

Sent 7-21-92

Also Attached:

Shoreland Ord. Review Checklist
Appendix B

97 pgs CC Rpt. 6-19-92

Affidavit of Pub. 5-13-92



CITY OF SHOREVIEW

4600 North Victoria Street, Shoreview, MN 55126 • Phone (612) 490-4600 • Fax (612) 490-4699

City Code pgs. 78b, 7a, 73, 4, 5,
55, 302, 303, 304, 45, 46, 56,
95, -99, 72

Private Septic Sys. List.

City Code pgs. 88-94

LUP MAP.

17

July 13, 1992

Molly Shodeen

DNR

Metro Region Waters
1200 Warner Road
St. Paul, MN 55106

SHORELAND CODE UPDATE

Dear Molly:

On July 6, 1992, the Shoreview City Council approved three code amendments that are intended to bring the City's Shoreland Management Ordinance into compliance with the recently adopted statewide rules with the exception of rules that address on-site sewage disposal. Council tabled consideration of these rules for further study. I expect to submit a report to Council in August or September.

I do not intend to submit the three ordinance summaries to the newspaper for publication until approval is received from the Department of Natural Resources. To aid you in your review of the revised codes, I have included excerpts from City code that address items not included in the code amendments but which are included in the statewide guidelines as well as a copy of the City's Land Use Plan and zoning maps.

I believe that the proposed changes will bring Shoreview's regulations into conformance with the statewide guidelines, assuming that the DNR will grant the City flexibility from certain rules. As we have discussed in the past and as is illustrated on the maps in the attached staff report, the City of Shoreview is essentially developed, in particular, its shoreland areas. Note that only one small nonresidential property remains undeveloped (west of Island Lake, north of I-694) and only two undeveloped/underdeveloped residential parcels of any appreciable size remain (Christensen's and the Union Gospel Mission perties on Snail Lake). I believe these circumstances justify our flexibility request.

In addition to the background information presented in the attached staff report, the following comments/assumptions are also offered to assist you in your review of Shoreview's revised Shoreland Code:

1. No requirements are listed for "unsewered General Development Waters" because all riparian property to such waters is sewered or in public ownership.
2. Rice Creek is surrounded by publicly owned property that is designated for recreation use, therefore, its pervious "General Waters" designation was not changed to one of the new river designations.

3. The City's current rules allow for 40 percent impervious surface area. Given the lack of development potential and the amount of development that has occurred, the standard adopted in 1983 has been retained. The proposed rules would also allow up to 60 percent coverage if the shoreland setback is doubled.

4. The definition of Planned Unit Development (PUD) has been revised to require compliance with the density requirements set forth in the Comprehensive Plan. (i.e., Low Density Residential limits housing to 4 or less units per acre.) To obtain approval for more than 4 units per acre a plan amendment to medium or high density residential development is required. Such approval requires at least four votes in favor from the City Council and approval is rarely granted for small sites.

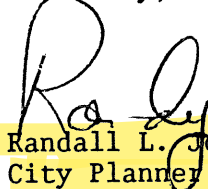
5. As you may recall, the City Council directed me to drop the proposed shoreland setback exemption for boat launches.

6. Current City code permits 35 feet of building height verse the 25 foot requirement imposed by the statewide guidelines. Given the lack of new building potential and the amount of development that has occurred, the standard adopted by the City in 1983 has been retained.

7. The proposed code imposes more restrictive rules than the statewide standards regarding grading and filling in shoreland areas, removal of vegetation, and improvement of substandard lots.

If you have any questions, please call me at 490-4682. Thank you for your assistance to date on this project.

Sincerely,



Randall L. Johnson, AICP
City Planner

Appendix 4E

Compliant: <u> </u> yes; <u> </u> no; <u> </u> partial
Reviewer: _____
Date: _____

SHORELAND ORDINANCE REVIEW CHECKLIST

County/City/Township CITY OF SHOREVIEW

Ordinance Title SHORELAND MANAGEMENT/RELATED ENVIRONMENTAL PROTECTION STANDARDS

- Type of Ordinance
- Free Standing
 - Comprehensive
 - Floodplain Management
 - Wild & Scenic Rivers

Ordinance Status:

- Rough Draft
 - Final Draft
 - Officially Adopted
- July 6, 1992
(date of adoption)

(Copy available upon request)

Part of and/or consistent with local water management plan. ←

Flexibility applied in following areas:

- Land Use Districts
- Shoreland Classifications
- Zoning Provisions (lot size, setbacks, etc.) (Bldg. height, impervious surface area)
- Performance Standards (alterations, agriculture, etc.)
- PUD's
- Other _____

Note: * signifies an absolute minimum requirement that must be addressed in the ordinance or resolved through flexibility provisions in the rules.

signifies optional provisions not necessarily required by rules.

