.55 acres), Section 9, Township 113N, Range 27W (Arlington Township). Be approved with the following conditions:

1. Mobile homes to be skirted.
2. Annual renewal.

SIBLEY COUNTY BOARD OF COMMISSIONERS

  
Jeffery W. Majeski  
Zoning Administrator  
Sibley County, MN (507-237-4091)

Dated this 8<sup>th</sup> day of July, 2003

APPLICATION FOR CONDITIONAL USE PERMIT  
COUNTY OF SIBLEY  
GAYLORD, MN 55334

Date Apr. 8 19 92 Permit Fee: \$ \$140.00 Permit No. 607

LEGAL DESCRIPTION OF PROPERTY: 19.37 Ac. of SW 1/4 of SE 1/4,  
10.18 Ac. of SE 1/4 of SW 1/4 BK 88 Pg. 335 (29.55 Acres)

Township 113N (Arlington) Range 27W Section 9

Road: Henderson Rd - (city) Zoning District: I-Limited Industry

PRESENT USE OF PROPERTY: Industry

TYPE OF CONDITIONAL USE REQUESTED: Placement of 3 mobile homes -  
dormitories for migrant labor

DESCRIBE OPERATION TO BE ENGAGED IN ON CONDITIONAL USE PROPERTY: same

Estimated cost: \$ 28,000 Estimated completion: July 1, 1992

Additional Information: Bldg # 1910, Receipt # 3525

Bldg. # 1686  
(SEE COND. USE #511)

Signature of Applicant: Richard Cap - Gen Mgr.  
Big Stone Inc.

Address: Bx 810 Arlington, Mn. 55307

Telephone: 964-2204

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PLANNING COMMISSION & COUNTY BOARD INFORMATION

STANDARDS FOR CONDITIONAL USE ACCORDING TO ORDINANCE:	Approved	Denied
1. Relationship to other property in vicinity	_____	_____
2. Effect on development of area	_____	_____
3. Utilities, access, drainage, etc.	_____	_____
4. Parking & Loading space	_____	_____
5. Odor, fumes, dust, noise, etc.	_____	_____

PUBLIC HEARING: Location Courthouse Annex Auditorium Date 5/4/92

NOTICE GIVEN TO: Property owners 4/21/92 Township 4/21/92  
Municipalities 4/21/92 Other \_\_\_\_\_

NOTICE PUBLISHED: Newspaper Gaylord Hub Date 4/21/92

PLANNING COMMISSION RECOMMENDATION: Approval of this permit with the following  
2 conditions 1. Space 20' between mobile homes 2. Mobile homes to be skirted.

Date: 5/4/92 Signed: John Bush  
Chairman MSH

COUNTY BOARD: approve this permit  
Date: 5/12/92 Signed: Don Schweeb  
Chairman

NOTICE OF DECISION TO GRANT  
VARIANCE REQUEST AND CONDITIONAL USE PERMIT

IN THE MATTER of the application of  
Larsen - Big Stone, Arlington, MN for a  
Conditional Use Permit for a Conditional  
Use Permit for the placement of (3) mobile  
homes - dormitories for migrant seasonal  
labor, within the I-Limited Industry  
District.

TO: Larsen - Big Stone and Arlington Township.

You and each of you are hereby notified that the Sibley County Board of Commissioners granted the Conditional Use Permit filed by Big Stone., Arlington, MN on Tuesday May 12th, 1992.

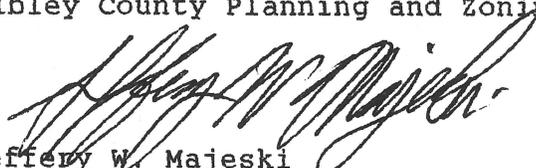
You are further notified that at the meetings of the Sibley County Planning and Zoning Commission and the Sibley County Board of Commissioners due consideration was given to all facts and/or opinions presented and all facts necessary to grant a Conditional Use Permit.

