



*City of Afton*  
**PLANNING COMMISSION AGENDA**

**March 6<sup>th</sup>, 2023**

**7:00 pm**

**Afton City Council Chambers  
3033 St. Croix Trail  
Afton, MN 55001**

**Please Note: This meeting will be held in-person, as well as remotely using the Zoom video conference application.**

**Instructions for Participating in the Meeting Remotely Via Zoom**

Options for Joining the Zoom Meeting:

- **RECOMMENDED:** Use your computer, tablet or smart phone to join the meeting by logging on to
- <https://us02web.zoom.us/j/85211996814?pwd=MmNzNVNtUTZrOEdQb1B2OS9iaklZUT09>
  - (Meeting ID: 852 1199 6814)  
Passcode: 525059
  - Dial-in Number (to call in to the meeting) +1 312 626 6799  
When prompted, enter Meeting ID: 852 1199 6814

**AGENDA**

- 1. CALL TO ORDER –**
  - 2. PLEDGE OF ALLEGIANCE –**
  - 3. OATH OF OFFICE – Jacob Edwards**
  - 4. ROLL CALL -**
    - a) Sally Doherty
    - b) Kris Kopitzke (Chair)
    - c) Jim Langan
    - d) Justin Sykora
    - e) Christian Dawson
    - f) Doug Parker
    - g) Kuchen Hale
    - h) Marc Porupsky
    - i) Jacob Edwards
  - 5. APPROVAL OF AGENDA –**
  - 6. APPROVAL OF MINUTES –**
    - A. February 6, 2023 Meeting Minutes
  - 7. REPORTS AND PRESENTATIONS – None**
  - 8. PUBLIC HEARINGS –**
    - A. Ordinance Amendment to Add Zoning Regulations Regarding Dwelling Units in Commercial Buildings in the VHS-C District- Ordinance 02-2023
  - 9. NEW BUSINESS –**
    - A. Belwin Conservancy Conditional Use Permit Pre-Application Discussion
    - B. Election of Officers
  - 10. OLD BUSINESS -**
    - A. Groundwater Protection
    - B. Update on City Council Actions – Council Highlights from the February 21, 2023 Council meeting - attached.
  - 11. ADJOURN –**
- A quorum of the City Council or Other Commissions may be present to receive information.**

**City of Afton**  
**3033 St. Croix Trl, P.O. Box 219**  
**Afton, MN 55001**

# **Planning Commission Memo**

## **Meeting: March 6, 2023**

To: Chair Kopitzke and members of the Planning Commission

From: Ron Moorse, City Administrator

Date: March 1, 2023

Re: Oath of Office for Jacob Edwards

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The City Council, at its February 21, 2023 meeting, appointed Jacob Edwards to the Planning Commission to fill the vacant Ward 3 position on the Commission created when Scott Patten decided he did not want to be reappointed to an additional term. The Oath of Office will be administered at the beginning of the meeting.

CITY OF AFTON  
**DRAFT PLANNING COMMISSION MINUTES**  
**February 6, 2023**

The meeting was held in-person, with participation via Zoom also available.

1. **CALL TO ORDER** – Chair Kopitzke called the meeting to order at 7:00 pm.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** – Present: Doug Parker, James Langan, Justin Sykora, Sally Doherty, Kris Kopitzke, Kuchen Hale Christian Dawson, Marc Porupsky. Absent was Scott Patten. A quorum was present.  
**ALSO IN ATTENDANCE** – City Administrator Ron Moore
4. **APPROVAL OF AGENDA** –  
**Motion/Second Parker/Doherty To approve the agenda for the February 6, 2023 Planning Commission meeting. All aye, passed 8-0.**
5. **APPROVAL OF MINUTES** –  
**Motion/Second Hale/Parker To approve the minutes of the January 9, 2023 Planning Commission meeting. All aye, passed 7-0-1. (Doherty abstain)**  
  
**Motion/Second Doherty/Kopitzke To reconsider agenda and add item 5b, oath of office for new commission member. All aye, passed 8-0.**  
  
 Oath of office for Marc Porupsky
6. **REPORTS AND PRESENTATIONS** – none
7. **PUBLIC HEARINGS**
  - A. Ordinance Amendment to Revise Ordinance Section 12-232 Short Term Home Rental – **Ordinance 01-2023**  
 Chair Kopitzke opened the public hearing at 7:12 pm  
 Administrator Moore provided a summary: A number of revisions to the Short Term Home Rental ordinance are needed to strengthen the City’s ability to enforce violations of the ordinance. The revised ordinance was reviewed and discussed by the Council at its regular meeting of January 17, 2023, at which the Council agreed that the ordinance amendment should be referred to the Planning Commission for a public hearing and a recommendation.  
 No public comments  
**Motion/Second Langan/Parker to close public hearing. All aye, passed 8-0.**  
 Hearing closed at 7:15 pm  
 Hale asked if there would be any properties that would be grandfathered in under the old ordinance  
 Administrator Moore stated that this is changing license standards, does not create grandfathering situation  
 Discussion was held on advertising for rental if the owner has no license; and how that could be enforced.  
 Langan stated that items need to be enforceable.  
 Parker suggested including wording for sewer connection/septic compliance inspection.  
 Doherty item one 14 days  
 Dawson  
 Septic should be mentioned in actual document, if in town hook up  
**Motion/Second Sykora/Dawson to recommend the draft ordinance amendment 01-1023 for approval with confirmation from city attorney on item H15 “advertising” as enforceable; add item H16 require septic inspection as a performance standard.**  
 Discussion:  
 Porupsky stated that the advertising section doesn’t seem necessary.  
 Langan stated that it is not enforceable  
**Motion Vote: 6 aye, 2 nay (Doherty, Porupsky) passed**

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**8. NEW BUSINESS**

A. Draft Ordinance Amendment to Add Zoning Regulations Regarding Dwelling Units in Commercial Buildings in the VHS-C District

Administrator Moose provided background information: A draft ordinance amendment has been prepared to provide zoning regulations related to dwelling units in commercial buildings for the Planning Commission’s review and additional feedback. Based on feedback from both the Planning Commission and Council, a final ordinance amendment will be referred to the Planning Commission for a public hearing and recommendation.

Chair Kopitzke recommended changing the wording for room descriptions.

Doherty recommended using language to ensure each unit has its own facilities, not shared spaces.

The draft will go to the Council at the February meeting.

**9. OLD BUSINESS -**

A. Groundwater Protection

Chair Kopitzke will share his document with the members for review.

B. Update on City Council Actions –

Administrator Moose provided a summary of the January council meeting.

**10. ADJOURN**

**Motion/Second Dawson/Hale To adjourn. All aye, Passed 8-0.**

Meeting adjourned at 8:12 pm

Respectfully submitted by:

\_\_\_\_\_  
Julie Yoho, City Clerk

To be approved on

March 6, 2023 as (check one): Presented: \_\_\_\_\_ or Amended: \_\_\_\_\_



**City of Afton**  
**3033 St. Croix Trl, P.O. Box 219**  
**Afton, MN 55001**

# Planning Commission Memo

## Meeting: March 6, 2023

To: Chair Kopitzke and members of the Planning Commission

From: Ron Moorse, City Administrator

Date: March 1, 2023

Re: Ordinance Amendment to Add Zoning Regulations Regarding Dwelling Units in Commercial Buildings in the VHS-C District – **Ordinance 02-2023 - Public Hearing**

The City Council, at its December 20, 2022 meeting, approved a proposed Comprehensive Plan amendment for review by the Metropolitan Council that allows up to two residential dwelling units in a commercial building in the VHS-C district in the downtown Old Village area. During discussion by both the Planning Commission and the Council regarding the proposed Comprehensive Plan amendment, it was agreed that regulations to clarify several issues related to dwelling units in commercial buildings in the VHS-C District needed to be addressed and zoning regulations to address those issues needed to be developed.