Unmarked sections refer to areas in the rules that may or may not be required, depending on local conditions (e.g., PUD standards may be omitted if not allowed by local ordinance).

Compliant:	Statutes, MN Rules	Requirement	Section of Ordinance	Comments:
Yes	No			
<input type="checkbox"/>	<input type="checkbox"/>	M.S. 103F M.S. 394 M.S. 462 6120.2600	<input type="checkbox"/> Statutory Authorization and Policy.	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Jurisdiction, Compliance, Enforcement, Severability, Abrogation and Greater Restrictions	_____	_____

GENERAL COMMENTS:

Rule number

Revised 6/90

Compliant:		Statutes, MN Rules	Requirement	Section of Ordinance	Comments:
Yes	No				

—	—	6120.3000	^{4E-31} B. Shoreland Management Classification System:	<u>205.080(A)</u>	
			Class Descriptions <u>Lakes:</u> <input checked="" type="checkbox"/> Natural Environment <input checked="" type="checkbox"/> Recreational Development <input checked="" type="checkbox"/> General Development		LEFT RICE CREEK AS "GENERAL DEVELOPMENT" BECAUSE ALL ADJOINING LAND IS OWNED BY COUNTY
			<u>Rivers:</u> <input type="checkbox"/> Remote <input type="checkbox"/> Forested <input type="checkbox"/> Transitional <input type="checkbox"/> Agricultural <input type="checkbox"/> Urban <input type="checkbox"/> Tributary		N/A
			<u>Maps:</u> <input type="checkbox"/> Lake ID referenced to PWI Maps <input type="checkbox"/> Rivers identified by legal description <input type="checkbox"/> Lake/river classes identified on official zoning map		N/A
		Subp. 3, 4	<u>Classification/Reclassification Procedures</u>		
—	—	6120.3200 Subp. 1	^{4E-32} C. Land Use Districts: <input type="checkbox"/> Criteria for designation		N/A
—	—	Subp. 3	<input type="checkbox"/> Land use district descriptions: <input type="checkbox"/> Special Protection District <input type="checkbox"/> Residential District <input type="checkbox"/> High Density Residential District <input type="checkbox"/> Water-oriented Commercial District <input type="checkbox"/> General Use District		
			or		
			<input checked="" type="checkbox"/> Alternative land use district descriptions (attach names and descriptions of compatible local zoning districts)		SEE ATTACHMENT 3 AND SECTION 205.080(C)
—	—	Subp. 4 Subp. 5	<input type="checkbox"/> Shoreland Classification/Uses: <input type="checkbox"/> Lakes <input type="checkbox"/> Rivers		

Compliant:		Statutes, MN Rules	Requirement	Section of Ordinance	Comments:
Yes	No				

___	___	6120.2500	A. Definitions:	<u>222.010</u>	
-----	-----	-----------	-----------------	----------------	--

Scope of terms; mandatory; distances.

- Accessory structure or facility*
- Bluff
- Bluff Impact Zone
- Boathouse
- Building Line* (BUILDING SETBACK LINE)
- Commercial Planned Unit Development
- Commercial Use*
- Commissioner* (NOT REFERRED TO IN CODE)
- Conditional Use*
- Deck*
- Duplex, Triplex, and Quad
- Dwelling Site* (TERM NOT USED IN TEXT)
- Dwelling Unit*
- Extractive Use* (MINING)
- Feedlots
- Forest Land Conversion
- Guest Cottage
- Hardship*
- Height of Building*
- Industrial Use*
- Intensive Vegetation Clearing* (PROHIBITED BUT THIS TERM NOT USED)
- Lot*
- Lot Width*
- Nonconformity*
- Ordinary High Water Level*
- Planned Unit Development
- Public Waters*
- Residential Planned Unit Development
- Semipublic Use
- Sensitive Resource Management
- Setback*
- Sewage Treatment System* ('ON-SITE SEWAGE TREATMENT SYSTEM')
- Sewer System* (SANITARY SEWER SYSTEM)
- Shore Impact Zone*
- Shoreland*
- Significant Historic Site
- Steep Slope*
- Structure*
- Subdivision*
- Surface Water-oriented Commercial Use
- Toe of the Bluff
- Top of the Bluff
- Variance*
- Water-oriented Accessory Structure (ACCESSORY STRUCTURE, WATER ORIENTED) or Facility
- Wetland*

