



City of Afton

PLANNING COMMISSION AGENDA

December 5th, 2022

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/82820071588?pwd=U3hVWWxmV1c0aUNUdC9YcTBMczgrdz09>
 - (Meeting ID: 828 2007 1588)
Passcode: 551495
 - Dial-in Number (to call in to the meeting) +1 312 626 6799
When prompted, enter Meeting ID: 828 2007 1588

AGENDA

1. **CALL TO ORDER –**
2. **PLEDGE OF ALLEGIANCE –**
3. **ROLL CALL -**
 - a) Scott Patten
 - b) Sally Doherty
 - c) Kris Kopitzke (Chair)
 - d) Jim Langan
 - e) Justin Sykora
 - f) Christian Dawson
 - g) Doug Parker
 - h) Kuchen Hale
4. **APPROVAL OF AGENDA –**
5. **APPROVAL OF MINUTES –**
A. November 7, 2022 Meeting Minutes
6. **REPORTS AND PRESENTATIONS – None**
7. **PUBLIC HEARINGS –**
 - A. Draft Comprehensive Plan Amendment to Allow Two Dwelling Units, Rather Than the Currently Allowed One Dwelling Unit, in a Commercial Building in the VHS-C Zone
 - B. Ordinance Amending the Solar Energy System Ordinance Regarding the Maximum Size of a Groundmounted Residential Solar Array – **Ordinance 04-2022**
8. **NEW BUSINESS – None**
9. **OLD BUSINESS -**
 - A. Groundwater Protection
 - B. Update on City Council Actions – Council Highlights from the November 15, 2022 Council meeting - attached.
10. **ADJOURN –**
A quorum of the City Council or Other Commissions may be present to receive information.

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, Sally Doherty, Christian Dawson, Justin Sykora. Scott Patten, Kris Kopitzke, Absent were Roger Bowman, James Langan, Kuchen Hale. A quorum was present.
ALSO IN ATTENDANCE – City Administrator Ron Moorse, City Planner Claire Michelson, City Council member Annie Perkins for part of the meeting
- 4. **APPROVAL OF AGENDA** –
Chair Kopitzke suggested moving item 9c (Groundwater update) to 9a.
Motion/Second Parker/Doherty To approve the agenda for the November 7, 2022 Planning Commission meeting. All aye, Passed 6-0.
- 5. **APPROVAL OF MINUTES** –
Motion/Second Parker/Patten To approve the minutes of the October 3, 2022 Planning Commission meeting with change to punctuation. All aye, Passed 6-0.
- 6. **REPORTS AND PRESENTATIONS** – none
- 7. **PUBLIC HEARINGS**
 - A. Nickolas & Jennifer Tamburo Variance Application at 14648 57th Street South to Add an Addition to the Existing House.
Chair Kopitzke opened the hearing at 7:04 pm
Clair Michelson, City Planner, provided a summary of the application which is for a 7 foot variance from the required 50 foot side setback for the purpose of putting an addition on the west side of their house.
No public comments
Motion/Second Doherty/Parker to close public hearing. All aye, passed 6-0.
Public hearing closed at 7:06 pm
Parker stated that he visited the site and they don't seem to have another option.
Doherty stated they are doing minimal variance to support expansion of the home.
Motion/Second Doherty/Parker recommend approval to the council with findings and conditions listed by staff.
Kopitzke friendly amendment to eliminate two of the findings: strike #2 and also #4. (accepted)
All aye, Passed 6-0.
 - B. Susan and Charles Hipp Minor Subdivision at 1217 Indian Trail South for Lot line Rearrangement
Clair Michelson, City Planner, provided a summary of the application which is for a lot line rearrangement which does not create any additional lots.
Chair Kopitzke opened the public hearing at 7:13 pm
No public comments
Motion/Second Parker/Dawson to close public hearing. All aye, Passed 6-0.
Public hearing closed at 7:14 pm
Doherty asked about the location of the parcel that gives road access (runs along property line).
Patten asked about ownership of the parcels (one owner multiple parcels).
Charles Hipp, applicant, stated the larger parcel will be put into a conservation easement with MN Land Trust.
Motion/Second Sykora/Parker to recommend approval to the city council with staff findings and recommendations. All aye, passed 6-0.

