



CITY COUNCIL AGENDA

Monday, February 23, 2026

Broadcast on Cable TV Channel 16
and northmetrotv.com/lino-lakes-stream

Mayor Rafferty, Councilmembers Lyden, Nelson, Ruhland and Rennaker
City Administrator: Karen Anderson

CITY COUNCIL WORK SESSION, 6:00 P.M.

Community Room (not televised)

- A. Call to Order and Roll Call
- B. Setting the Agenda: Addition or Deletion of Agenda Items
- C. Meeting and Events Schedule — **Work Session Item**, Roberta Colotti
- D. Review Regular Agenda
- E. Adjourn

CITY COUNCIL MEETING, 6:30 PM

Council Chambers (televised)

- Call to Order and Roll Call
- Pledge of Allegiance
- Setting the Agenda: Addition or Deletion of Agenda Items

SPECIAL PRESENTATION

PUBLIC COMMENT

- Sign-in prior to the start of the meeting per Rules of Decorum

1. Consent Agenda

- A. Approval of Expenditures for February 23, 2026 (Check No. 124464 through 124536) in the Amount of \$1,410,324.31
- B. Approval of Exempt Gambling Permit, Ducks Unlimited
- C. Hiring of Part-Time Staff for the Rookery Activity Center
- D. Approval of February 9, 2026, City Council Work Session Minutes

- E. Approval of February 9, 2026, City Council Meeting Minutes

2. Finance Department Report

3. Administration Department Report

- A. Appointment of Police Records Technician, Meg Sawyer
- B. Appointment of Police Records Technician, Meg Sawyer

4. Police Department Report

5. Fire Department Report

6. Public Services Department Report

7. Community Development Report

- A. Peltier Ponds, Katie Larsen
 - i. Approval of Resolution No. 26-05 for Comprehensive Plan Amendment
 - ii. Approval of 1st Reading of Ordinance No. 01-26 Rezoning Property from R, Rural to PUD, Planned Unit Development
 - iii. Approval of Resolution No. 26-06 for Opening Utility Staging Area and PUD Preliminary Plan/Preliminary Plat
- B. Resolution No. 26-20, Authorize the Preparation of Plans and Specs, 2026 Public Works Utility Extension Project, Diane Hankee

8. Unfinished Business

9. New Business

10. Notices and Communications

- A. Environmental Board Meeting on February 25th at 6:30 p.m. in the Council Chambers.

ADJOURNMENT

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM C.**

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE February 23, 2026

AGENDA ITEM: Meeting and Events Schedule — **Work Session Item**

INTRODUCTION

It is requested that the City Council review the upcoming meeting and event schedule.

BACKGROUND

LMC City Day on the Hill: 03-11-26

The League of Minnesota Cities is hosting the 2026 City Day on the Hill on Wednesday, March 11th. This is a time for local leaders to learn about the 2026 legislative priorities and to meet with state representatives.

Fire Department Awards Ceremony: 03-27-26

The Lino Lakes Fire Department is holding their Awards Ceremony on Friday, March 27, 2026, at 6 p.m. at Running Aces. It is funded by the [Lino Lakes Volunteers in Public Safety \(VIPS\)](#), and the Fire Department would like to invite the City Council and their plus one. During this ceremony we will acknowledge our 5-year and 10-year employees, pinning ceremony for the newest graduated firefighters, present the Tim Bertz firefighter of the year award, and thank the firefighters' spouses for their support.

Local Board of Appeal and Equalization: 04-27-26

The Local Board of Appeal and Equalization meeting has been scheduled for Monday, April 27th at 5:30 p.m. in the Council Chambers. The City Council Work Session at 6:00 p.m. will be held in the Council Chambers given the limited time between meeting start times. The Regular Council Meeting that evening will be held in the Council Chambers. Councilmembers Ruhland and Rennaker have both completed the certification process.

Special City Council Work Session: 05-04-26

A Special City Council Work Session, City Council Training: Council's Role, Responsibilities & Governance, is scheduled for Monday, May 4th, at 6:00 p.m. in the City Council Workroom. The Regular Work Session will be held following that meeting in the Community Room.

Strategic Plan Meeting: TBD

The City Council is scheduled to receive the city survey results on March 2nd. It is requested that time be scheduled after that date, to review the Strategic Plan in order to make any

updates based on the survey information. The Strategic Plan Facilitator, Phil Kern, will be present at the Strategic Plan review meeting.

REQUESTED COUNCIL DIRECTION

The Council is asked to review the upcoming meeting and event schedule.

ATTACHMENTS

None



Expenditures

February 23, 2026

Check #124464 to #124536

\$1,410,324.31

Significant Disbursements this Period:

- Staab Construction Corporation - \$750,202.40 – Water Treatment Plant
- Oertel Architects - \$249,281.88 – Public Works Design

CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 124464 - 124536

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
02/13/2026	124464	AFSCME COUNCIL #5	Remittance Check	568.98
02/13/2026	124465	INTERNATIONAL UNION OF OPERAT	Remittance Check	630.00
02/13/2026	124466	LAW ENFORCEMENT LABOR SERVICE	Remittance Check	1,606.00
02/23/2026	124467	AARP	AARP DRIVER SAFETY COURSE	225.00
02/23/2026	124468	AFLAC	FEBRUARY 2026 INSURANCE PREMIUMS	322.68
02/23/2026	124469	ALBRECHT ENTERPRISES, LLC	WATERMARK IRRIGATION INSTALLATION	10,409.00
			WATERMARK IRRIGATION INSTALLATION	4,683.04
				15,092.04
02/23/2026	124470	ANNE FILIPEK	ANNUAL MEMBERSHIP CANCELLATION REFUND	307.93
02/23/2026	124471	ARETE ADVISORS LLC	CLAIM #CP474969 FORENSIC ANALYSIS	6,240.00
			20260198 - CLAIM #CP474969 FORENSIC ANA	3,280.00
				9,520.00
02/23/2026	124472	ASPEN MILLS, INC.	DEPT EXP - B. MILLER	113.90
			DEPT EXP - B. KAEDING	144.95
			DEPT EXP - S. PETERSEN	209.50
			DEPT EXP - S.PETERSEN	1,897.98
			DEPT EXP - C. VANG	1,803.14
			DEPT EXP - B. DEUTSCH	104.96
			DEPT EXP - K. PAGE	134.95
				4,409.38
02/23/2026	124473	BENEFIT EXTRAS, INC.	DECEMBER COBRA ADMIN FEES	87.50
			JANUARY 2026 COBRA ADMIN FEES	122.50
				210.00
02/23/2026	124474	BLAINE LOCK & SAFE, INC.	UNLOCK SERVICE -#26020653	110.00
02/23/2026	124475	BOEHME, CURTIS M	FUEL REIMBURSEMENT	20.00
02/23/2026	124476	CENTENNIAL UTILITIES	NATURAL GAS	15,894.10
02/23/2026	124477	CENTURYLINK	TELEPHONE - ROOKERY FIRE PROTECTION EQU	70.42
			TELEPHONE - ROOKERY POOL EMERGENCY PHON	147.77
			TELEPHONE - CIVIC COMPLEX FIRE PROTECTI	71.47
				289.66
02/23/2026	124478	CONNEXUS ENERGY	WATERMARK PARK PAVILION ELECTRICITY	20.20
			ELECTRICITY	7,953.18
				7,973.38
02/23/2026	124479	CORE & MAIN LP	TGB INSTALLATION	46,688.00
			HYDRANT FLAGS	2,742.50
			H2O SETUP, TRAINING, ANNUAL FEE	11,426.00