The first step in this process involved the Planning Commission discussing the issues related to the regulation of residential dwelling units in commercial buildings in the VHS-C district and providing feedback and recommendations to staff and Council to guide the drafting of zoning regulations. The Planning Commission, at its January 9, 2023 meeting, provided feedback and recommendations regarding zoning regulations. Based on the Planning Commission's feedback and the Council's discussion at its January 17, 2023 meeting, staff prepared a draft ordinance amendment to provide zoning regulations related to dwelling units in commercial buildings for the Planning Commission's review and additional feedback. The Planning Commission, at its February 6, 2023 meeting, provided feedback regarding the draft ordinance amendment, as outlined below. Based on feedback from both the Planning Commission and Council, a final ordinance amendment has been prepared and referred to the Planning Commission for a public hearing and recommendation.

The ordinance amendment includes a set of performance standards for dwelling units in commercial buildings in the VHS-C district. The ordinance amendment also includes a revised definition of "Dwelling Unit" to clarify that a dwelling unit is a fully independent living unit that does not share any living spaces with another dwelling unit. The following is an outline of the elements of the draft ordinance amendment.

### Performance Standards for Dwelling Units in Commercial Buildings in the VHS-C District

1. A dwelling unit in the VHS-C district located in a commercial structure may be located above the main floor and in the rear of the main floor, but shall not occupy the front half of the ground floor or be located in the basement.
2. A dwelling unit in a commercial building shall not contain more than two bedrooms.
3. An office use is allowed to be located above the main floor of a commercial building.
4. A dwelling unit cannot be located in a commercial building unless there is a commercial use on the main floor.
5. A minimum of one off-street parking space shall be provided for each dwelling unit in a commercial building.
6. A dwelling unit in a commercial building requires a Conditional Use Permit.

7. The approval of a dwelling unit in a commercial building shall be subject to sufficient capacity in the municipal wastewater treatment facility.
8. If a commercial building is not connected to the municipal sanitary sewer system, the addition of a residential unit to the building shall trigger the requirement to connect to the sanitary sewer system within 60 days, subject to weather conditions.
9. A dwelling unit that is part of the principal building shall be provided with two exits; one shall be a direct outside exit.
10. The commercial building in which a dwelling unit is located shall conform to the building code and applicable fire codes on an on-going basis.

Revised Definition of Dwelling Unit

- Dwelling unit means a residential accommodation which is arranged, designed, used and intended for use exclusively as living quarters for one family, with each unit equipped with its own sleeping, cooking, eating, living and bathroom facilities not shared with any other dwelling units.

**Planning Commission Recommendation Requested**

**Motion regarding a recommendation regarding the ordinance amendment to provide zoning regulations concerning dwelling units in commercial buildings in the VHS-C district.**

# ORDINANCE 02-2023

## COUNTY OF WASHINGTON CITY OF AFTON

### AN ORDINANCE AMENDING SECTIONS 12-55 AND 12-201 TO ADD A REVISED DEFINITION OF DWELLING UNIT AND TO ADD PERFORMANCE STANDARDS FOR DWELLING UNITS IN COMMERCIAL BUILDINGS IN THE VHS-C DISTRICT

THE CITY COUNCIL OF THE CITY OF AFTON, MINNESOTA HEREBY ORDAINS:

The following sections of the Afton Code of Ordinances shall be amended by adding the **bold and underlined** language and deleting the strike-through language.

#### Sec. 12-55 Definitions

Dwelling unit means a residential accommodation, which is arranged, designed, used ~~and~~ ~~or~~ intended for use exclusively as living quarters for one family, **with each unit equipped with its own separate sleeping, cooking, eating, living and bathroom sanitation facilities, not shared with any other dwelling units.**

Sec. 12-201. Dwelling units in commercial and **Industrial** zoning districts.

**A. Industrial Districts.** A dwelling unit for a watchman, alone or with family, shall be considered an accessory use and shall conform to all applicable regulations for the zoning district in which it is located, except as herein modified:

1. No detached dwelling unit shall be permitted in the Industrial zoning district.
2. A dwelling unit in an ~~commercial~~ or industrial building shall not contain more than one bedroom
3. A dwelling unit that is part of the principal building shall be provided with two exits; one shall be a direct outside exit.
4. All buildings shall conform to the building code and applicable fire codes.

**B. VHS-C District. The following are performance standards for dwelling units in a commercial building in the VHS-C district.**

1. A dwelling unit in the VHS-C~~commercial~~ district located in a commercial structure may be located **above the main floor and in the rear of the main floor, but** shall not occupy the front half of the ground floor or **be located in** the basement.
2. A dwelling unit in a commercial building shall not contain more than ~~two~~ ~~one~~ bedrooms.
3. **An office use is allowed to be located above the main floor of a commercial building**
4. **A dwelling unit cannot be located in a commercial building unless there is a commercial use on the main floor**
5. **A minimum of one off-street parking space shall be provided for each dwelling unit in a commercial building.**
6. **A dwelling unit in a commercial building shall require a Conditional Use Permit.**

**ORDINANCE 02-2023**

7. The approval of a dwelling unit in a commercial building shall be subject to sufficient capacity in the municipal wastewater treatment facility.

8. If a commercial building is not connected to the municipal sanitary sewer system, the addition of a residential unit to the building shall trigger the requirement to connect to the sanitary sewer system within 60 days, subject to weather conditions.

9. A dwelling unit that is part of the principal building shall be provided with two exits; one shall be a direct outside exit.

10. A commercial building in which a dwelling unit is located shall conform to the building code and applicable fire codes on an on-going basis.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS XX DAY OF \_\_\_\_\_, 2023

**SIGNED:**

\_\_\_\_\_  
Bill Palmquist, Mayor

**ATTEST:**

\_\_\_\_\_  
Ronald J. Moorse, City Administrator



City of Afton  
3033 St. Croix Trl, P.O. Box 219  
Afton, MN 55001

# Planning Commission Memo

## Meeting: March 6, 2023

To: Chair Kopitzke and members of the Planning Commission  
From: Ron Moorse, City Administrator  
Date: March 1, 2023  
Re: Belwin Conditional Use Permit Pre- Application

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The Belwin Conservancy owns and manages 1,500 acres of prairie, savanna, and woodlands in northeast Afton, with the purpose to spark passion for wild places through conservation, education, and immersive experiences. This involves activities such as education and special events, public trails and restoring native vegetation. While the City is familiar with the current uses on the Belwin property, there is not a Conditional Use Permit in place that documents all current uses as well as planned and potential uses. The recent clarification of the definition of Nature Center will be helpful in guiding the preparation of a Conditional Use Permit application that documents current activities, facilities and trails, as well as future plans.