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8. NEW BUSINESS –

A. Draft Amendment to the Solar Energy System Ordinance Regarding the Maximum Size of a Ground mounted Residential Solar Array

Administrator Moose provided a summary: The current solar energy ordinance allows a ground mounted residential solar array of up to 1,000 sq. ft. on lots up to 10 acres, if the array is fully screened from public roads and neighboring properties year-round. Residential solar arrays are also subject to statutory and/or public utility power generation restrictions, such as being limited to generating more than 120% of the documented amount of energy required by the residential property. In addition, the current Solar Energy Systems ordinance does not allow a solar array for a residential application to exceed 40kW (Kilowatts). Recently, a resident on a heavily treed 10-acre property requested a 3,000 sq. ft. ground-mounted solar array in order to meet the on-going energy needs of their single-family residential home. A majority of the Council indicated they would be open to considering an ordinance amendment that would allow a larger residential ground-mount solar array, subject to conditions such as full screening and limiting the array to a size that would not generate more than 120% of the documented amount of energy required by the residential property. The Council directed staff to provide a draft ordinance amendment to the Planning Commission for feedback.

Sykora recommended any ordinance changes be more flexible and scalable to deal with changes in technology.

Doherty stated the process to develop the original ordinance involved expert input on residential systems and also input from the public; was approximately five years ago.

Patten stated that residents primary concern was reflection, safety, and look.

Doherty would consider bringing experts back to get input.

Parker would like to know how the square footage aligns with the kilowatts.

Chair Kopitzke stated perhaps we don't need to have a kW restriction.

Doherty suggested getting information on battery storage systems, and finding out if other cities have language.

Additional comments as follows:

-The Planning Commission supported replacing the current square footage restrictions with an overall size limitation that allows an array of a size that provides up to 120% of the documented energy usage on the property, subject to statutory and/or public utility power generation restrictions.

-The Planning Commission also agreed to retain the 40kW overall capacity limitation, the generally agreed upon dividing line between residential and commercial systems, as a stop-gap to allow only residential systems vs. commercial systems.

-The Commission recommended checking back with the consultant who assisted with the original ordinance, or with other experts, regarding whether their recommendations have changed since then.

-The proposed ordinance language is based on a system that is connected to the power grid, rather than using battery storage. The Commission recommended checking with other cities regarding how they treat battery-based systems.

B. 2023 Meeting Schedule

Dates were reviewed and agreed on for 2023.

9. OLD BUSINESS -

A. Draft Language for a Comprehensive Plan Amendment Regarding Dwelling Units in Commercial Buildings in the VHS-C Zone.

Administrator Moose provided a summary: The City has received a request to allow two dwelling units in a commercial building in the VHS-C zone in the downtown Old Village area, vs. the currently allowed one dwelling unit. This request requires an amendment to the Comprehensive Plan, which currently allows only one dwelling unit in a commercial building. Both the Council and the Planning Commission

108 have indicated they are open to considering a Comprehensive Plan amendment to allow two dwelling
109 units.
110 Doherty suggested making the comp plan language less specific and let the ordinance can be more
111 specific.
112 Parker state that the building has to be predominantly commercial.
113 Sykora “and dwelling units”, remove specificity.
114 Dawson agreed the ordinance should be specific not the comp plan.
115 Patton stated the intention of the comp plan was to avoid high density housing.
116 Parker would not recommend allowing living spaces in the basement.
117 Draft language will be reviewed by the council at the next meeting.
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119 B. Ordinance Amendment Regarding Nature Center Definition

120 Administrator Moorse provided the following summary: The Zoning Code includes “Nature Center” as an
121 allowed use with a conditional use permit, but does not include a definition of “Nature Center”. Staff
122 prepared a draft ordinance amendment with a proposed definition of Nature Center for review and
123 feedback by the Planning Commission and the Council.