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Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
				60,856.50
02/23/2026	124480	CORO MEDICAL, LLC	LUCAS DEVICE	14,279.00
			LUCAS DEVICE	14,884.00
				29,163.00
02/23/2026	124481	CROWN MARKING, INC.	NAME PLATES (20)	613.86
02/23/2026	124482	DIVE RESCUE INTERNATIONAL	MUSTANG SURVIVAL SUIT REPAIRS	614.57
02/23/2026	124483	DUO-SAFETY LADDER CORPORATION	LADDER ROPE	188.91
02/23/2026	124484	EHLERS AND ASSOCIATES	HOURLY SERVICES - K. HORN	12,812.50
02/23/2026	124485	ENDURANCE FITNESS OF MN, LLC	ENDURANCE REIMBURSEMENT: 2 NEW CLASSES	2,435.00
02/23/2026	124486	FACTORY MOTOR PARTS COMPANY	AUTOMATIC TRANSMISSION FLUID (STOCK)	36.12
			STOCK FILTERS	54.04
			HYDRAULIC FILTER #424	11.94
			STOCK AIR FILTERS	70.40
			CABIN AIR FILTER #314	14.08
			AIR FILTER #508	11.92
				198.50
02/23/2026	124487	FASTENAL COMPANY	STREET SIGN HARDWARE	219.94
			HARDWARE FOR UNDERBODY REPAIR #274	37.81
				257.75
02/23/2026	124488	FERGUSON WATERWORKS #2518	REMOTE PRESURE SENSORS (2)	8,290.00
02/23/2026	124489	FIRST ADVANTAGE OCC.	ANNUAL ENROLLMENT	36.71
02/23/2026	124490	FRATTALLONES HARDWARE & GARDE	WOODDUCK HOUSE BEDDING	27.98
02/23/2026	124491	GOODIN COMPANY WHOLESALERS	PRESSURE GAUGE (WELL 1)	105.70
			BRASS PRESS SNUBBER	8.93
				114.63
02/23/2026	124492	GOPHER STATE ONE-CALL	JANUARY LOCATES & ANNUAL FACILITY OPERA	155.30
02/23/2026	124493	HACH COMPANY	BENCH SERVICE AND CALIBRATION FOR WATER	990.00
02/23/2026	124494	HAWKINS, INC.	POOL TREATMENT CHEMICALS	587.09
			POOL CHEMICALS	300.71
			WATER TREATMENT CHEMICALS	7,175.35
			CHLORINE CYLINDERS	110.00
				8,173.15
02/23/2026	124495	Image Printing & Graphics, In	2026 RECYCLING SATURDAY POSTCARDS	4,222.72
02/23/2026	124496	INSTRUMENTAL RESEARCH, INC.	JANUARY WATER SAMPLING	570.00
02/23/2026	124497	LANGUAGE LINE SERVICES	JANUARY INTERPRETATION SERVICES	4.12
02/23/2026	124498	LEADSONLINE LLC	INVESTIGATION SOFTWARE	4,283.00
02/23/2026	124499	League of MN Cities Insurance	CLAIM #GL485438 DEDUCTIBLE	1,000.00
02/23/2026	124500	LEAST SERVICES/COUNSELING, LL	MONTHLY RETAINER FEE	180.00

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Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
02/23/2026	124501	LRS	TOILET RENTAL - BIRCH PARK	65.00
			TOILET RENTAL - LINO PARK	65.00
			TOILET RENTAL - CITY HALL PARK	65.00
				<u>195.00</u>
02/23/2026	124502	MACQUEEN EQUIPMENT, INC.	HELMETS	463.00
02/23/2026	124503	MANSFIELD OIL COMPANY	1,372 GALLONS GASOLINE, 1,400 GALLONS D	8,340.10
02/23/2026	124504	Medica	HEALTH INSURANCE PREMIUMS MARCH 2026	61,769.27
02/23/2026	124505	MENARDS - BLAINE	SUPPLIES FOR MARSHAN PARK BUILDING	93.78
02/23/2026	124506	MENARDS - FOREST LAKE	PLUMBING SUPPLIES	3.08
			CLEANER AND RV ANTI FREEZE	12.97
			TV MOUNT AND NITRILE GLOVES	34.96
				<u>51.01</u>
02/23/2026	124507	MET COUNCIL ENVIRONMENTAL SER	JAN 2026 SAC	29,521.80
02/23/2026	124508	METRO SALES INCORPORATED	CITY HALL WIDE COPIER	52.33
02/23/2026	124509	MIDWAY FORD COMPANY	CHARGE AIR TUBE #262	134.20
02/23/2026	124510	MIDWEST MACHINERY CO.	HYDRAULIC FILTER #406	90.95
			6 GALLONS OF HYDRAULIC FLUID #406	170.58
				<u>261.53</u>
02/23/2026	124511	MINNESOTA FIRE SERVICE CERTIF	TUITION - S. MARTENSON	225.00
02/23/2026	124512	MN DEPARTMENT OF HEALTH	CLASS C CERTIFICATION FEE - W. PETERSON	23.00
02/23/2026	124513	MNSPECT, LLC	JANUARY PLAN REVIEW 2026	2,227.50
02/23/2026	124514	NAC MECHANICAL & ELECTRICAL	HVAC REMOTE ACCESS SUBSCRIPTION	90.00
			REPAIR OF DECTRON GLYCOL PUMP	5,881.77
				<u>5,971.77</u>
02/23/2026	124515	NASRA GAS	UB refund for account: 024254-000	390.40
02/23/2026	124516	NOVACARE REHABILITATION	PRE-EMPLOYMENT EVAL - S. PETERSEN	185.00
02/23/2026	124517	O'REILLY AUTOMOTIVE STORES	100 AMP FUSE #325	5.52
			UPPER RADIATOR HOSE #263	108.67
			(2) BATTERIES #418	379.98
			ANTENNA #807	27.55
			SPARK PLUG FOR FIRE DEPARTMENT CHAINSAW	5.94
			STOP/TAIL LIGHT BULBS #137	7.15
				<u>534.81</u>
02/23/2026	124518	OERTEL ARCHITECTS	PW DESIGN JAN 26	249,281.88
02/23/2026	124519	PREMIUM WATERS, INC.	KANDIYOHI WATER	67.93
02/23/2026	124520	PRESS PUBLICATIONS, INC.	PHN - PUBLIC WORKS COMP PLAN AMENDMENT	67.80
			PHN VALVOLINE (CLEARWATER) SBPR	67.80
			PHN HARVEST GRANGE PP	67.80