Compliant:		Statutes, MN Rules	Requirement	Section of Ordinance	Comments:
Yes	No				
___	___		Compliant Land Use Districts identified on official zoning map.		
___	___	Subp. 2	<input checked="" type="checkbox"/> Use and Upgrading of inconsistent land use districts		(2 yr effort completed June 1992. Revised Land Use Plan map / zoning map attached.)
___	___	6120.3300	D.1. Zoning Provisions:		
___	___	Subp. 2a*	<u>Lot Area and Width Standards</u> Tables based on: <input checked="" type="checkbox"/> Lake Classifications <input type="checkbox"/> River Classifications (N/A) <input checked="" type="checkbox"/> Sewered Lots <input checked="" type="checkbox"/> Non-Sewered Lots [ONE-ACRE MIN AREA SEC 206.110(C)] (att 2) <input checked="" type="checkbox"/> Riparian Lots <input checked="" type="checkbox"/> Nonriparian Lots <input type="checkbox"/> Single Lots <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Quad	205.080(G)	SAME STANDARD HOWEVER, NO NEW DEVELOPABLE NON SINGLE DWELLING LAND REMAINS IN SHORELAND AREAS. REFER TO MAP ON PAGE 7 OF STAFF REPORT.
___	___	Subp. 3	<u>Structure Setback</u> Tables based on: <input checked="" type="checkbox"/> Lake Classifications <input type="checkbox"/> River Classifications <input checked="" type="checkbox"/> Sewered Lots <input checked="" type="checkbox"/> Unsewered Lots 206.110(C)(5) <input type="checkbox"/> Bluffs <input type="checkbox"/> Unplatted Cemetery, Significant Historic Sites <input checked="" type="checkbox"/> Right-of-way line of federal, state, county highway <input checked="" type="checkbox"/> Right-of-way line of town road, public street, other unclassified roads	205.080(G)	TABLED 7-6-92 BUT NO INTENT TO REVISE, WILL RESUBMIT.
			Allowance for established setback line if not in shore or bluff impact zone.	206.010(H)(2) and 206.010(B)	
___	___	Subp. 10*	<input checked="" type="checkbox"/> Double setback for non-water oriented commercial, industrial, public, semi-public use	205.080(J)	
___	___	Subp. 3B*	<u>Structure Height</u> <input checked="" type="checkbox"/> Lowest floor located 3' above highest known water level or at established flood protection elevation		FLOOD PLAIN CODE
___	___	Subp. 3G	___ 25' limit in city residential districts		CONTINUE TO RELY UPON STANDARD CITY REQUIREMENT OF 35' BECAUSE 95% OF CITY CONSTRUCTED

ARTERIAL 40' } ATTACHMENT 4
 LOCAL COLLECTOR 30' }

Compliant:		Statutes, MN Rules	Requirement	Section of Ordinance	Comments:
Yes	No				
		6120.3300	^{4E-16} D.2. Additional Special Provisions For Structures:		
___	___	Subp. 2B	<u>___</u> Duplexes, triplexes, quads on Natural Environment Lakes	<u>___</u> N/A	
___	___	Subp. 2C	<u>___</u> Guest Cottages	<u>___</u> not permitted	
___	___	Subp. 3C	<u>X</u> No structures except stairways and landings allowed in bluff impact zone	<u>205.080(H)(4)</u>	
___	___	Subp. 3H	<u>X</u> Water-oriented accessory structures <u>X</u> Limits <u>X</u> Design <u>X</u> Screening <u>X</u> No Habitation <u>___</u> 400 ft ² (GD only)	<u>205.080(H)(1)</u>	
___	___	Subp. 3I	<u>X</u> Stairways, lifts, landings	<u>205.080(H)(5)</u>	
___	___	Subp. 3J	<u>X</u> Decks	<u>205.080(H)(1)</u>	
___	___	Subp. 3D*	^{4E-16} D.3. Shoreland Alterations: <u>___</u> Steep Slope Evaluation <u>___</u> Vegetation Alteration	<u>207.040(E)</u>	
___	___	Subp. 4A*	<u>X</u> No intensive vegetation clearing in shore impact or bluff impact zones <u>X</u> Use of vegetation for screening <u>X</u> Use of Best Management Practices for application on fertilizer, pesticides, erosion control.# (see attachments)	<u>205.060(B)</u> <u>205.060(B)(2)</u> <u>included</u> in Surface Water Management Plan	
___	___	Subp. 4B*	<u>___</u> Topographic Alterations (Grading and Filling) <u>X</u> Permits required: greater than 10 cu. yds. (steep slopes, shore impact zone, bluff impact zone) greater than 50 cu. yds. (other areas) <u>X</u> Wetland evaluation required for fill into wetlands <u>X</u> Use of Best Management Practices to minimize impacts# <u>X</u> Rock riprap provision	<u>207.040(A)</u> <u>207.040(A)</u> <u>Surface Water Management Plan & Erosion Control Standards</u>	