Due to the large scope of the Belwin property and the facilities and activities on the property, it was determined that, rather than bringing a Conditional Use Permit application directly to the Planning Commission for a public hearing and recommendation, it would be beneficial to first have a more informal pre-application meeting with the Planning Commission. A key purpose of the pre-application meeting is to familiarize the Planning Commission with the range of types of activities, facilities and natural environments that make up the Belwin property. Please see the attached Belwin Property Overview that provides a set of maps and descriptions of Belwin's various use areas. Belwin staff will attend the meeting to answer questions the Planning Commission may have regarding the maps and the activities.

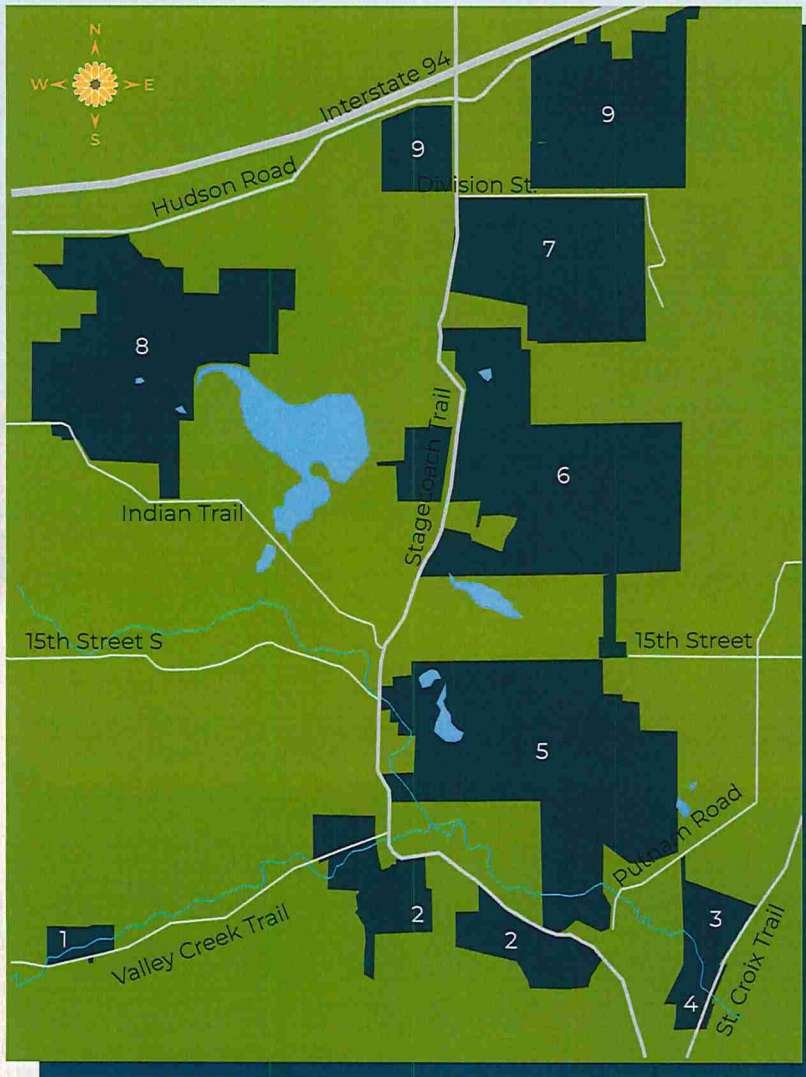
In addition, if the Planning Commission has additional feedback to guide Belwin in preparing the formal Conditional Use Permit application, it would be helpful to share that feedback at this time.

**PLANNING COMMISSION RECOMMENDATION REQUESTED**

**No Recommendation Required.**



# BELWIN

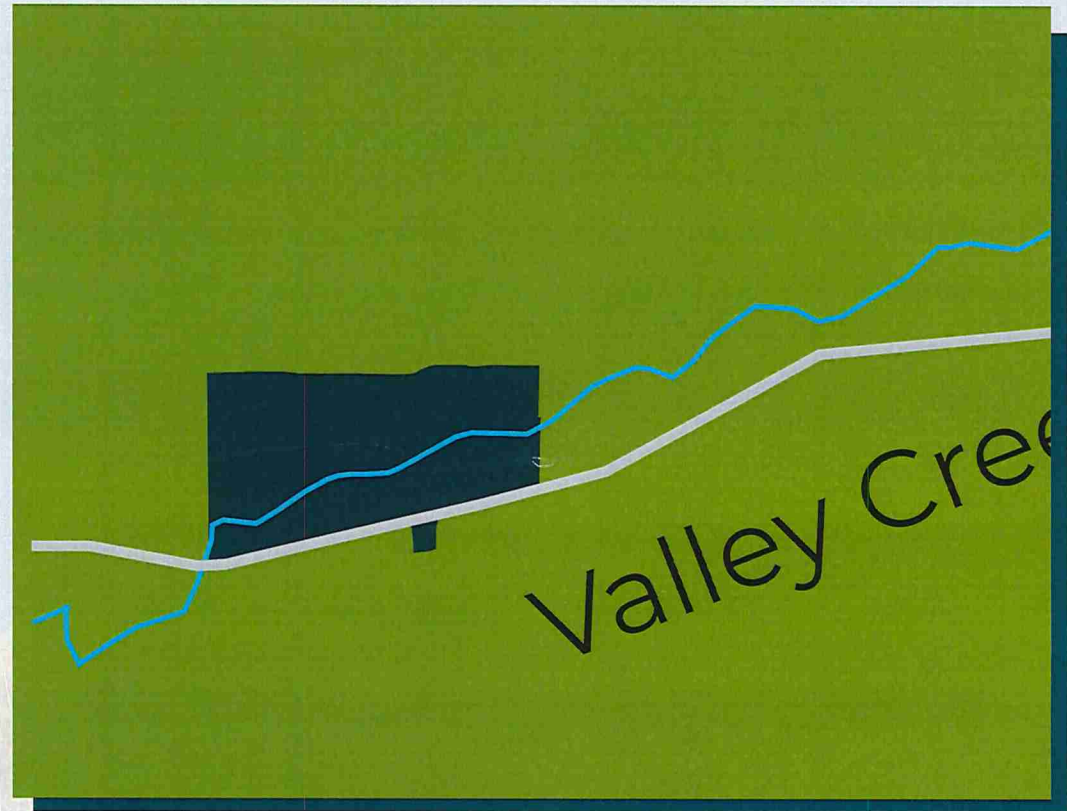


## Belwin Property Overview

1. Valley Creek Bluff
2. Valley Creek Overlook
3. Oxbow Trails
4. Education Site 2
5. Education Site
6. Stagecoach Prairie
7. Bison Prairie
8. Savanna Hills
9. West Lakeland Township



# BELWIN



## Valley Creek Bluff

Valley Creek Bluff is a 19 acre area along Valley Creek. The acquisition of this area was part of a larger initiative to protect Valley Creek.