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Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
				203.40
02/23/2026	124521	QUADIENT FINANCE USA, INC.	POSTAGE MACHINE POSTAGE	1,000.00
02/23/2026	124522	REDFATH AND COMPANY LLC	2025 FINANCIAL AUDIT - PROGRESS BILLING	6,000.00
02/23/2026	124523	SHRED-IT, C/O STERICYCLE, INC	DOCUMENT DESTRUCTION	132.38
02/23/2026	124524	STAAB CONSTRUCTION CORPORATIO	WTP PAY APP 20	750,202.40
02/23/2026	124525	SYCOM, INC.	FLEET ZOOM MONITORING	1,584.00
02/23/2026	124526	TACTICAL SOLUTIONS	RADAR CERTIFICATION (14) & LASER CERTIF	704.00
02/23/2026	124527	TASC - CLIENT INVOICES	ADMIN FEES JANUARY 2026 & ANNUAL RENEWA	289.20
			ADMIN FEES NOVEMBER 2025	93.80
				<u>383.00</u>
02/23/2026	124528	TRI-STATE BOBCAT, INC.	2025 H&H 16K TILT TRAILER #714	11,897.00
02/23/2026	124529	U.S. BANK	DECEMBER 2025 CAR WASHES	629.70
			TABLECLOTH	173.24
			UNIFORM ALLOWANCE - K. SINNA, DEPT EXP	261.41
			PLASTIC STORAGE BINS (2)	50.95
			BATTERIES, WATER FILTER, AIR FILTER	111.31
			PULL-TITE SEALS, 20 AMP AC POWER ADAPTE	26.92
			FIREARM CLEANING MATERIALS	57.97
			FIREARM CLEANING SUPPLIES	41.34
			BANDAGE WRAP, BLOOD PRESSURE MONITOR	37.94
			BOX OF RAGS	22.14
			EXTINGUISHER GAUGES	14.84
			EXTINGUISHER GAUGES	14.99
			HAND SANITIZER	35.16
			BATTERIES, SIGN HOLDER, AIR FRESHENER	31.41
			GLASSES CASE FOR SAFETY GLASSES	29.98
			ROOKERY JANUARY CELL PHONE BILL	45.49
			CITY COUNCIL JANUARY CELL PHONE BILL	273.64
			POLICE JANUARY CELL PHONE BILL	2,130.65
			FIRE JANUARY CELL PHONE BILL	486.72
			COMMUNITY DEVELOPMENT JANUARY CELL PHON	50.54
			ADMINISTRATION JANUARY CELL PHONE BILL	252.70
			TUITION - M. REINEKE	300.00
			K9 FOOD	130.14
			CAREER FAIR, RETIREMENT REFRESHMENTS	84.35
			MEASURE CABINETS IN DMT ROOM	129.00
			DMT ROOM CABINETS & COUNTERTOP	7,472.96
			MEMBERSHIP DUES - K. KRAEMER	35.00
			2026 ASSOCIATION DUES - EXPLORERS	150.00
			EXPLORER ADVISOR RENEWAL - K. KRAEMER	50.00
			EXPLORERS POST RENEWAL	153.75
			SWIMMING POOL LICENSE	450.00
			EXTRA SHEET OF DIAMOND PLATE	171.92
			DIAMOND WALL PLATE AND TRIM	2,802.89
			CLOSET ROD, PAINT	59.94
			END CAPS, CLOSET ROD	24.96

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Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
			SCREWS, SS CLEANER, GLUE	108.53
			1/4" BRASS FITTINGS	9.14
			POOL VACUUM BUSHINGS	40.19
			POOL LANE BUCKLE	110.23
			VACUUM BAGS & FILTER, CLOSET ROD & END	112.57
			FOLDERS (250)	541.40
			SHELF BRACKETS (2)	32.28
			SHELF BRACKETS (4)	68.36
			SCREEN PROTECTOR, PHONE CASE	55.97
			LYSOL DISINFECTANT	77.25
			NOTEBOOKS, PENS	28.58
			TAYLOR CHEMICALS	7.55
			TAYLOR CHEMICALS	7.99
			TOILET BOWL CLEANER	3.64
			WIRELESS HEADSET	65.68
			TRASH CAN LINERS, ALL PURPOSE CLEANER (	30.55
			REPLACEMENT BEARING	22.19
			TRASH BAGS	39.99
			AIR FRESHENER REFILLS (4)	77.12
			PLASTIC HANGERS	27.99
			CLEANING MOP REPLACEMENTS	25.64
			HYDRAULIC COUPLER SET W/ DUST CAPS (4)	165.20
			TABLET	159.99
			SMART MONITOR FOR SCADA	359.99
			GEAR MOTOR	1,028.28
			THREE RING BINDER	12.60
			SMART MONITOR FOR SCADA	499.99
			BEARING	30.90
			OFFICE CHAIR	113.98
			HAND TOWELS (2)	104.52
			SEALED POUCHES (2)	23.90
			LABEL REPLACEMENT	9.99
			W2 TAX FORMS, 1099 TAX FORMS & ENVELOPE	240.26
			BIRTHDAY PARTY TABLECLOTHS	284.16
			HAND TOWELS (4)	209.44
			BROOM AND MOP HOLDER	4.92
			COFFEE CREAMER	15.40
			TAYLOR CHEMICALS (3)	41.17
			SHOE COVERS, FLASHLIGHT (3)	59.70
			BARREL LIFTER	143.99
			TOILET PAPER (2)	66.48
			BATTERY JUMP STARTER	165.95
			CHALK FOR ROYALBALL	24.99
			FLASHLIGHT	11.95
			COFFEE	44.33
			USB SPLITTER (3)	17.64
			TRASH BAGS (2)	91.98
			CLOTHING HOOK	16.99
			BATHROOM ADS	1,500.00
			COFFEE (5)	391.16

