



**CITY COUNCIL WORK SESSION
AGENDA**

**Monday, November 27, 2023
4:30 PM**

The November 27, 2023 City Council Work Session meeting will be held in-person

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA** – November 27, 2023 Council Work Session
- 4. CITY COUNCIL BUSINESS**
 - A. Cody Kaye request to discuss allowing wine tastings at farm wineries
 - B. Request to allow offices for service-based uses in the Marine Services District
 - C. Extend Moratorium on sale, testing, manufacturing and distribution of products containing THC
 - D. Proposed New City Code
 - E. Engineering Services RFP
 - F. City Administrator Updates
- 5. ADJOURN**

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

Meeting Date Nov. 27, 2023

Council Memo

To: Mayor Palmquist and City Council Members

From: Ron Moorse, City Administrator

Date: November 22, 2023

Re: Cody Kaye Request to Discuss Allowing Wine Tastings at Farm Wineries

Cody Kaye operates a vineyard and plans to have a farm winery. The current ordinance regarding farm wineries allows wholesale sale of wine, but does not allow on-sale or retail sales, wine tastings or commercial event venue activities. Cody has requested the opportunity to discuss allowing wine tastings at farm wineries. His plan is that wine tastings would be by appointment only and would involve a group of 8 to 12 people tasting a variety of wines. This would occur two or three days per week. Cody will attend the work session to provide additional information and answer questions regarding the wine tastings.

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Council Memo

To: Mayor Palmquist and City Council Members

From: Ron Moorse, City Administrator

Date: November 22, 2023

Re: Consideration of Allowing Offices for Service-Based Commercial Uses in the Marine Services District

The 3-acre property at 599 Manning, which is zoned Marine Services due to its long time use as Hooper's Yachts, a boat storage and repair operation, is currently for sale. Based on the Marine Services zoning, there are only two types of uses allowed on the property. These are as listed below:

- Boat, boat trailer and marine storage and repair, enclosed or screened, (with accessory office)
- Residential-Single Family

Staff has advised potential buyers that retail and other commercial uses are not allowed.

Recently, a potential buyer proposed a veterinary clinic specializing in horses. Another potential buyer would like to operate a plumbing contracting business that would include an office, as well as related equipment stored behind the building. These proposals raised the question regarding whether non-retail, service-based commercial uses that need an office and may need some screened equipment storage should be added to the uses allowed in the Marine Services District. There are only two properties that are zoned Marine Services. In addition to the 599 Manning Avenue property, the other is the Afton Boat Storage Company at 2718 St. Croix Trail at the intersection of Stagecoach Trail and St. Croix Trail.

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Re: Extend moratorium on sale, testing, manufacturing and distribution of products containing THC

In December of 2022, the Council put in place a moratorium regarding the sale, testing, manufacturing and distribution of products containing THC. The purpose of the moratorium was to enable the state to develop regulations and its own organization to regulate products containing THC, and then to provide an opportunity for the City to put in place regulations regarding THC products. The state has been slow in getting up to speed regarding the regulation of THC products. Washington County is serving as a clearing house regarding Cannabis /THC regulations, and there is work to be done regarding developing an ordinance for Afton. The current moratorium expires on December 20, 2023. City Attorney has recommended that the moratorium be extended for another year. The moratorium can be extended at the December 19 Council meeting.

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Re: Proposed New City Code

The City hired American Legal Services, a municipal code codifier, to update the City Code with ordinances that were adopted but had not been codified into the City Code, to reorganize the City Code to better group similar topics, and to provide an online version of the City Code that has much more effective search capabilities. The City Code codification is now complete and the codifier has provided both hardcopies of the City Code and an online version of the City Code. The updated City Code does not include any new land use /zoning ordinances that have not already been adopted.

The current City Code is organized into 12 Chapters, which are organized into articles and sections. The Proposed New City Code is organized into 15 titles which are organized into chapters. All land use and zoning items are organized into Title 15 Land Usage, which includes all items currently in Chapter 12, plus additional related topics such as building regulations, streets and sidewalks, trees, aircraft and right-to-farm.

The Planning Commission is going to be reviewing and discussing Title 15 Land Usage of the Proposed New City Code over the next two months.

The Council can review the Proposed New City Code online using the following link:
<https://codelibrary.amlegal.com/codes/aftonmn/latest/overview>

The Current City Code can be found on the same website page as the Proposed New City Code.

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Re: Engineering Services RFP

The Council has planned to conduct an RFP process for engineering services. With construction activities slowing considerably at this time of year, it would be a good time to initiate an RFP process and solicit proposals for engineering services.

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Re: City Administrator Updates

The City Administrator will provide updates regarding any new information related to projects, needs, etc.