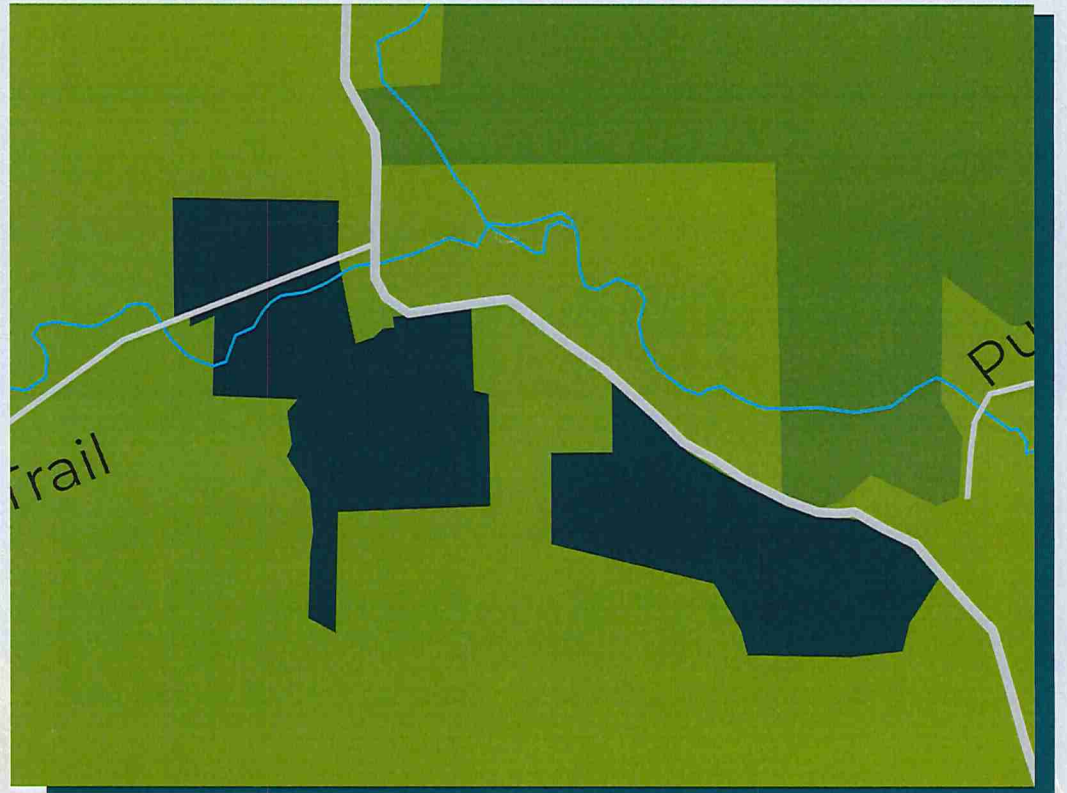
### Uses

Wildlife conservation, occasional guided





# BELWIN



## Valley Creek Overlook

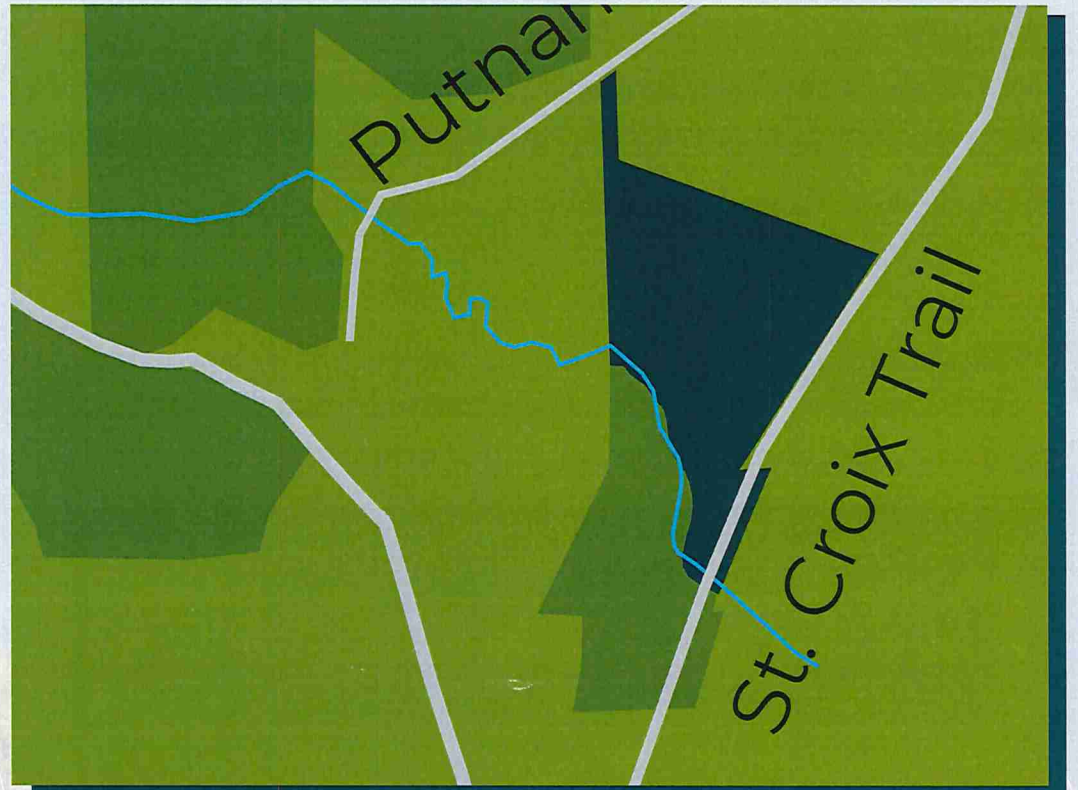
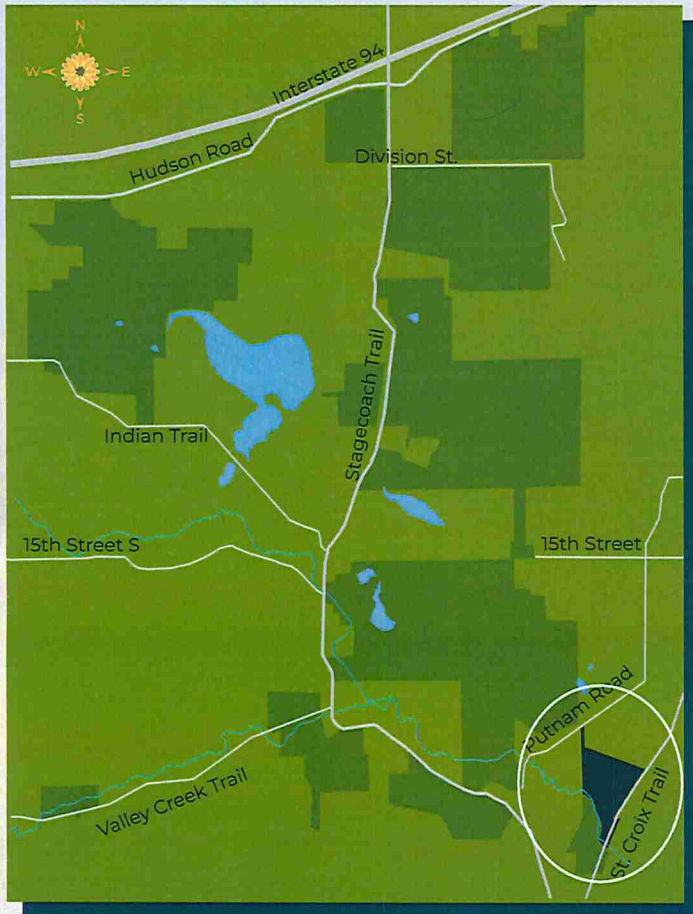
These parcels include steep slopes leading down to Valley Creek. There is no programming or public access at these locations.