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Check Date	Check	Vendor Name	Description	Amount
Bank	CKING POOLED CHECKING			
			MONTHLY SUBSCRIPTION FOR COMMUNICATIONS	45.00
			ROOKERY AD	718.26
			DIGITAL ADS - ROOKERY MEMBERSHIP SPECIA	1,500.00
			CPESC/CPSWQ RENEWALS - T. PAYNE	414.00
			GREEN PAINT FOR STREET NAME BRACKETS	38.88
			PROPANE TORCH CYLINDERS (3)	44.91
			TUITION - E. OLSON	240.00
			EXTENSION CORD ENDS, NOZZLE	92.70
			HEAVY DUTY WORK GLOVES (3)	88.32
			FIRE FIGHTING GLOVES	254.71
			PLIERS (3)	23.94
			FIRE FIGHTING GLOVES	496.76
			TUITION - R. COLOTTI	395.00
			CITY COUNCIL SPECIAL SESSION SUPPLIES	229.04
			ACTIVE 911 ADDITIONAL LICENSE-NEW HIRE	9.00
			BATTERIES	100.02
			PAPER SHREDDER	78.99
			O2 TANK REGULATOR	24.20
			NEW HIRE HAND TOOLS AND GEAR	1,706.67
			ACTIVE 911 ADDITIONAL LICENSES -NEW HIR	2.96
			NREMT LICENSE - J. ROUSE	25.00
			FENCE LATCH	11.85
			TUITION - D. STAIGERWALD	895.00
			BATTERIES	49.44
			UNIFORM ALLOWANCE - A. NG	24.69
			UNIFORM ALLOWANCE - C. SCHIRMERS, K. SI	147.05
			TUITION- HAMANN, BERGERON, PAULSON	2,685.00
			UNIFORM ALLOWANCE - M. CARLSON	148.66
			TUITION - A. HALVERSON	399.00
			UNIFORM ALLOWANCE - E. HEU	122.35
			UNIFORM ALLOWANCE - W. OWENS	61.60
			UNIFORM ALLOWANCE - E. HEU	96.22
			IAPE MEMBERSHIP - J. CROWE	65.00
			RESERVES EVENT SUPPLIES	123.05
			RESERVES REFRESHMENTS	18.94
			TUITION - J. CROWE	189.00
			UNIFORM ALLOWANCE - K. SINNA	43.60
			UNIFORM ALLOWANCE - E. HEU	166.10
			UNIFORM ALLOWANCE - A. NG	111.00
			POSTAGE	17.50
			UNIFORM ALLOWANCE - E. HEU	78.59
			UNIFORM ALLOWANCE - A. NG	254.63
			MILWAUKEE 12V HAMMER DRILL & IMPACT	199.00
			AWWA MEMBERSHIP DUES - J. WILLIAMS	260.00
			TUITION - J. WILLIAMS	607.50
			TORCH KIT	61.98
			TUITION - L. RASKA	597.58
			TUITION - P. DOYLE	110.00
			SEWER LICENSE RENEWAL - J. WILLIAMS	23.49
			TUITION - L. RASKA	56.18

CHECK REGISTER FOR CITY OF LINO LAKES

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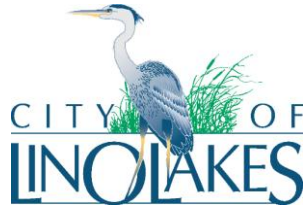
Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
			TUITION - T. PAULNO	420.00
			CANDY FOR BIRTHDAY PARTIES	624.95
			SUPPLIES FOR ROYALBALL	227.40
			CASCADE BAY FIELD TRIP FOR SUMMER CAMP	275.00
			CHALKBOARDS FOR ROYAL BALL	89.95
			CHALKBOARDS FOR ROYAL BALL	51.96
			CHILD WATCH CHECK IN SOFTWARE JAN FEE	129.00
			PROGRAM CHECK IN SOFTWARE JAN FEE	129.00
			DJ FOR ROYAL BALL	500.00
			DJ FOR SUMMER CAMP	500.00
			TUITION - A. MOZ	140.00
			DECEMBER UB STATEMENTS	1,283.62
			JANUARY UB STATEMENTS	1,711.94
			POSTAGE FOR 2026 RECYCLING SATURDAY POS	1,546.93
			IRS AUDIT 1095 REPORTING & E-FILING	549.50
			HR TRAINING SYSTEM	499.00
			TUITION - M. GROCHALA	395.00
			POSTAGE FOR 2026 RECYCLING SATURDAY POS	1,546.94
			ANNUAL MEMBERSHIP - C. BOEHME	220.00
			SINGLE MANIFOLD VALVE FOR BRINE ATTACHM	342.00
			BEACON/STROBE #512	354.31
			INDEXING PRYBAR	29.97
			WESTERN PLOW WIRING HARNESS #512	187.21
			COLLARS FOR UNDERBODY PLOWS #272 & #274	142.18
			FIRST AID/CPR/AED TRAINING CLASSES (3)	126.00
			MONTHLY SUBSCRIPTION FEE	440.00
			SHIPPING CHARGES FOR DRY SUITS REPAIR	122.92
			BLUEBEAM CORE ANNUAL SUBSCRIPTION	330.00
			COFFEE FOR EDAC MEETING	21.61
			TUITION - M. GROCHALA	58.00
			TUITION - K. LARSEN	58.00
			TAX REFUND	(8.17)
			REFUND OF GC	(258.11)
			END CAPS	(10.48)
			SUPPLIES FOR NON SCHOOL DAYS	(13.20)
			SUPPLIES FOR NON SCHOOL DAYS	(13.96)
			SUPPLIES FOR NON SCHOOL DAYS	(6.98)
			SUPPLIES FOR NON SCHOOOL DAYS	(61.00)
				50,959.49
02/23/2026	124530	UNIQUE PAVING MATERIALS CORPO	WINTER MIX ASPHALT PATCH	375.10
02/23/2026	124531	VERITONE, INC.	REDACTION SOFTWARE	2,400.00
02/23/2026	124532	WALSER POLAR CHEVROLET	FAN CLUTCH #508	412.60
02/23/2026	124533	WALTERS RECYCLING & REFUSE	ROLLOFF DUMPSTER FOR PW SITE CLEANUP	579.05
			TRASH & RECYCLING	288.06
			TRASH & RECYCLING	1,673.82
				2,540.93

CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 124464 - 124536

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
02/23/2026	124534	WINNICK SUPPLY, INC.	ANGLE IRON FOR TRAILER REPAIR #708	104.38
			STEEL FOR TRAILER RAMP HINGES #709	8.76
				<u>113.14</u>
02/23/2026	124535	XCEL ENERGY	ELECTRIC - STREET LIGHTS	4,937.58
02/23/2026	124536	ZIEGLER, INC.	KAIIVAC HOSE REPLACEMENT	80.95
			FUEL CAP #408	46.66
			2023 CATERPILLAR GP25N FORKLIFT #809	27,000.00
				<u>27,127.61</u>
CKING TOTALS:				
Total of 73 Checks:				1,413,129.29
Less 0 Void Checks:				0.00
Total of 73 Disbursements:				<u>1,413,129.29</u>



Electronic Funds Transfer
MN Statute 471.38 Subd. 3

Council Meeting February 23, 2026	Transfer In/(Out)
2/4/2026 Council Payroll #02	(4,320.15)
2/4/2026 Council Payroll #02 Federal Deposit	(176.58)
2/4/2026 Council Payroll #02 PERA	(470.78)
2/4/2026 Council Payroll #02 State	(25.22)
2/13/2026 Transfer to FRB MM	1,000,000.00
2/13/2026 Payroll #04	(267,647.23)
2/13/2026 Payroll #04 Federal Deposit	(83,418.39)
2/13/2026 Payroll #04 PERA	(67,245.80)
2/13/2026 Payroll #04 State	(19,755.50)
2/13/2026 Payroll #04 H.S.A. Bank Pretax	(3,591.32)
2/13/2026 Payroll #04 H.S.A. Bank Pretax - Katie Kraemer	(240.38)
2/13/2026 Payroll #04 TASC Pretax	(1,409.58)
2/13/2026 Payroll #04 TASC Pretax - Katie Kraemer	(288.46)
2/13/2026 Payroll #04 Mission Sq 457 Def. Comp #301596	(3,520.00)
2/13/2026 Payroll #04 Mission Sq Roth IRA #706155	(1,009.23)
2/13/2026 Payroll #04 MSRS HCSP #98946-01	(29,070.22)
2/13/2026 Payroll #04 MSRS Def. Comp #98945-01	(1,705.00)
2/13/2026 Payroll #04 MSRS Roth IRA #98945-01	(1,430.00)
2/17/2026 Building Permit Surcharge	(1,717.61)

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 1.B.**

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE February 23, 2026

AGENDA ITEM: Approval of Exempt Gambling Permit, Ducks Unlimited

VOTE REQUIRED: Simple Majority

INTRODUCTION

The Minnesota Department of Public Safety, Alcohol and Gambling Enforcement division issues Exempt Permits to nonprofit organizations that conduct lawful gambling on five or fewer days and that award less than \$50,000 in prizes during a calendar year. This is not a regular gambling permit which requires a City Council resolution. Instead, the City is asked to acknowledge the permit with either: no waiting period, require a 30-day waiting period, or deny the application.

BACKGROUND

The City is in receipt of the following application:

- Bingo to be held by Ducks Unlimited on March 15, 2026, at Trappers Bar & Grill.

RECOMMENDATION

Motion to acknowledge and approve the application for Exempt and Excluded Gambling Permit for Ducks Unlimited as presented, with no waiting period.

ATTACHMENTS

None

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 1.C.**

STAFF ORIGINATOR: Meg Sawyer, Human Resources and Communications Manager

MEETING DATE February 23, 2026

AGENDA ITEM: Hiring of Part-Time Staff for the Rookery Activity Center

VOTE REQUIRED: Simple Majority

INTRODUCTION

The Council is being asked to approve the hiring of part-time staff for The Rookery.

BACKGROUND

Staff is seeking approval to hire part-time personnel to work at The Rookery. The recruiting process has identified candidates that will be a great addition to our staff at The Rookery.

RECOMMENDATION

Staff Recommends the Council approve the hiring of the part-time personnel listed below:

First Name	Last Name	Title
Barbara	Schmidt	Guest Services Rep

Start dates vary based on position and training schedule.

ATTACHMENTS

None

**Lino Lakes City Council
Work Session
Minutes**

DATE: February 9, 2026
TIME STARTED: 6:00 P.M.
TIME ENDED: 6:25 P.M.
LOCATION: Community Room
MEMBERS PRESENT: Mayor Rafferty Councilmembers Lyden, Nelson, Ruhland and Rennaker
MEMBERS ABSENT: None

Staff Members Present: City Administrator Karen Anderson, City Clerk Roberta Colotti, Community Development Director Mike Grochala, City Planner Katie Larsen, City Engineer Diane Hankee, Chief of Police Curt Boehme and Fire Chief Dan L’Allier.

1. Call to Order and Roll Call

Mayor Rafferty called the meeting to order at 6:00 p.m.

2. Setting the Agenda: Addition or Deletion of Agenda Items

Councilmember Lyden requested to add a discussion of the Fire Department staffing model to the agenda.

The agenda was adopted as amended.

3. Fire Department Staffing Model

Councilmember Lyden raised concerns regarding the Fire Chief’s recent communication about the department’s paid-on-call response following a mutual aid request. He highlighted that the City had recently invested in the department operations following the Citygate study in 2025.

The Fire Chief explained that the department’s paid-on-call model—where firefighters respond from home or work—can result in variability in who is available at any given time. He noted the department is continuously reviewing its processes to strengthen reliability and support long-term operational planning and emphasized that Lino Lakes continues to respond effectively to its own calls.

Councilmembers discussed potential adjustments, including increasing call-attendance requirements for paid-on-call firefighters and researching alternative staffing approaches to improve evening hours response turnout.

The Fire Chief reported that updated participation expectations are being implemented and that he will be meeting with firefighters to reinforce these changes. He also indicated he will prepare information on potential evening staffing models and associated costs for Council review.

Mayor Rafferty emphasized the importance of consistent response levels and noted positive improvements during daytime hours.

The Council directed the Fire Chief to:

- Adjust call-attendance requirements for paid-on-call firefighters.
- Continue working with the department to strengthen response consistency.
- Study alternative evening (6 p.m. to 6 a.m.) staffing models and provide cost and operational analysis, including data.
- Report back to the Council with findings and recommendations.

4. **Review Regular Agenda**

The City Council reviewed regular meeting agenda for this evening.

Under Special Presentations, MN Senator Heather Gustafson will be providing a Legislative Update. The Fire Department will have the Oath of Office for five firefighters.

Reviewed the consent agenda items.

Under the administration report, Nathan Tarr is recommended for appointment to the Paid-On-Call Firefighter position.

The City Engineer is presenting the 2026 Birch Street Sewer Crossing Project request to go for bids.

