

SUPPLEMENTAL PACKET

4.C.

STATE OF MINNESOTA
COUNTY OF WASHINGTON
CITY OF AFTON

ORDINANCE NO. 04-2017
CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA

AN INTERIM ORDINANCE PLACING A TEMPORARY MORATORIUM ON ZONING APPLICATIONS FOR CERTAIN USE CLASSIFICATIONS IN THE CITY AND DIRECTING THAT STUDIES OF OFFICIAL CONTROLS RELATED THERETO BE CONDUCTED

The City Council ("Council") of the City of Afton, Minnesota ("City"), does hereby ordain:

Section 1. Moratorium.

Section A. Purpose.

1. The City has adopted official zoning controls through the adoption of its Zoning Code, Chapter 12 of the Afton City Code, which regulates the use classifications.
2. Section 12-134 of the City's Code of Ordinances defines certain use classifications within the City.
3. Recently, the City has reviewed language within its Zoning Code regarding the use classifications in its Industrial Zones to ensure the classifications are relevant, functional, and reflect conformity with current technology, community plans, and conformity with usages in other areas within and adjoining the City. Specifically, the City is looking at the way land in industrial areas of the City are being or may be utilized for exterior storage of any kind.
4. Because of these important zoning and permitting issues, the City and this Council desire to conduct further studies for the purpose of consideration of possible revision and amendments to the City's official controls to address issue related to its use classifications as identified in Section 12-134, most specifically to those matters related to exterior storage in industrially zoned areas within the City. The purpose of such revisions and amendments is to create a clearer and more updated regulatory framework. Those areas of the City currently zoned for industrial uses are identified in the attached document and incorporated herein as **Exhibit A**.
5. This Council, therefore, pursuant to Minnesota Statutes, Section 462.355, Subdivision 4(a), finds that a moratorium is required to protect the permitting and planning process within the City for those use classifications involving exterior storage within an industrial zone. This Council further finds that it is necessary to preserve within this process the existing use classifications. The study period required under the moratorium,

including all necessary revisions and amendments to the City's Zoning Code is anticipated to be completed by June 15, 2018.

Section B. Moratorium Established and Scope.

1. In accordance with the findings set forth within Section 1(A) of this Ordinance and pursuant to the direction of this Council, there is hereby established a moratorium on the consideration of new zoning applications, the issuance of new permits for use or any expanded new use of land currently identified on the attached **Exhibit A** as being industrially zoned within the City in which exterior storage of any sort is to be used or proposed.

2. During the period of the moratorium, permits previously issued for the identified use classifications shall continue under the existing regulations established by the City Code.

Section C. Applicability.

The moratorium shall be applied throughout the City of Afton from the Effective Date.

Section 2. Effective Date.

This ordinance shall be in full force and effect from and after its passage and publication according to law and shall remain effective until June 15, 2018 unless further extended by order of this Council.

PASSED AND ADOPTED by the City Council of the City of Afton, Washington County, Minnesota, on this 24th day of July, 2017.

CITY OF AFTON

Richard Bend, Mayor

ATTEST:

Ronald J. Moorse, City Administrator

(SEAL)

Document Drafted by:
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4.D.

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July 21, 2017

Honorable Mayor and City Council
City of Afton
3033 St. Croix Trail S
Afton, MN 55001

Re: City of Afton Garage / Deputy Office Facility
City of Afton

Dear Mayor and Council Members:

Bids were received for the above-referenced project on Thursday, July 20, 2017, and were opened and read aloud. Five bids were received. The bids were checked for mathematical accuracy. Please find enclosed the bid summary indicating the lowest Base Bid was submitted by Douglas Kropelnicki Construction, Inc., Cottage Grove, Minnesota in the amount of \$155,100.00.

I recommend that the City Council consider these bids and award a contract in the amount of \$155,100.00 to Douglas Kropelnicki Construction, Inc., based on the results of the bids received.

I also recommend the City includes a 5% contingency to cover possible construction issues.

Sincerely,



Jim Cox, Architect

Attachment

Kkp

cc: Ron Moore, Afton City Administrator
Nick Guilliams, WSB Project Manager

BID TABULATION SUMMARY

PROJECT:

City of Afton Garage / Deputy Office Facility

OWNER:

City of Afton, MN

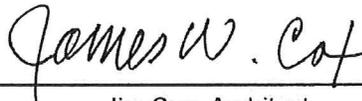
WSB PROJECT NO.:

010339-000

Bids Opened: Thursday, July 20, 2017, at 10:00 am

	Contractor	Bid Security (5%)	Grand Total Bid
1	Douglas Kropelnicki Construction	X	\$155,100.00
2	Marge Magnuson Construction	X	\$179,252.00
3	Breaden Construction, Inc.	X	\$184,900.00
4	Dering Pierson Group	X	\$194,634.00
5	TMG Construction, Inc.	X	\$219,400.00

I hereby certify that this is a true and correct tabulation of the bids as received on July 20, 2017.



Jim Cox, Architect

 Denotes corrected figure