### Uses

wildlife conservation



# BELWIN



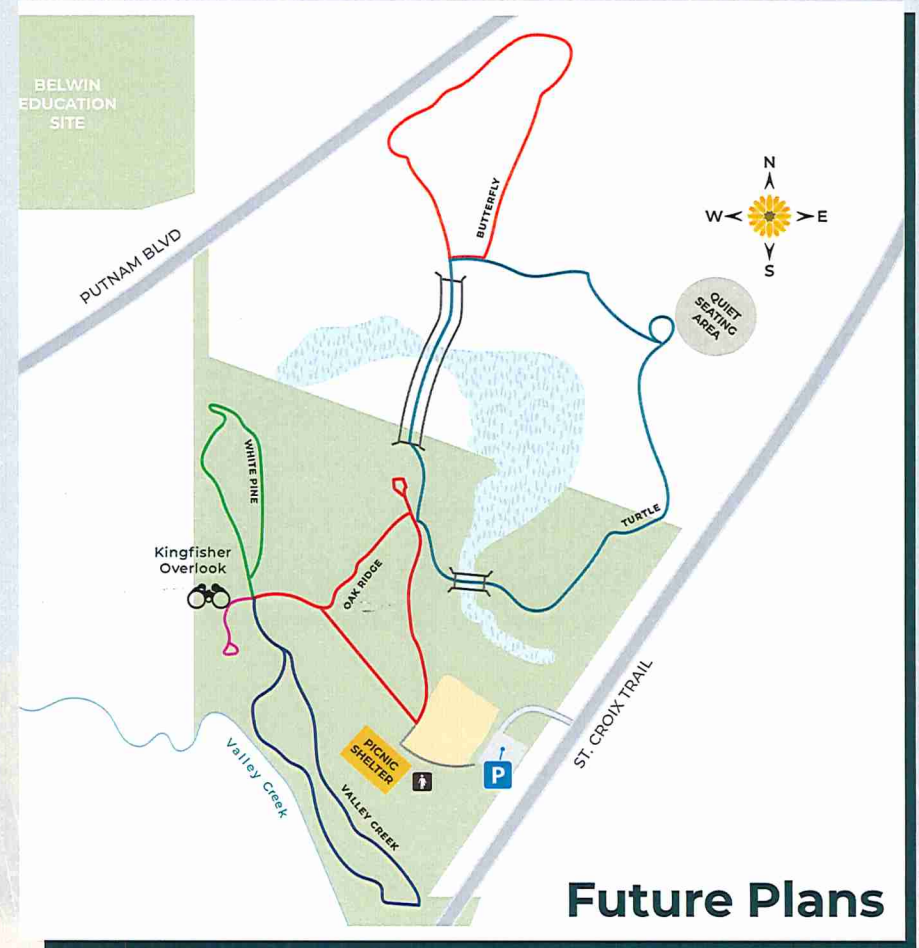
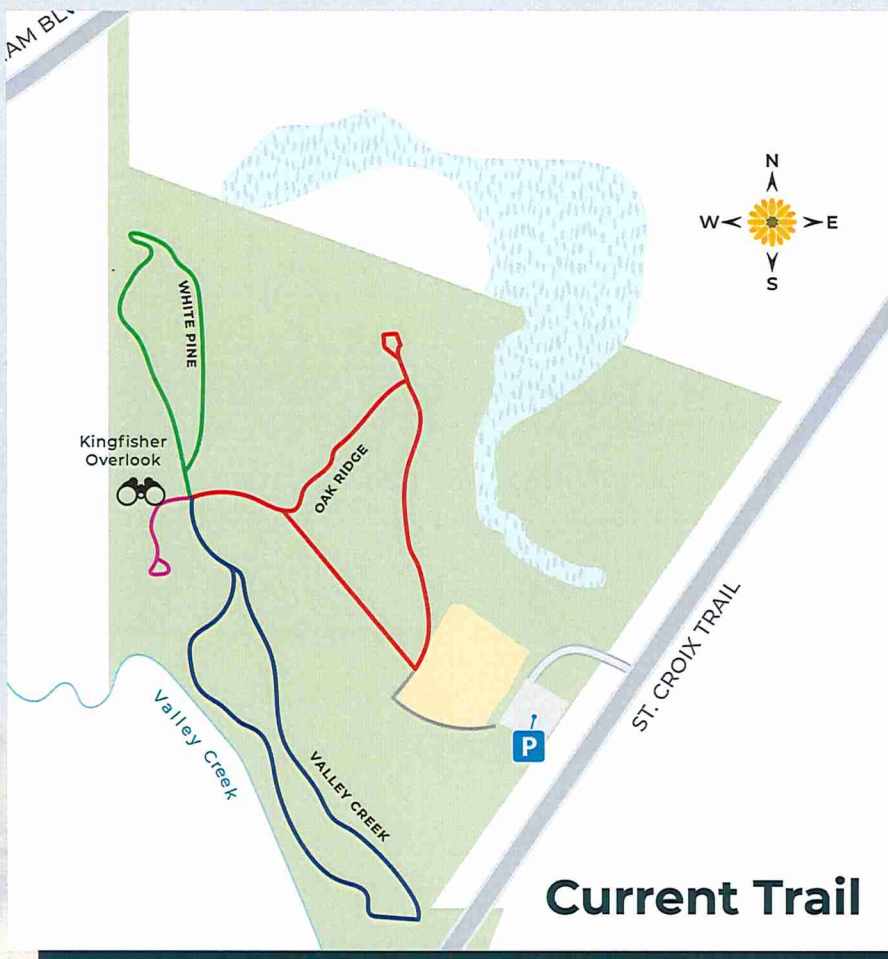
## Oxbow Trails

Oxbow Trails is a new public hiking area featuring 1.25 miles of chipped trails alongside wooded ridges, shaded areas, and Valley Creek. Starting in June, it will be open daily dawn to dusk.