Fertilizer code - see Attachment 5

Compliant:		Statutes, MN Rules	Requirement	Section of Ordinance	Comments:
Yes	No				
			<input checked="" type="checkbox"/> Reference to M.S. 103G.245 for fill below OHW and construction of connecting channels	207.040(G)	
			<input type="checkbox"/> No alterations of topography ? unless accessory to permitted or conditional use		No requirement to build a structure, but environmental standards must be met.
			Placement of Roads, Driveways, Parking Areas		
		Subp. 5*	<input checked="" type="checkbox"/> Designed to make use of existing topography, vegetative screening	205.080(I)	
			<input checked="" type="checkbox"/> Meet structure setback	205.080(I)	
			<input checked="" type="checkbox"/> Not allowed in Bluff Impact Zone, Shore Impact Zone		
			<input type="checkbox"/> Exceptions: Public/private ramps if properly screened		50' minimum setback required
		Subp. 3D	<input checked="" type="checkbox"/> Permits required for construction on steep slopes	207.040(A)	
		Subp. 7A	E.1. Agriculture Use:		
		Subp. 7B	<input type="checkbox"/> Shore Impact Zone (50')		N/A
			<input type="checkbox"/> Permanent Vegetation on Bluff Impact Zone, Steep Slopes and Shore Impact Zone.		
			or		No farming activity exists or will exist in Shoreland areas.
			Under approved conservation plan.		
		Subp. 7D	Use of Best Management Practices for fertilizer, pesticides, erosion control.		Surface Water Management Plan and Attachment 5
		Subp. 7C	<u>Feedlots</u> <input type="checkbox"/> Located outside shoreland (rivers) or 300' beyond OHW (lakes). <input type="checkbox"/> Reference to PCA Rules 7020.0100-7020.1900 for compliance, permits.		N/A
		Subp. 8A,C	E.2. Forest Management: <input type="checkbox"/> Timber harvesting consistent with Best Management Practices (use of fertilizer, pesticide, erosion control).		N/A
		Subp. 8B	<input type="checkbox"/> Conditional use permit required if conversion from forested land to another use.		

Compliant:		Statutes, MN Rules	Requirement	Section of Ordinance	Comments:
Yes	No				
—	—		^{4E-35} E.3. Extractive Use:- <input checked="" type="checkbox"/> Processing machinery meets structure setback from OHW, bluffs. <input checked="" type="checkbox"/> Site development/restoration plan required.	<u>207.060(C)</u> <u>207.060(B)(6)</u>	
			<input checked="" type="checkbox"/> Mining of metallic minerals and peat a permitted use.	<u>222.110</u> & 207.060	
—	—		E.4. Water-Oriented Uses: <input type="checkbox"/> Use of screening for parking areas, structures <input type="checkbox"/> Centralized mooring <input type="checkbox"/> Sign restrictions <input type="checkbox"/> Outside lighting controls	<u>N/A</u>	
—	—		E.5. Stormwater Management: ^{4E-35} <input checked="" type="checkbox"/> Maximize use of natural drainage ways, wetland retention, vegetation infiltration to reduce runoff, erosion.	<u>SURFACE WATER MANAGEMENT PLAN (SEC 205.070)</u>	
—	—		<input checked="" type="checkbox"/> Limit impervious area to 25% lot area <input type="checkbox"/> Reference to SCS Field Technical Guide or Urban Best Management Practices for Design Standards	Note: 40% RESIDENTIAL (CONTINUE 1983 RULE) UP TO 60% NON RESIDENTIAL 205.080(J) (NOTE: ONLY ONE SMALL NONRESIDENTIAL SITE LEFT UNDEVELOPED. SEE PAGE 6 IN ACCOMPANYING STAFF REPORT)	
SURFACE WATER MANAGEMENT PLAN					
		6120.3400	F. Sanitary Provisions: <u>Water Supply</u> <input checked="" type="checkbox"/> Reference to MDH Water Well Code for proper location, construction	<u>206.110(B)</u> ATTACHMENT 7	
			<u>Sewage Treatment</u> <input checked="" type="checkbox"/> Public sewer systems to be used whenever possible	ATTACHMENT 7	
			<input checked="" type="checkbox"/> Private sewage treatment systems must meet or exceed MPCA Ch. 7080 and state/local public health codes	ATTACHMENT 7	
—	—		<input checked="" type="checkbox"/> Sewage Treatment System Setback Standards for Lake/River Classes	<u>206.110(C)</u> (THIS PORTION) (1)	