The City Engineer is presenting the 2026 Street Rehabilitation project request and seeking authorization to go for bids. In addition there is a request to authorize the construction services contract.

The City Planner is presenting a request for a variance related to the setback for a three-season porch at 2245 Tele Drive.

The Community Development Director is presenting a request to go for bids for the Public Works Building construction project (Bid package #1).

5. **Adjournment**

Mayor Rafferty adjourned the meeting at 6:25 p.m.

These minutes were approved at the regular Council Meeting on February 23, 2026.

Roberta Colotti, CMC
City Clerk

Rob Rafferty,
Mayor

**LINO LAKES CITY COUNCIL
REGULAR MEETING
MINUTES**

DATE: February 9, 2026
TIME STARTED: 6:30 PM
TIME ENDED: 7:17 PM
LOCATION: City Council Chambers
MEMBERS PRESENT: Mayor Rafferty Councilmembers Lyden, Nelson, Ruhland and Rennaker
MEMBERS ABSENT: None

Staff Members Present: City Administrator Karen Anderson, City Clerk Roberta Colotti, Communications Specialist Andrea Turner, Community Development Director Mike Grochala, City Planner Katie Larsen, City Engineer Diane Hankee, Chief of Police Curt Boehme and Fire Chief Dan L'Allier.

The meeting was called to order by Mayor Rafferty at 6:30 PM.

SETTING THE AGENDA

The agenda was approved as presented.

SPECIAL PRESENTATIONS

- A. Mayor Rafferty administered the Oath of Office for Firefighters: Kaleb Paehlke, Kyle Fleury, Brandon Deutsch, Breyden Kaeding and Edward Enriquez
- B. MN Senator Heather Gustafson provided a State Legislative Update

PUBLIC COMMENT

Mayor Rafferty opened the public comment period at 6:46 p.m.

Rick Capocasa, 886 Old Birch Street, Lino Lakes, stated that his neighbor has a wood fire boiler and the smoke is getting into his house, garage and cars. He has spoken with the neighbor; however, the issue has not been resolved. He asked that the city address the nuisance created by the smoke.

Mayor Rafferty stated that he would follow up with staff and Mr. Capocasa regarding the matter.

Chris Stowe, 426 Pine Street, Lino Lakes, stated that he is here this evening to formally state his interest in serving on the Rice Creek Watershed District Board of Managers. He asked that the Council support his application by adding his name to the list of candidates included in the draft Resolution No. 26-18, scheduled for action this evening.

Mayor Rafferty noted that the application process, being conducted by Anoka County, had already closed on February 3, 2026. However, if it was possible to add his name to list of candidates supported by the City Council, the City would do so.

Motion to Close the the public comment period at 6:53 p.m.

RESULT:	CARRIED [5-0]
MOVER:	Ruhland
SECONDER:	Nelson
AYES:	Rafferty, Lyden, Nelson, Ruhland and Rennaker
NAYS:	None

1. CONSENT AGENDA

- A. Approval of Expenditures for February 9, 2026 (Check No. 124393 through 124463) in the Amount of \$546,135.54.
- B. Approval of January 26, 2026, City Council Work Session Minutes.
- C. Approval of January 26, 2026, City Council Meeting Minutes.
- D. Approval of January 28, 2026, City Council Special Joint Work Session Minutes.
- E. Approval of February 2, 2026, City Council Special Closed Meeting Minutes.
- F. Approval of February 2, 2026, City Council Work Session Minutes.
- G. Membership Appointment, Economic Development Advisory Committee (EDAC).
- H. Adopt Resolution No. 26-14, Authorizing the Issuance of a Solicitor License to Renewal by Andersen.
- I. Approval of Exempt Gambling Permit, Rice Creek Trail Association.
- J. Adopt Resolution No. 26-18, Rice Creek Watershed District Board of Managers Submittal of Nominees.
- K. Approval of Exempt Gambling Permit, ARCHES.

Motion to Approve Consent Agenda Items 1A through 1K as presented.

RESULT:	CARRIED [5-0]
MOVER:	Lyden
SECONDER:	Ruhland
AYES:	Rafferty, Lyden, Nelson, Ruhland and Rennaker
NAYS:	None

2. FINANCE DEPARTMENT REPORT

No Report

3. ADMINISTRATION DEPARTMENT REPORT

- A. Appointment of Paid On-Call Firefighter

Motion to appoint Nathan Tarr to the Paid On-Call Firefighter position, at the Starting Step of the Paid On-Call Firefighter wage scale, with a start date of February 10, 2026.

RESULT:	CARRIED [5-0]
MOVER:	Ruhland
SECONDER:	Rennaker
AYES:	Rafferty, Lyden, Nelson, Ruhland and Rennaker
NAYS:	None

4. POLICE DEPARTMENT REPORT

No Report

5. FIRE DEPARTMENT REPORT

No Report

6. PUBLIC SERVICES DEPARTMENT REPORT

No Report

7. COMMUNITY DEVELOPMENT REPORT

A. Resolution No. 26-10, 2026 Birch Street Sewer Crossing Project

Motion to adopt Resolution No. 26-10, Order Project, Approve the Plans and Specifications and Authorize the Ad for Bid, 2026 Birch Street Sewer Crossing Project.

RESULT:	CARRIED [5-0]
MOVER:	Nelson
SECONDER:	Lyden
AYES:	Rafferty, Lyden, Nelson, Ruhland and Rennaker
NAYS:	None

B. 2026 Street Rehabilitation

The City Engineer reviewed the public notification steps that would be taken for this project.

Councilmember Rennaker requested that additional informational signs be added to the commercial district within the project area.

Motion to adopt Resolution No. 26-15, Accepting Bids, Awarding Construction Contract.

RESULT:	CARRIED [5-0]
MOVER:	Ruhland
SECONDER:	Rennaker
AYES:	Rafferty, Lyden, Nelson, Ruhland and Rennaker
NAYS:	None

Resolution No. 26-16, Approving Construction Services Contract with WSB LLC

RESULT:	CARRIED [5-0]
MOVER:	Ruhland
SECONDER:	Rennaker
AYES:	Rafferty, Lyden, Nelson, Ruhland and Rennaker
NAYS:	None

C. Resolution No. 26-17, Tele Drive Variance

Motion to adopt Resolution No. 26-17 for 2245 Tele Drive 3-Season Porch Setback Variance.

RESULT:	CARRIED [5-0]
MOVER:	Nelson
SECONDER:	Lyden
AYES:	Rafferty, Lyden, Nelson, Ruhland and Rennaker
NAYS:	None

D. Resolution No. 26-19, Public Works Building Bid Package No. 1

Motion to adopt Resolution No. 26-19, Ordering Project, Approving Plans and Specifications and Authorizing the Ad for Bid, 2026 Public Works Building Bid Package No. 1.