### Uses

wildlife conservation, guided programs  
public hiking/skiing/snowshoeing





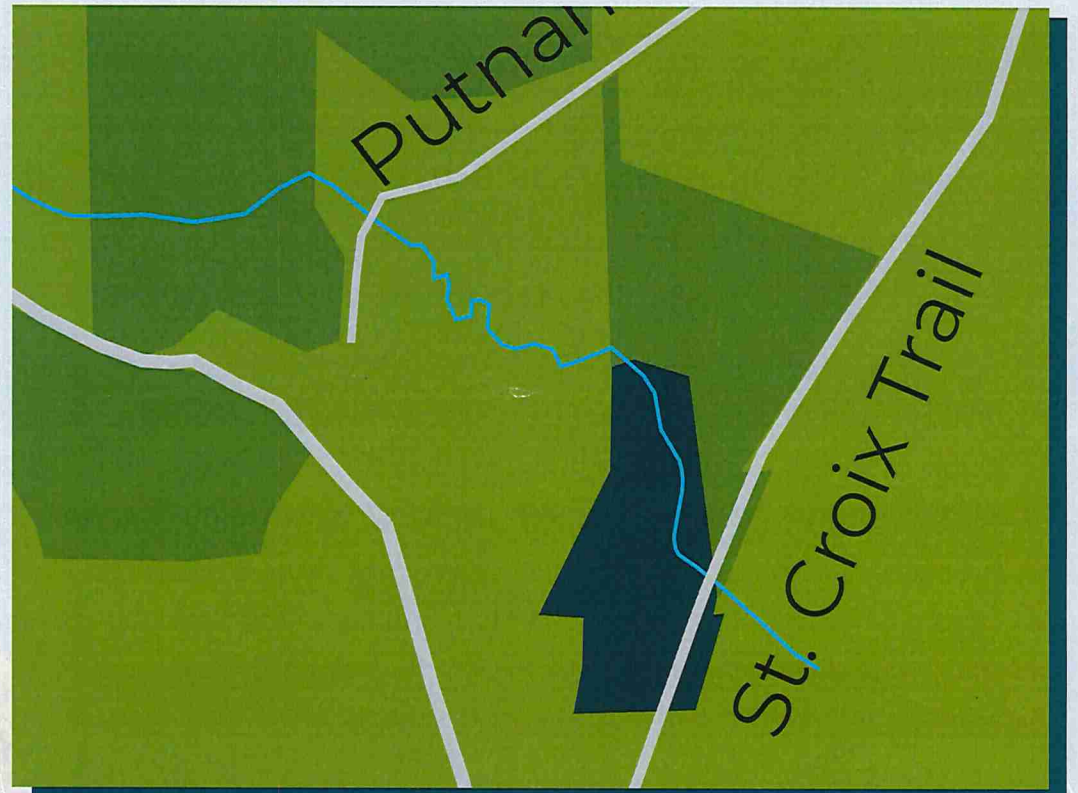
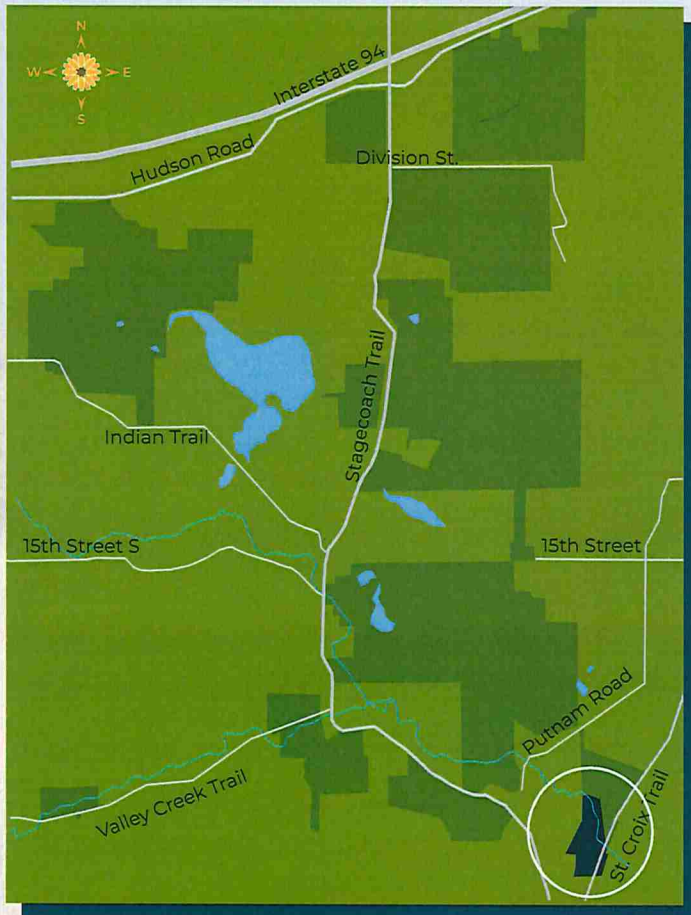
## The Future of Oxbow Trails

Over the next few years, Belwin will partner with the city of Afton to expand the current trails onto the City's property. We plan to offer boardwalks over wetlands to expand trails and give visitors up-close access to these vital natural areas. Plans also include 1-2 rest/picnic areas, improved parking lot, and bathrooms.





# BELWIN

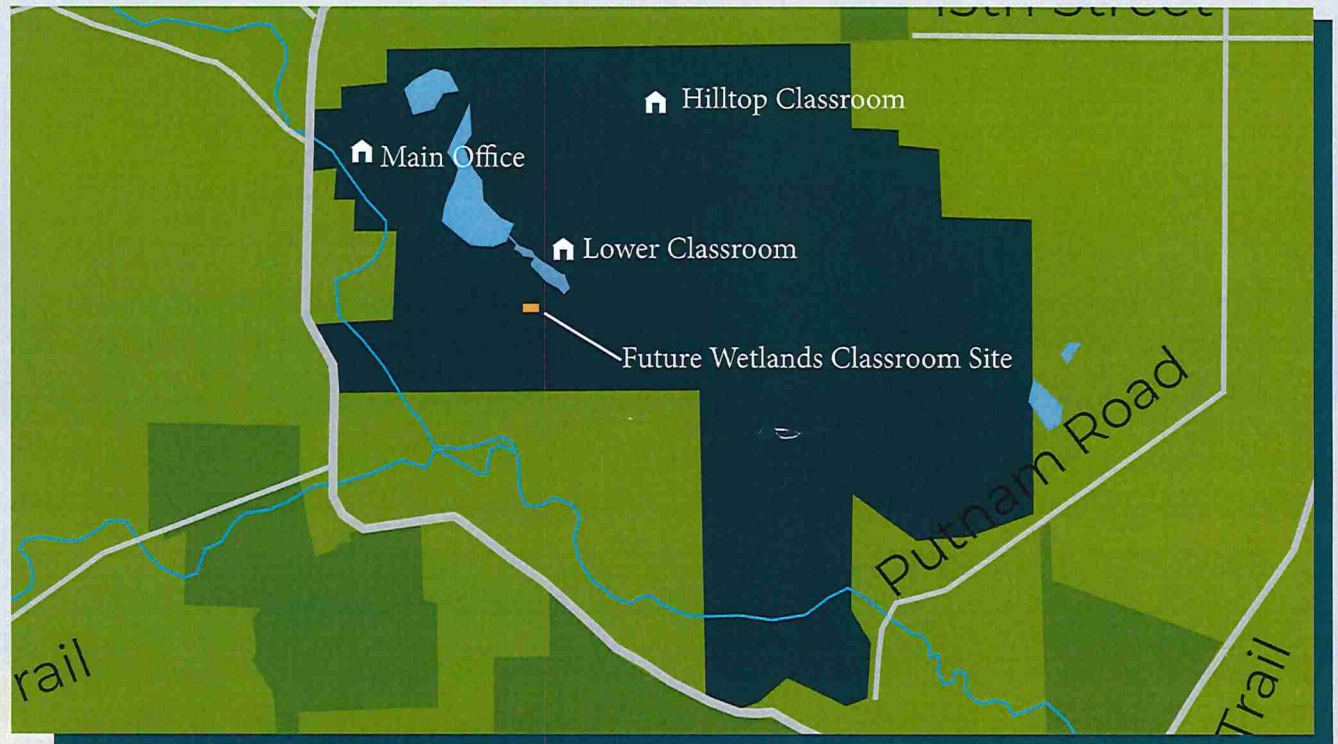


## Education Site 2

This area is set aside for environmental education. We are currently working with partners at Anishinabe Academy to teach about the environment through a Native cultural lens.