The following resolution was adopted:

BE IT RESOLVED: That the application filed by Big Stone Inc., Arlington for a Conditional Use Permit for the placement of (3) mobile homes - dormitories for migrant seasonal labor, within the I-Limited Industry District, located to wit: 19.37A of SW 1/4 of SE 1/4, 10.18 Acres of SE 1/4 of SW 1/4 BK. 89, Page 263. (29.55 Acres ) of Section 9, Township 113N, Range 27W (Arlington Township) (Be Approved) with the 2 following conditions:

1. Space mobile homes 20' apart.
2. 3 mobile homes being placed to be skirted.

Sibley County Planning and Zoning Commission

  
Jeffery W. Majeski  
Zoning Administrator  
Sibley County, MN  
(612-237-2947)

Dated this 12th day of May, 1992

NOTICE  
OF  
PUBLIC HEARING

You are hereby that a public hearing will be held by the Sibley County Planning & Zoning Commission on Monday, the 4th day of May, 1992, to begin at 7:00 p.m. in the Sibley County Annex Auditorium, Gaylord, MN 55334.

The purpose of said public hearing is to consider the application for Conditional Use Permit heretofore filed with the County Zoning Administrator by Larsen - Big Stone, Arlington, MN 55307.

The premises upon which, said Conditional Use is anticipated and situated in the County of Sibley and State of Minnesota and described as follows, to wit:

19.37 Ac. of SW 1/4 of SE 1/4, 10.18 Ac. of SE 1/4 of SW 1/4, BK. 89 Pg. 263 (29.55 Acres) Section 9, Township 113N, Range 27W (Arlington Township).

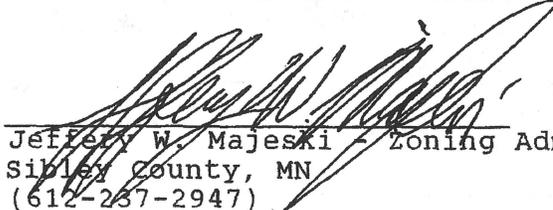
The application, if approved, would authorize the placement of three (3) Mobile homes - Dormitories for migrant seasonal labor with in the I-Limited Industry District.

You may appear if you so desire, either in person or by agent or attorney, in opposition to or support of the proposed request.

The hearing of this request is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner, who for any reason, has not received a copy, it would be appreciated if you would inform them of this public hearing.

SIBLEY COUNTY PLANNING & ZONING COMMISSION

Date: April 21, 1992

By: 

Jeffrey W. Majeski - Zoning Administrator  
Sibley County, MN  
(612-237-2947)

NOTICE OF DECISION TO GRANT  
CONDITIONAL USE PERMIT

IN THE MATTER of the application of  
Big Stone, Inc., Arlington, MN for a  
Conditional Use Permit for the  
placement of four (4) mobile homes-  
dormitories for migrant seasonal  
labor within the I-Industry District.

To: Big Stone Inc. and Arlington Township.

You and each of you are hereby notified that the Sibley County Board of Commissioners granted the Conditional Use Permit request filed by Big Stone Inc., Arlington, MN on February 13, 1990.

You are further notified that at the meetings of the Sibley County Planning and Zoning Commission and the Sibley County Board of Commissioners due consideration was given to all facts and/or opinions presented and all facts necessary to grant a Conditional Use Permit request.

The following resolution was adopted:

BE IT RESOLVED: That the application filed by Big Stone Inc., Arlington, MN. for a Conditional Use Permit for the placement of four (4) mobile home-dormitories for migrant seasonal labor within the I-Industry District, located to wit: 19.37 acres of SW 1/4 of SE 1/4, 10.18 acres of SE 1/4 of SW 1/4, Bk. 88, Page 335, of Section 9, Township 113N, Range 27W, (Arlington Township). Be approved with the following conditions:

1. That the four (4) newly placed mobile homes are to be skirted.

Sibley County Planning and Zoning Commission

  
Jeffery W. Majeski  
Zoning Administrator  
Sibley County, MN.  
(612-237-2947)

Dated this 13th day of February, 1990.