RESULT:	CARRIED [5-0]
MOVER:	Rennaker
SECONDER:	Nelson
AYES:	Rafferty, Lyden, Nelson, Ruhland and Rennaker
NAYS:	None

8. UNFINISHED BUSINESS

No Report

9. NEW BUSINESS

No Report

10. NOTICES AND COMMUNICATIONS

A. Wednesday, February 11, 2026, Planning & Zoning Board Meeting at 6:30 p.m.

ADJOURNMENT

Mayor Rafferty adjourned the meeting at 7:17 p.m.

These minutes were approved at the City Council Meeting on February 23, 2026.

Roberta Colotti, CMC
City Clerk

Rob Rafferty,
Mayor

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 3.A.**

STAFF ORIGINATOR: Meg Sawyer, Human Resources and Communications Manager

MEETING DATE February 23, 2026

AGENDA ITEM: Appointment of Police Records Technician

VOTE REQUIRED: Simple Majority

INTRODUCTION

The City Council is being asked to approve the appointment of Aria Christ to the Police Records Technician position within the Police Department.

BACKGROUND

Staff has completed the recruitment process, provided a conditional offer, and is recommending the approval of Christ for the full-time position.

Christ has two years of experience as a Public Safety Telecommunicator at Anoka County Emergency Communications, and previous experience as a Community Service Officer and service in the United States Army National Guard.

The starting wage for Christ will be \$33.22 per hour, which is Step 4 in a 7 step wage scale for the Police Records Technician position.

With the Council's approval, Christ will start in the Police Records Technician position on March 9, 2026.

The hiring of Christ will backfill the Police Records Technician vacancy that was created on December 19, 2025 due to a resignation. The 2026 Adopted Budget includes two full-time Police Records Technicians.

RECOMMENDATION

Please approve the appointment of Aria Christ to the Police Records Technician position.

ATTACHMENTS

None

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 3.B.**

STAFF ORIGINATOR: Meg Sawyer, Human Resources and Communications Manager

MEETING DATE February 23, 2026

AGENDA ITEM: Appointment of Police Records Technician

VOTE REQUIRED: Simple Majority

INTRODUCTION

The City Council is being asked to approve the appointment of Chad Lunas to the Police Records Technician position within the Police Department.

BACKGROUND

Staff has completed the recruitment process, provided a conditional offer, and is recommending the approval of Lunas for the full-time position.

Lunas has three and a half years of experience as a Court Operations Supervisor, and previous experience working in the Hennepin County Sheriff's Office.

The starting wage for Lunas will be \$33.22 per hour, which is Step 4 in a 7 step wage scale for the Police Records Technician position.

With the Council's approval, Lunas will start in the Police Records Technician position on March 9, 2026.

The hiring of Lunas will backfill the Police Records Technician vacancy that was created on February 13, 2026 due to a resignation. The 2026 Adopted Budget includes two full-time Police Records Technicians.

RECOMMENDATION

Please approve the appointment of Chad Lunas to the Police Records Technician position.

ATTACHMENTS

None

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7A**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: February 23, 2026

TOPIC: Peltier Ponds

- i. Approval of Resolution No. 26-05 for Comprehensive Plan Amendment
- ii. Approval of 1st Reading of Ordinance No. 01-26 Rezoning Property from R, Rural to PUD, Planned Unit Development
- iii. Approval of Resolution No. 26-06 for Opening Utility Staging Area and PUD Preliminary Plan/Preliminary Plat

VOTE REQUIRED: Super Majority (Comprehensive Plan Amendment)
Simple Majority (Rezoning, PUD Preliminary Plan/Preliminary Plat)

INTRODUCTION

The applicant, U.S. Home, LLC (aka Lennar), is proposing a master planned residential development located west of CSAH 54 (20th Ave N) across from Watermark, east of Peltier Lake, and north of the City of Centerville border. The development contains four (4) parcels totaling approximately 125 gross acres and 282 housing units. The proposed development is called Peltier Ponds.

Tentative Review Schedule:

Complete Application Date:	June 5, 2025
60-Day Review Deadline:	August 4, 2025
60-Day Extension Deadlines:	October 3, 2025 December 2, 2025 January 31, 2026
Environmental Board Meeting:	June 25, 2025
Park Board Meeting:	July 7, 2025
Planning & Zoning Board Meeting:	July 9, 2025 August 13, 2025 September 10, 2025 October 8, 2025 November 12, 2025

	December 10, 2025
City Council Work Session:	January 5, 2026 February 2, 2026
City Council Meeting:	February 23, 2026

BACKGROUND

The Land Use Application is for the following:

- Comprehensive Plan Amendment
- Rezoning
- PUD Preliminary Plan
- Preliminary Plat

This staff report is based on the following submittals:

- Applicant Narrative prepared by Lennar
- Peltier Ponds Preliminary Plat and Plan Sheets prepared by Hill Incorporated revision date February 9, 2026
- Peltier Ponds Preliminary Landscape Plans prepared by Calyx Design Group revision date November 3, 2025
- Peltier Ponds Land Use & Density Plan prepared by James R. Hill, Inc. revision date February 12, 2026
- Architectural Plans prepared by Lennar received on May 23, 2025 and February 2, 2026
- Stormwater Management Plan Narrative and Summary prepared by Hill Incorporated revision date February 9, 2026
- Geotechnical Evaluation Report prepared by Bruan Intertec dated October 1, 2024
- Master Plan Booklet prepared by Lennar dated February 12, 2026
- Resource Inventory Report prepared by James R. Hill, Inc.
- Traffic Impact Study prepared by Traffic Impact Group, Inc. dated December 12, 2025
- Traffic Noise Assessment prepared by David Braslau dated May 9, 2025
- Joint Application for Wetland Replacement Plan prepared by Kjolhaug Environmental Services Company, Inc. dated April 17, 2025

ANALYSIS

History

In November 2024, the applicant submitted a PUD Concept Plan for advisory board and Council input for a 262 housing unit development.

In June 2025, the applicant submitted a PUD Preliminary Plan/Preliminary plat that had 246 housing units. The Planning & Zoning Board opened and continued the public hearing to allow the applicant time to revise the plans to address comments and meet density requirements.

Current Proposal

Peltier Ponds will consist of single-family homes and townhomes with a similar variety to those built in Watermark. The total number of housing units is 282. See the attached applicant's narrative for a detailed description of the development.

Housing Products and Number of Units

The following table details housing products and number of units.