124 The Planning Commission, at its October 3, 2022 meeting, held a public hearing regarding the ordinance
125 amendment regarding the definition of “Nature Center” and continued its consideration of the ordinance
126 amendment to its November 7, 2022 Meeting. The purpose of the continuation was to enable the City
127 Attorney to prepare language to address the Planning Commission’s concerns regarding the proposed
128 ordinance language that would require a Nature Center to operate as a non-commercial use. While this
129 language would allow a Nature Center to accept donations to support its operations, it would not allow a
130 Nature Center to charge fees for items such as merchandise, food, and special events.

131 The current revised ordinance amendment contains language provided by the City Attorney that
132 eliminates the language regarding “non-commercial”, and clarifies the ability to charge fees for items
133 such as merchandise, food, and special events.

134 **Motion/Second Patton/Parker to recommend the council consider this draft language and return it**
135 **to the planning commission for public hearing. All aye, passed 6-0.**
136

137 C. Groundwater Protection (taken out of order)

138 Chair Kopitzke stated that the sub group met with the NRG in October.
139 Sykora stated that they began by condensing columns and reviewing numbering.
140 Another work session meeting will be held in November.
141

142 D. Update on City Council Actions – Council Highlights from the October 18, 2022 Council meeting
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144
145 **10. ADJOURN**

146 **Motion/Second Sykora/Parker To adjourn. All aye, Passed 6-0.**

147 Meeting adjourned at 8:30 pm.
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150

151 Respectfully submitted by:

152
153 _____
154 Julie Yoho, City Clerk
155

156
157 To be approved on December 5, 2022 as (check one): Presented: _____ or Amended: _____
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City of Afton
3033 St. Croix Trl, P.O. Box 219
Afton, MN 55001

Planning Commission Memo

Meeting: December 5, 2022

To: Chair Kopitzke and members of the Planning Commission

From: Ron Moorse, City Administrator

Date: November 30, 2022

Re: Draft Comprehensive Plan Amendment to Allow Two Dwelling Units, Rather Than the Currently Allowed One Dwelling Unit, in a Commercial Building in the VHS-C Zone - **Public Hearing**

Request to Allow Two Dwelling Units vs. One Dwelling Unit in a Commercial Building in the VHS-C Zone

The City has received a request to allow two dwelling units in a commercial building in the VHS-C zone in the downtown Old Village area, vs. the currently allowed one dwelling unit. This request requires an amendment to the Comprehensive Plan, which currently allows only one dwelling unit in a commercial building. The reasoning behind the request is two-fold. First, the demand for office space in commercial buildings has decreased substantially in recent years. Second, the impact of a dwelling unit in a commercial building is generally not greater than the impact of other allowed uses, such as retail sales, restaurant and office uses.

In order to move forward with the Comprehensive Plan amendment process, specific language was needed for the amendment. Draft language was provided to the Council for its initial review and referred to the Planning Commission for review and feedback prior to finalizing the language for a public hearing and recommendation by the Planning Commission. The language of the amendment is the result of multiple iterations of Planning Commission feedback and Council discussion and direction.

Current Comprehensive Plan Language

The Comprehensive Plan addresses the number of dwelling units allowed in a commercial building in the VHS-C zone in the Density section of the Housing and Land Use Policies.

Density

The current language in the Housing and Land Use Policies of the Comprehensive Plan regarding density allowed in the Old Village is as follows:

“e, Old Village – 1 unit per 22,500 square feet (1 unit is considered one structure and may include one commercial unit, one residential unit or a combination commercial unit on the main floor with residential unit above.)”

Final Language for the Draft Comprehensive Plan Amendment

The language for the draft Comprehensive Plan amendment is as follows, with deleted language shown by ~~strikeouts~~ and new language shown as **bold and underlined**.

- e. Old Village – 1 unit per 22,500 square feet (1 unit is considered one structure and may include one commercial unit, or one residential unit if properly zoned. ~~or a combination commercial unit on the main floor with residential unit~~)”

above.) **In the VHS-C zone, the allowed density includes a combination commercial unit and residential unit, which may include a commercial building with commercial uses and up to two dwelling units.**

General Comprehensive Plan Language and Detailed Zoning Code Language

Because the draft Comprehensive Plan Amendment language is related to density, it is general language that simply allows commercial uses and two dwelling units in a commercial building. It does not provide detailed standards such as the allowed locations of the uses in the building, i.e. first floor, second floor, front or back. If the draft amendment is approved, these details would be addressed through a zoning ordinance amendment.