### Uses

wildlife conservation, environmental education,  
guided programs



## Education Site

The Education Site is reserved for environmental education and partnership programs. We currently have a longstanding educational partnership with Saint Paul Public Schools. It is also home to Belwin's main office, the Joseph J. Casby Observatory, and two educational facilities: the Hilltop Classroom and Lower Classroom. We have plans to replace the Lower Classroom with a new expanded education facility: the Wetlands Classroom.

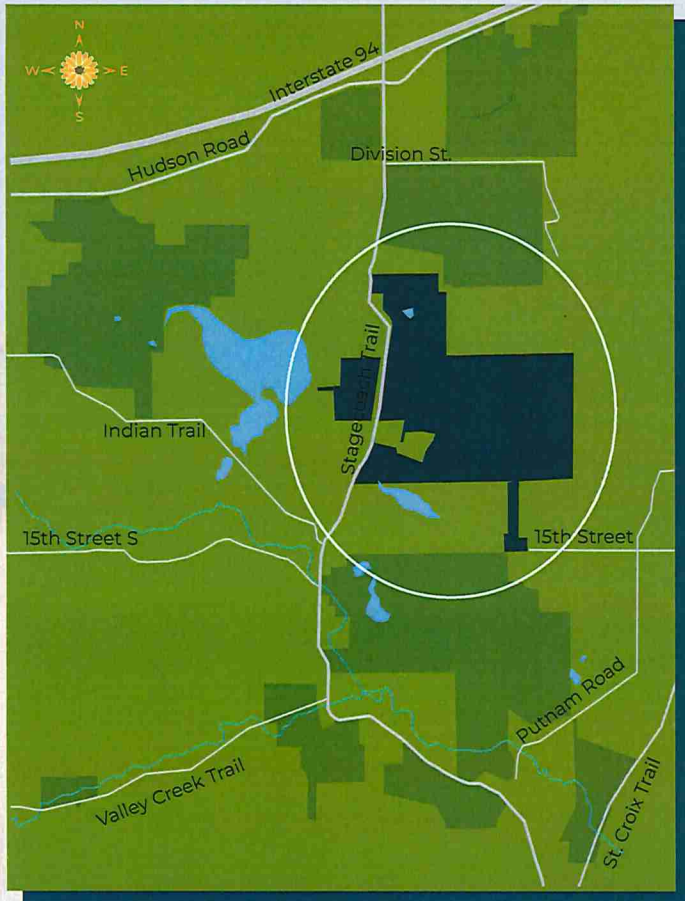
### Uses

wildlife conservation, environmental education, guided programs, partnership programs, events, rentals





# BELWIN



## Stagecoach Prairie

This public hiking area features over 5 miles of trails through native tallgrass prairie. Open all year, dawn to dusk, Stagecoach Prairie is a popular hiking spot for families.

### Uses

wildlife conservation, guided programs  
public hiking/skiing/snowshoeing



# BELWIN



## Division St.



Bison  
Observation  
Platform

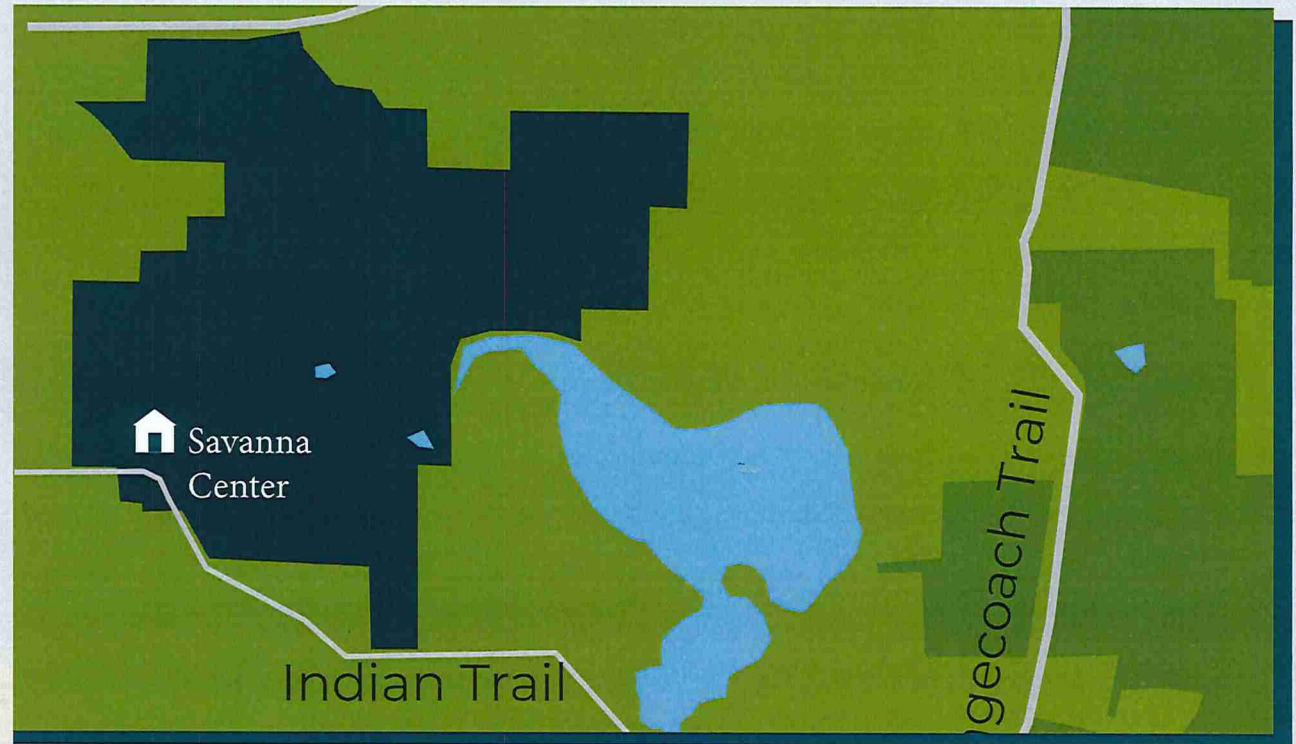
## Bison Prairie

Each summer this 130-acre prairie houses a herd of bison from NorthStar Bison. These animals help restore this natural area through grazing. Visitors can observe them safely from our renovated Bison Observation Platform.

### Uses

wildlife conservation, public bison viewing, guided programs, events





## Savanna Hills

Since 2003, Belwin has been working to clear invasive plants and restore biodiversity to this 246- acre property. While it is still undergoing restoration, It currently houses a staff office and occasional meetings and educational programs. Future plans include opening the site to public hiking and expanding environmental programming and rentals.

### Uses

wildlife conservation, public hiking/skiing/snowshoeing, guided/partnership programs, events, rentals



# BELWIN



## West Lakeland Township

These areas are a part of West Lakeland Township. They are home to the Lucy Winton Bell Athletic Fields, Tallgrass Trails, and "Roaming Stone," a long-term art installation.