OF ORD 603 Tabled BUT NOT INTENT TO CHANGE PROPOSED STANDARDS. WILL RESUBMIT.

Compliant: Yes	Statutes, MN Rules	Requirement	Section of Ordinance	Comments:
___	___	<u>X</u> Reconstruction required for nonconforming systems whenever permit or variance of any type is required on the property.	<u>206.070</u> (6) (7)	(This portion of Ord 603 tabled 7-6-92 but not intended to change these requirements)
___	Subp. 3D*	___ Program to identify/upgrade nonconforming sewage systems via: (one or more) ___ Systematic review of existing records ___ Systematic on-site inspection program <u>X</u> Notification or Education Program Other <u>Identification completed</u>		66 on-site systems exist within city-see attachment NOTE: Intend to purchase GIS System to track inspections/certificates
Not in Code. Once Code adopted however, the owners will be mailed notice of the requirements. Notice will be included in city newsLI 6120.3500				
___	Subp. 1*	<u>X</u> Land must be suitable in its natural state with minimal alteration to land or water	<u>206.070</u> (B)[Attch 6] <u>209.030</u> (E)	
___	Subp. 2.*	<u>X</u> 5 or more lots less than or equal to 2-1/2 acres to be platted	<u>209.060</u>	(Attachment 6)
___	Subp. 3*	<u>X</u> Consistent with all official local controls (buildable without variance)	<u>209.070</u> (E)	[Attch 6]
___	Subp. 4*	<u>X</u> Requirements for preliminary plat (topographic details, water features, soils, 100-yr. flood elevation, etc.)	<u>209.030</u> (A)	[Attch 6]
___	Subp. 5	<u>X</u> Dedications. Easements for protecting natural drainage ways, wetlands, etc.		State law <u>replied</u> upon + Sec 206.040 (Attachment 6)
___	6120.3300, Subp. 2D*	<u>X</u> Lots of record, requirements for building upon		<u>Ord 602</u> adopted 7-6-92
___	Subp. 2E#	___ Controlled access lots (?)		<u>Substandard</u> lots
___	6120.3800	H. Planned Unit Development: ___ Not allowed in zoning ordinance (omit rest of section) Findings for Rezoning 208.020(F)- in particular (F)(5)		<u>PUD's</u> are a zoning district in SV. Can be any form of development except density must comply with Land Use Plan (see definition Attachment 9)

Compliant:		Statutes, MN Rules	Requirement	Section of Ordinance	Comments:
Yes	No				
___	___	Subp. 2	___ Allowed as conditional use and identified in local controls and on zoning map in appropriate land use district. ___ Expansions to existing commercial PUD of 6 or fewer units allowed as permitted use <u>if</u> density limit not exceeded	_____	
___	___	Subp. 3	Information requirements ___ Site plan ___ Explanation of project, design, covenants, etc.	_____	
___	___	Subp. 4	___ Site Density Evaluation ___ Tier dimensions table ___ Suitable land excludes wetlands, bluffs, and land below OHW	_____ _____ _____	
___	___	Subp. 5 A-C	___ <u>Residential PUD</u> ___ Table for tier multipliers ___ PUD: 5 or more dwelling units units ___ At least 50% kept in natural or existing state - 70% if in shore impact zone (new development) ___ 50% increase in setback for maximum density (25% if screened) ___ Centralized sewage treatment with space for replacement (must meet PCA requirements) ___ Clustered dwelling units ___ Centralized shore facilities ___ Limited to number of units in first tier ___ Screening of structures, facilities, parking areas ___ Erosion control/stormwater management ___ Administration and maintenance ___ Maintenance/upkeep of grounds, structures, sewage treatment systems ___ Preservation of open space by covenants, deed restrictions, etc.	_____	