Planning Commission Recommendation Requested

Motion regarding a recommendation regarding the draft Comprehensive Plan Amendment to allow two dwelling units, rather than the currently allowed one dwelling unit, in a commercial building in the VHS-C Zone

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

Planning Commission Memo

Meeting: December 5, 2022

To: Chair Kopitzke and members of the Planning Commission

From: Ron Moore, City Administrator

Date: November 30, 2022

Re: Ordinance Amending the Solar Energy System Ordinance Regarding the Maximum Size of a Fully-Screened Ground-Mounted Residential Solar Array – **Ordinance 04-2022 – Public Hearing**

Recently, a resident on a heavily treed 10-acre property requested a 3,000 sq. ft. ground-mounted solar array in order to meet the on-going energy needs of their single-family residential home. A majority of the Council indicated they would be open to considering an ordinance amendment that would allow a larger residential ground-mount solar array, subject to conditions such as full screening and limiting the array to a size that would not generate more than 120% of the documented amount of energy required by the residential property.

The Council directed staff to provide a draft ordinance amendment to the Planning Commission for feedback. The Council reviewed the Planning Commission's feedback, as well as feedback from the City Attorney regarding the language concerning glare, revised the draft ordinance amendment to reflect this feedback, and referred the attached final ordinance amendment to the Planning Commission for a public hearing and a recommendation.

Current Regulations Regarding the Allowed Size of a Fully-Screened Solar Array in the Rural Residential and Agricultural Zoning Districts

The current ordinance includes three types of limitations on the size of a fully-screened solar array as follows:

1. The maximum square footage of a fully-screened ground-mounted solar array is as follows: (1,000 sq. ft on 0-20 acres and 2,000 sq. ft. on 20+ acres)
2. The size of a solar array is subject to statutory and/or public utility power generation restrictions.
 - a. Xcel Energy does not allow a residential solar array that has a capacity greater than 120% of the power used by the property
 - b. The ordinance provides that: For residential applications, under no circumstances shall a solar array exceed 40 kW (Kilowatts). 40kW is a number that is generally agreed by the utility providers as an appropriate or reasonable dividing line between residential uses and commercial/industrial uses, which affects differential billing and pricing. It may be that, at the time the current solar energy ordinance was drafted, it was determined that the size of solar arrays in the non-industrial zones should be limited to smaller, more residential-appropriate facilities, and that the 40kW size limitation would achieve that goal.

Size of 40kW Solar Array

The City Engineer has indicated a 40kW solar array would be approximately 3,000 sq. ft. in size. A fixed array would be approximately 3,250 sq. ft. and an array with a tracking system would be 2,850 to 2,950 sq. ft. Based on this size, it appears that the 40 kW limitation does limit residential solar arrays to a residential-appropriate size.

Final Ordinance Amendment

The final ordinance amendment is attached. The key revision to the ordinance is that it replaces the current square footage size limitations in subsection F regarding fully-screened solar arrays in the Rural Residential and Agricultural zoning districts. These are replaced with an overall size limitation that allows an array of a size that provides up to 120% of the documented energy usage on the property, subject to statutory and/or public utility power generation restrictions. The ordinance amendment also retains the overall size limitation of 40kW (Kilowatts) for all residential applications. The ordinance amendment also includes revised language from the City Attorney clarifying the regulations regarding minimizing glare from a solar array.

Planning Commission Recommendation Requested

Motion regarding a recommendation concerning Ordinance 04-2022, an ordinance amending the Solar Energy System Ordinance regarding the maximum size of a fully-screened ground-mounted residential solar array.

ORDINANCE 04 - 2022

CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA

AN ORDINANCE AMENDING SECTION 12-230 OF THE AFTON CITY CODE RELATING TO SOLAR ENERGY SYSTEMS

BE IT ORDAINED by the City Council of the City of Afton hereby amends the following section of the Afton Code of Ordinances: Section 12-230 relating to Solar Energy Systems, as shown below. (Add the **bold and underlined** text and delete the ~~strikeout~~ text.)