### Uses

wildlife conservation, public hiking/skiing/  
snowshoeing, guided programs, events, rentals,  
youth sports



City of Afton  
3033 St. Croix Trl, P.O. Box 219  
Afton, MN 55001

# Planning Commission Memo

## Meeting: March 6, 2023

To: Chair Kopitzke and members of the Planning Commission  
From: Ron Moore, City Administrator  
Date: March 1, 2023  
Re: Election of Officers

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### Background

The ordinance setting out the purpose and operation of the Planning Commission calls for an annual election of officers. The offices and current incumbents are as follows:

Chair: Kris Kopitzke  
Vice-Chair: Sally Doherty  
Secretary: Doug Parker

The election process includes the nomination of members and a vote regarding those nominated for each position.

### PLANNING COMMISSION ACTION REQUESTED:

**Election of the following Officers:**

**Chair**  
**Vice-Chair**  
**Secretary**

**City of Afton**  
**3033 St. Croix Trl, P.O. Box 219**  
**Afton, MN 55001**

# **Planning Commission Memo**

## **Meeting: March 6, 2023**

To: Chair Kopitzke and members of the Planning Commission

From: Ron Moore, City Administrator

Date: March 1, 2023

Re: Groundwater Protection

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Attached is the updated Ground Water Protection Scoring Spreadsheet for the Planning Commission's discussion.

# Afton Planning Commission - Assessment of Groundwater Protection Options

## A. Background

In the beginning of 2022, the Planning Commission adopted the goal of determining what further measures could be taken to preserve groundwater.

Over the course of several months, the Commission built up a list of potential options; not all options were limited to land use ordinances. Many of the options had benefits and costs in a variety of areas, but it was unclear how the options stood with regard to one another.

In late 2022, members of the Commission met with the Groundwater and Natural Resources Committee to discuss the options and to evaluate them. Those discussions and the evaluation further refined the list; some were removed as we learned more about what impacts groundwater and others were added.

The final evaluated list is presented here.

## B. Options

Over the course of discussions, it became clear that the options fell into 3 broad categories:

- Code creation/enforcement
- Education
- Testing

### 1) Code Creation/Enforcement

This category contains options that would be implemented either through ordinance changes or enforcement of existing ordinances. A brief description of each is provided below.

- a. Watering Restrictions - similar to larger cities, restrict the hours or amounts of lawn watering. Potentially include mechanism for prohibitions when necessary.
- b. Limitations on Irrigation and Lawn Watering Equipment – require time controls and/or limit size of in-ground watering systems. Potentially prohibit new installation.
- c. Salt usage on roadways (or private salt usage, where impactful) – ensure salts used in public maintenance are minimized and safe (such as sodium chlorides vs. calcium chlorides). Potentially restrict usage or require training for larger facilities in the Industrial zone
- d. Herbicide/Lawn chemical usage – limit the amounts and types of lawn chemicals applied to minimize runoff.
- e. Septic tank evaluation and triggers for improvement – ensure that failing systems are identified early by creating additional triggers for evaluation and/or replacement.
- f. Improve impervious surface ordinance – require a portion of impervious surface to be offset with pervious features. This may include reducing allowable impervious surface.
- g. Well-capping, inventory and closures -identify wells in Afton and create an inventory. Require appropriate closing and capping of unused wells.

h. Oversight of high-volume wells – require additional monitoring and constraints on the use of the high volume wells.

## 2) Education

Potential actions in this category focus on educating individual landowners or reaching out to larger communities. The intent for landowners would be to provide reference information on what options are best for protecting groundwater.

a. Planting guidance for ground cover (and screening) – identify options and methods for plantings and groundcover that facilitate infiltration vs. runoff. Creating appropriate vegetative screening is a tangential topic.

b. Herbicides and their use – provide options and guidance for the safe use of lawn and garden chemicals.

c. Chemical Dumping – Provide educational materials on hazardous material disposal, leveraging Washington County waste center

d. New home owner packets – provide background information for new Afton homeowners on wells, septic systems, and our reliance on groundwater. Includes information on maintenance and testing of systems.

e. Outreach to adjacent communities - work with adjacent cities and organizations to educate on Afton's reliance on safe groundwater and coordinate action against threats to the groundwater.

## 3) Testing

The third category was not scored but consists of recommendations for ongoing or periodic testing of groundwater.

The intent would be to establish sources of data, and where necessary, to create data collection programs for long term monitoring.

- Nitrates and farming practices
- E. coli as it is impacting creeks and well-casings
- PFC levels
- Genera; Afton water testing

## C. Criteria for Evaluation

The Planning Commission created an initial list of criteria for evaluating groundwater protection options. The combined commission sub-committee members and the Groundwater and Natural Resources Committee modified these criteria to eliminate some redundancies and to make evaluation of options more practical. The result was the following seven criteria:

- Long Term Environmental Impact
- Ease of Implementation
- Public Cost

- Private Cost
- Long Term Stake Holder Cost
- Enforceability
- Impact to residents, day-to-day

When scoring, a 5-point scale was applied, with 5 being the best outcome. A project with a significant long-term environmental impact would receive a 5 in that category, and a project with a significant public cost would receive a 1 in that category.

<u>Groundwater Measure</u>	Long Term Environmental Impact	Ease of Implementation	Public Cost	Private Cost	Long Term Stake Holder Cost	Enforceable (Yes or No)	Impact to residents, day-to-day	Total
Watering Restrictions	3	5	4	4	5	5	5	31
Irrigation and Lawn Watering Equipment	3	5	4	4	5	3	5	29
Salt usage on roadways	4	1	2	2	2	1	3	15
Herbicide/Lawn chemical usage	5	2	4	3	3	1	2	20
Septic tank and triggers for improvement	5	3	5	1	3	5	5	27
Impervious surface ordinance	5	4	5	2	5	5	1	27
Well-capping, inventory and closures	5	4	5	3	5	4	5	31
Oversight of high- volume wells	5	3	4	3	5	5	5	30
Education: Planting guidance for screening and ground cover	5	4	2	1	3	5	5	25
Education: Herbicide / Use	5	3	2	4	4	5	3	26
Education: Chemical Dumping	5	3	3	4	4	5	5	29
Education: Outreach to adjacent communities	5	2	2	5	3	5	5	27
Testing (All testing were combined)	4	3	2	5	2	5	3	24



#### D. Results of Evaluation

All options scored well on long-term environmental impact; this reflects the pruning of low-value options as they were considered and shaped by the evaluation.

Enforceability tended towards one end of the scale or the other. The combined committee either thought the options were enforceable (5) or were very difficult to enforce (1). The education and testing subgroups were technically treated as "N/A" in the enforceability category, but in scoring, this were assigned a 5 since no enforcement was required.

The top 5 resulting options were:

- Watering Restrictions (31/35 possible)
- Well-capping, inventory and closures (31)
- Oversight of high- volume wells (30)
- Education: Chemical Dumping (29)
- Irrigation and Lawn Watering Equipment (29)

## February 21, 2023 City Council Meeting Highlights

### *The Council:*

- Appointed Jacob Edwards to serve on the Planning Commission.
- Reviewed draft zoning standards for two dwelling units in a commercial building in the VHS-C zone.
- Approved an amendment to the Short Term Home Rental ordinance.
- Supported the placement of a conservation easement on a 40 acre parcel on the east end of 45th St.
- Designated revised speed limits on 30th St and 50th St.