Compliant:		Statutes, MN Rules	Requirement	Section of Ordinance	Comments:
Yes	No				

- Commercial use prohibited
- Control over vegetation removal, grading and filling, and structure alteration
- Uncontrolled beaching prohibited
- Mandatory membership requirements

Subp. 5D

Conversions

- Identify deficiencies: N/A
1. Correct the following:
 - Water supply, sewage treatment, color, impervious surface, open space, shore recreation facilities
 2. Improve the following:
 - Removal of excess docks, structures located in shore and bluff impact zones
 - Increase screening, where needed
 3. Maintain the following:
 - Existing densities that exceed allowed standards may continue provided:
 - 1) No greater increase in density
 - 2) Enhanced screening and other requirements such as limitations to use

Subp. 6

Commercial PUD

- Floor area ratio table and instructions
- Public water and sewer if possible, otherwise, must reserve space for replacement system, meet MHD, PCA requirements. N/A
- At least 50% open space
- At least 50% shore impact zone kept in natural state
- 50% increase in setback for maximum density (25% if screened)
- Centralized shore recreation facilities
- Screening of structures, parking areas, facilities

Compliant: Statutes, Section of
 Yes No MN Rules Requirement Ordinance Comments:

- Erosion control/stormwater management
 - Plan to minimize erosion during construction
 - Designed to control stormwater runoff after construction
 - 25% impervious limit within tier (35% allowed in 1st tier GD lake)

6120.3900
 Subp. 1*

I. Administration:

Enforcement

Permits required for:

- Building construction 207.020
- Installation of sewage treatment systems (See Attachment 1)
- Grading and filling 207.040
- Other Tree/Vegetation removal
- Certificates of Compliance #
 - Sewage treatment systems (Tabled 7-6-92 ORD 603) will r submit
 - N/A Feed Lots
 - Floor Elev. (Floodplain) 205.090 submitted update code 79
 - Other permits

Subp. 3*

Variations

- Reference M.S. 394 or 462 (Hardship)
- No variance for prohibited use
- Basis for consideration including possible need to upgrade septic system 206.110(C)(7) Tabled 7-6-92 (Ord 602) but intended to appl to any expansion regardless whether or not a variance.

Subp. 3a*

Conditional Use Permits

- Thorough site evaluation based on topography, soils, vegetation, etc. Environmental Protection std: & platting code apply to all
- In progress Assessment of water surface uses, reviews 205 (Attachment 6)
- where necessary N/A (Currently being studied 1991-93)

Subp. 4*

Nonconformities

- ORD 603 Tabled 7-6-92 Must upgrade or replace all non-conforming on-site sewage treatment systems (as defined by PCA 7080) as they are identified portion tabled for further study-will resubmit.
- Nonconforming systems described as failing systems, deep disposal (seepage pits, etc.) or where ground water separation (3') not met Compliance with State Guidelines required by 206.110(C)(4) (See Attachment 2)

APPENDIX B

ORDINANCE CERTIFICATION CHECKLIST
[CITY/COUNTY NAME]

Once all the below listed tasks are completed, please sign and return the checklist and all required documents to the appropriate DNR area hydrologist.

1. May 13, 92 Date of published hearing notice.
2. May 18, 92 Date of postmark of hearing notice to commissioner of the Department of Natural Resources/area hydrologist.
3. May 26, 92 Date of hearing(s). PLANNING COMMISSION
4. July 6, 92 Date of ordinance adoption. (All but on-site septic facilities)
(will resubmit when finished)
5. N/A If ordinance is published in entirety, date and affidavit of newspaper publication of adopted ordinance (Include three copies of ordinance).
6. _____ If only ordinance summary published, date and affidavit of newspaper publication of ordinance title and summary along with certified copy of adopted ordinance in its entirety from clerk/auditor. (Include three copies of ordinance)
7. N/A Date of official filing of adopted ordinance with county recorder (No city codes have been recorded)
(_____ record book number
_____ page number).
8. Yes No _____ Board of adjustment and appeals has been established?

*Note: Cities under charter must also submit a list of any additional requirements for hearings, notices, etc. stated in their charter. Please specify:

Richard [Signature], City Planner
Signature of Clerk/Auditor