- E. *Standards.* All solar energy systems are subject to the accessory use standards for the district in which it is located, including, but not limited to, setback, height, and coverage limits.
1. *Aesthetic.* Solar energy systems are subject to the following aesthetic standards:
 - a. Installation on Residential structures must be designed to blend into the architecture of the building.
 - b. Installation on Commercial structures shall be placed on the roof to limit visibility from the public right-of-way or to blend into the roof design, provided that minimizing visibility still allows the property owner to reasonably capture solar energy.
 - c. The color of the solar collector is not required to be consistent with other roofing materials.
 - d. Active solar energy systems that do not meet the aesthetic standards will require a Conditional Use Permit.
 2. *Size.* For residential applications, under no circumstances shall a solar array exceed 40kW.
 3. *Height.*
 - a. Building- or Roof-mounted systems. Shall not exceed the maximum height allowed in any zoning district.
 - i. Shall be no higher than twenty-four (24) inches above the roof.
 - ii. For purposes of height measurement, solar systems other than building-integrated systems shall be considered to be mechanical devices and are restricted consistent with other building-mounted mechanical devices for the zoning district in which the system is being installed, except that solar energy systems shall not be required to be screened.
 - b. Ground- or Pole-mounted systems. Shall not exceed 20 feet in height when oriented at maximum tilt.
 4. *Set-backs.* Active solar energy systems must meet the accessory structure setback for the zoning district and primary land use associated with the lot on which the system is located.
 - a. Building- or Roof-mounted systems. In addition to the building setback, the collector surface and mounting devices for roof-mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built, unless the collector and mounting system has been explicitly engineered to safely extend beyond the edge, and setback standards are not violated. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a side yard exposure.
 - b. Ground- or Pole-mounted systems. Must be set back from the property line the same distance as required for other accessory structures and may not extend into the side- or rear-yard setback when oriented at minimum design tilt.

Ordinance 04-2022

5. *Impervious Coverage.* The surface area of pole- or ground-mount systems must comply with the City's overall impervious coverage requirements.
 - a. Impervious coverage will be calculated based on the footprint of the system at minimum tilt.
 - b. Building- or Roof-mounted systems. Shall allow for adequate roof access to the south-facing or flat roof upon which the panels are mounted.
 - c. Ground- or Pole-mounted system. The collector surface of any foundation, compacted soil, or other component of the solar installation is considered impervious surface.
 - d. Vegetated ground under the collector surface shall be used to mitigate stormwater runoff.
6. *Glare.* All solar energy systems shall minimize glare so as not to **minimize the effect on** adjacent or nearby properties.
 - a. Measures to minimize glare include selective placement of the system, screening on the north and/or sides of the solar array, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare. **The selection and requirement of such measures shall be at the sole discretion of the City.**
7. *Historic Buildings.* Solar energy systems on buildings within designated historic districts or on locally designated historic buildings (exclusive of State or Federal historic designation) will require an administrative permit and a design review by the Heritage Preservation Commission (HPC).

F. *Zoning District and Lot Size requirements.*

1. *VHS districts:*
 - a. For Ground-Mounted systems, the maximum solar panel square footage allowed is 150 square feet or 1% of the total square footage of the lot, whichever is less.
 - b. Roof-Mounted systems solar panel square footage is not restricted, however, it may be limited by the size of the roof or the roof structure.
 - c. Must meet City of Afton historical preservation standards.
 - d. Requires an administrative permit and design review by the Heritage Preservation Commission (HPC).
2. *Rural Residential (RR) and Agriculture (Ag) districts:*
 - a. *On lots up to 10 acres:*
 - i. If not fully screened:
 - (1) A maximum height of 15 feet at maximum vertical tilt and a total panel square footage of 300 square feet, at the required setback.
 - ii. If fully screened:
 - (1) A maximum height of 20 feet and a total panel square footage of **that provides up to 120% of the documented energy usage of the property** 1,000 square feet, subject to being fully screened from public roads and neighboring properties, and subject to statutory and/or public utility power generation restrictions. **For residential applications, under no circumstances shall a solar array exceed 40kW.**
 - b. *On lots 10 to 20 acres:*
 - i. If not fully screened:
 - (1) A maximum height of 15 feet at maximum vertical tilt and a total panel square footage of 300 square feet, at the required setback.
 - (2) A maximum height of 15 feet and a total panel square footage of 500 square feet if setback 200 feet from all property lines, subject to statutory and/or public utility power generation restrictions.
 - ii. If fully screened:
 - (1) A maximum height of 20 feet and a total panel square footage of **that provides up to 120% of the documented energy usage of the property** 1,000 square feet, subject to

Ordinance 04-2022

statutory and/or public utility power generation restrictions, at the required setback.
For residential applications, under no circumstances shall a solar array exceed 40kW.

c. *On lots 20 acres or greater:*

i. If not fully screened:

- (1) A maximum height of 20 feet at maximum vertical tilt and a total panel square footage of 300 square feet, at the required setback.
- (2) A maximum height of 20 feet and a total panel square footage of 500 square feet if setback 200 feet from all property lines, subject to statutory and/or public utility power generation restrictions.
- (3) A maximum height of 20 feet and a total panel square footage 750 square feet if setback 250 feet from all property lines, subject to statutory and/or public utility power generation restrictions.

ii. If fully screened:

- (1) A maximum height of 20 feet and a total panel square footage of **that provides up to 120% of the documented energy usage of the property** ~~2,000 square feet~~ if fully screened, subject to statutory and/or public utility power generation restrictions, at the required setback. **For residential applications, under no circumstances shall a solar array exceed 40kW.**

3. *Industrial districts:*

- a. Rooftop community systems are permitted only in the Industrial districts.
- b. Ground-mount community solar energy systems are allowed only in the Industrial districts and are allowed as conditional uses.
- c. Solar farms are only allowed in the Industrial districts.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS XX DAY OF XX, 2022.

SIGNED:

Bill Palmquist, Mayor

ATTEST:

Ronald J. Moore, City Administrator

Motion by:
Second by:
Palmquist:
Richter:
Ross:
Nelson:
Bend:

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

Planning Commission Memo

Meeting: December 5, 2022

To: Chair Kopitzke and members of the Planning Commission

From: Ron Moore, City Administrator

Date: November 30, 2022

Re: Groundwater Protection

A subgroup of the Planning Commission has met twice in a joint work session with members of the Natural Resources and Groundwater Committee to discuss Groundwater Protection efforts. Attached is a Ground Water Protection Scoring Spreadsheet that reflects the joint discussion. Also attached is information provided by Mark Have of the NRGK regarding resources available to educate property owners regarding the protection of their wells. As Mark has pointed out, this information could inspire well owners to safeguard the quality of their drinking water, and thus, the ground water that we all use.

Record of Water Testing Results

Date	Coliform Bacteria (Health Limit - 0)	Arsenic (Health Limit - 0)	Nitrate Nitrogen (Health Limit 10 ppm)	

Place a \checkmark next to the date if the result is from a lab certified by the Minnesota Department of Health

top of the pocket (5 inches high)

TESTING YOUR WELL WATER

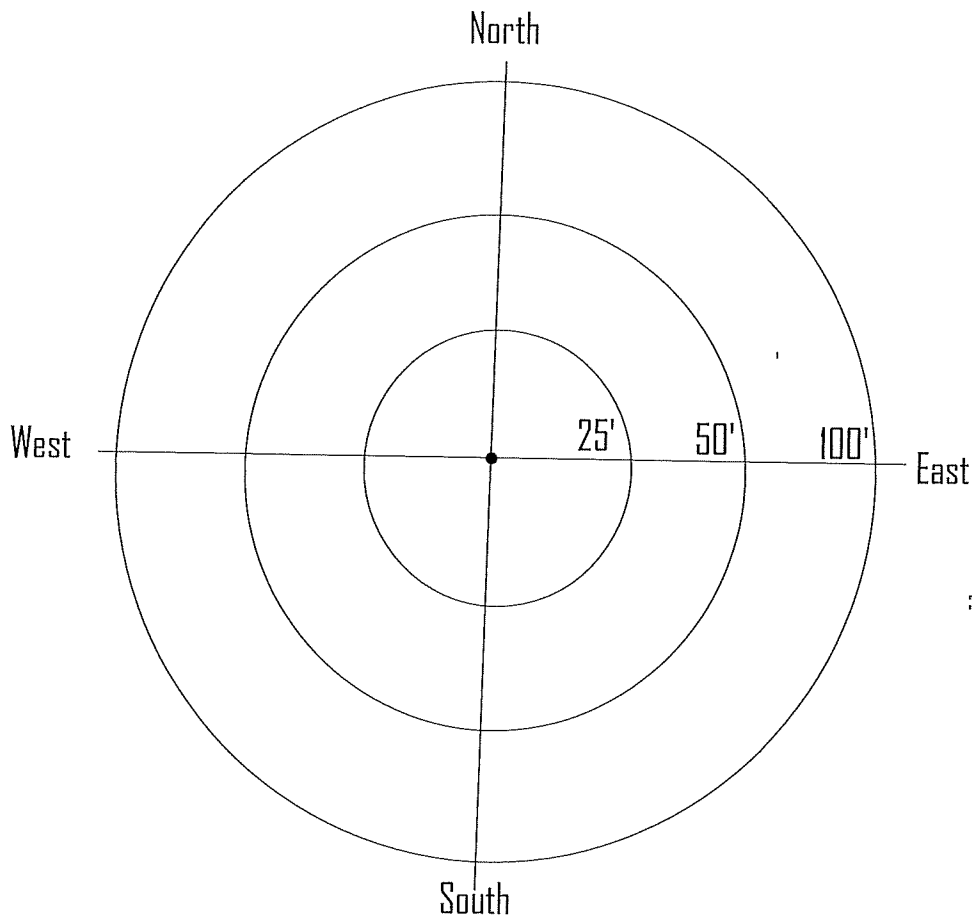
Testing for coliform bacteria is recommended annually. Also, test if the well is unused for several months or after it is serviced.

Test for arsenic at least once.

Test for nitrate nitrogen every three years if the level is below 3 parts per million or every 2 years if at or greater than this level.

If you have a question about the results of a certified water test, contact the laboratory.

INVENTORY OF POTENTIAL CONTAMINATION SOURCES



The well location is shown by the dot at the center of the diagram. Use the abbreviation code to show the location of a potential contamination source if it occurs on your property.

The number is the minimum setback distance specified by Minnesota well construction regulations.

Potential Contamination Source	Code	Setback (feet)	Related Contaminants
Adsorption area (drain field) for septic	AA	50	Bacteria, viruses, nitrate nitrogen
Septic tank	SET	50	Bacteria, viruses, nitrate nitrogen
Sewer buried	SB	50	Bacteria, viruses, nitrate nitrogen
Privy (outhouse)	PR	50	Bacteria, viruses, nitrate nitrogen
Animal feedlot	AF	50	Bacteria, viruses, nitrate nitrogen
Manure storage (solid) not under a roof	MS	100	Bacteria, viruses, nitrate nitrogen
Petroleum tank buried (56 – 1,000 gallons)	PT3	50	Fuel, fuel breakdown products
Petroleum tank not buried (56 – 1,000 gallons)	PT4	20	Fuel, fuel breakdown products
Frost proof yard hydrant	FH	10	Lawn/farm chemicals, nitrate nitrogen, bacteria if back siphoning occurs
Gravel pocket for discharge of clear water	GP	20	Lawn chemicals, nitrate nitrogen, road salt, bacteria, fuel breakdown products
Ordinary high-water level for a lake, stream, etc.	OH	35	Bacteria, viruses, fuel, fuel breakdown products if the well is flooded.
Unused, unsealed well	UUW	50	Any of the contaminants listed above
Another operating well	WEL	Mark the distance	If not properly constructed, any of the contaminants listed above

MY DRINKING WATER FROM MY WELL

Unique Number _____ Year Constructed _____

Well Address _____ Repair Service Tel. # _____

MY WELL'S PROFILE (You need the well record to complete this.)

Does your well
have a cap?

- A cap prevents vermin and plant debris from entering the top of the well.

If no information is available about your well's construction or geology, consider it potentially sensitive to contamination.

Casing Diameter

Casing is the pipe that prevents the well from collapsing.

Casing Depth

Well Depth

Land Surface

Where is Your Well Located?

- Yard
 Pit
 Basement
 Pump house

Casing Material

- Steel
 Plastic
 Cement
 Other

Does the Well Have a -

- Well Screen
 Open Hole in Rock
 Other

Check if any of these apply to your well water.

- Does your water sometimes change color or is it cloudy after a rainfall or during snow melt?**
- Does your water sometimes smell musty or like rotten eggs?**
- Does your water sometimes develop a rusty or black color if it sits for a while?**

What types of water treatment do you use?

- None**
- Sediment filter**
- Softening**
- Reverse osmosis**
- Other**

top of the pocket (5 inches high)

RESPONSIBILITIES OF PRIVATE WELL OWNERS

You are responsible for testing the water quality in your well.

You are responsible for maintaining the quality of your drinking water. Periodic testing provides you the best way to understand if the quality of your drinking water changes.

You are responsible for managing the potential sources of contamination on your property. (See the back cover to learn more.)

How Do I Find Out About My Well's Construction?

Here are some hints for doing this –

Search your files –

- If you had a well drilled since 1975, the water well contractor should have provided you with a record of your well's construction. If you can't find it, contact your water well contractor.
- If you purchased your property since November 1, 1999, check the documents that you received from your realtor. A well disclosure form has to be included in the packet of documents that your realtor gave you. This form may have information about the contractor who drilled your well and the year it was constructed. At least this information may identify who to contact for a well record.
- If you live on a property that has been owned by other family members, ask if they have any information about the well in their files.
- If you had your well serviced, contact the company that serviced it and ask for the information that they noted, particularly the well depth, casing diameter, depth cased, the type of well casing material, and whether the well has a screen or is open to bedrock.

Look for a unique number tag attached to the well –

Does your well have a tag and band on it as the one shown in the picture? If so, the tag has a unique number stamped into it. The unique number for a well is the equivalent to the number assigned to a library book. All information about the well on file at the State of Minnesota is supposed to be referenced to the unique number.



You can read the number directly or take a picture of it but sometimes, the sun has bleached out the coloring on the tag. If so, use a piece of paper and a pencil to make a rubbing of the unique number from the tag. The rubbing will make it easier to read the number on the tag. Now, you can look up the information about your well on a web site called the **Minnesota Well Index** (see the next hint)

Look for your well record on the Minnesota Well Index Web Site –

Use your search engine (such as Google) and enter “Minnesota Well Index”. Once the site comes up, select the “Minnesota Well Index – Map Version. Use the search box in the upper right corner to:

- **Enter the unique number** to obtain a window that shows the well. Click on “See More Info...” and then select the optically scanned image of the well record.
- **If you do not know the unique number enter the street address of the well** to see if a record of the well can be retrieved using the address. If a well record is on file at that address, a window will appear and select “See More Info...” and then select the optically scanned image of the well record.

November 15, 2022 City Council Meeting Highlights

The Council:

- Approved an application for a minor subdivision at 1217 Indian Trail S for a lot line rearrangement.
- Approved an application for a Variance at 14648 57th St S to add an addition to the existing house.
- Reviewed draft language for a Comprehensive Plan amendment regarding dwelling units in commercial buildings in the VHS-C zone.
- Reviewed draft language for an amendment to the solar energy system ordinance regarding the maximum size of a ground mounted residential solar array.
- Approved an ordinance amendment regarding the definition of Nature Center.
- Canvassed the 2022 City election results.
- Approved funding to purchase materials for a skating rink in Town Square Park.
- Approved the 2023 meeting schedule.
- Approved the 2023 liquor licenses for Afton House and Lumberyard Pub.