	Back-to-back townhome	Row townhome	55-foot single-family lots	65-foot single-family lots	80-foot single-family lots	
Bedrooms	3	3	2 to 4	3 to 5	3 to 5	
Home Sq Ft	1770-1800	1800-1900	942-2400	1920-3876	1920-3876	
Garage Stalls	2	2	2 to 3	3	3 to 4	
Garage Sq Ft	536	540	445-744	626-780	645-951	
Starting Price	\$345,000	\$365,000	\$525,000	\$575,000	\$635,000	
Preliminary Plat Home Count	74	62	72	41	33	282

The residential development transitions from larger 80ft wide single family lots near Peltier Lake and Rehbein Street to 65ft, 55ft, and townhomes adjacent to CSAH 54 (20th Ave N.).

Land Use and Open Space

The attached Land Use & Density Plan and table below details the proposed land uses and acres.

Land Use	Acres	%
Townhomes	6.22	5.0%
Single Family 80ft	10.45	8.4%
Single Family 65ft	9.12	7.3%
Single Family 55ft	13.75	11.0%
Private Drive	4.24	3.4%
Public Road Right-of-Way	12.15	9.7%
Arterial ROW (CSAH 54)	3.83	3.1%

Private Open Space	6.45	5.2%
Public Open Space	21.65	17.3%
Public Park	6.40	5.1%
Private Stormwater Ponds	4.13	3.3%
Stormwater Ponds	8.49	6.8%
Wetlands	14.03	11.2%
Electric Transmission Line	3.13	2.5%
Area to Remain Undeveloped (OL F)	0.98	0.8%
TOTAL	125.02	100.0%

A 6.4 acre public park, trails, sidewalks, open space and stormwater ponds are included throughout the development creating a multi-functional greenway corridor. Total public open space (public open space, public park, stormwater ponds, wetlands, open space under electric transmission line) is 52.9 acres or 42.3% of the entire development.

- Per City Code Section 1007.024(6)(c) of the PUD, Planned Unit Development ordinance:

1. A minimum of 50% of the gross townhome land area shall be reserved as common open space for townhomes.

Private open space is 10.6 acres or 50.3% of the townhome development.

- Per City Code Section 1102.13(4) of the Shoreland Planned Unit Development ordinance:

(d) *Open space requirements.* Planned unit developments must contain open space meeting of the following criteria:

1. At least 50% of the total project area must be preserved as open space.

Total open space (public 52.9 acres + private 10.6 acres) is 63.5 acres or 50.8%.

Both open space requirements are met.

Existing Conditions

Per the Wetland Delineation Report, the site consists primarily of row crop land with scattered farmed wetlands. A single-family home and outbuildings are located along the west central border. Wooded areas with wetlands/drainageways are in the southwest and southeast portions of the site. Topography on the site varies with high elevations at ~910 to 912 ft MSL and low elevations at ~902-904 ft MSL.

A 70ft wide transmission line runs north-south through the site. A 50ft wide drainage & utility easement and stormwater pipe runs west-east through the site. Approximately the west quarter of the development is in the Shoreland Management Overlay District of Peltier Lake.

Surrounding Zoning and Land Use

Direction	Zoning	Current Land Use	2040 Future Land Use
North	R, Rural	Rural Residential	Urban Reserve
South	R, Rural and City of Centerville	Rural Residential and single family dwellings	Medium Density and City of Centerville
East	PUD (Watermark Development)	Residential	Low Density Mixed
West	Peltier Lake	Peltier Lake	Peltier Lake

Comprehensive Plan

Comprehensive Plan Amendment

The 125 acre site has three (3) land use designations per the City's 2040 Comprehensive Plan: low density, medium density, and high density. The areas are not intended to be strict land use and density boundaries but should be considered somewhat flexible to accommodate development. Met Council requires a formal comprehensive plan amendment to adjust the land use boundaries.

The proposed amendment decreases the allowed number of housing units by one.

	Existing Comp Plan	Proposed Comp Plan
Range of Allowed # of Housing Units	383-568	382-568

The City distributed the proposed comprehensive plan amendment to affected jurisdictions for their 60 day comment period. Comments were due January 17, 2026. There were no objections.

Planning District #3

Per the 2040 Comprehensive Plan, the site is in Planning District #3. The Comprehensive Plan states:

- Land Use
 - Much of District 3 was included in the I-35E Corridor Alternative Urban

Areawide Review (AUAR) completed in 2005.

- All development within the AUAR study area must comply with the mitigation plan that forms a part of the AUAR.

Density

The following chart is a summary of the site's general housing unit range and density using Met Council's density formula:

Land Use	Gross Area Acres	Wetlands	Public Park	Public Open Space/ Wetland Buffers	Arterial ROW	Electric Transmission Line	Net Area	Density Range		Units		Proposed Unit Count	Resulting Density
								Low	High	Low	High		
Low Density	39.56	1.78	1.86	3.97	0.00	1.29	30.66	1.6	3.0	49	92	74	2.41
Medium Density	44.17	2.32	4.54	4.51	0.00	1.20	31.60	4.0	6.0	126	190	126	3.99
High Density	41.29	9.93	0.00	13.17	3.83	0.64	13.72	6.0	8.0	82	110	82	5.98
	125.02	14.03	6.40	21.65	3.83	3.13	75.98			257	392	282	3.71

The range of allowed housing units for the entire site is 257 to 392. The proposed 282 housing units is within this range. The development's overall net density is 3.71 units per acre.

Growth Management Strategy

Page 3-17 of the 2040 Comprehensive Plan details the City's Growth Management Strategy. The strategy works in conjunction with the City's utility staging plan.

The City will plan to accommodate an annual average of 230 units per year over each 5-year phasing period not to exceed 345 units in any one year. From 2010 to 2025, the City's average annual number of units is 120. This is less than the allowed 230 unit annual allocation.

With existing projects underway, this project will be phased over multiple years to meet growth management requirements. The Phasing Plan is detailed later in this report.

Current Zoning and Land Use

Current Zoning	R, Rural
Current Land Use	Agricultural
Future Land Use per 2040 Comp Plan	Low Density Medium Density High Density
Utility Staging Area	Stage 1A (2018-2025) Stage 1B (2025-2030)

Rezoning

The property is currently zoned R, Rural. The R, Rural zoning is a holding district until municipal water and sanitary sewer are available to the site and the property owner is interested in having the property developed. The property will be rezoned to PUD, Planned Unit Development to allow for zoning and shoreland district flexibility.

PUD Land Use and Conventional Zoning District & Shoreland Guidelines

City Code Section 1007.024 details the PUD, Planned Unit Development requirements. The purpose of the PUD is to provide a zoning district that grants flexibility from certain conventional zoning regulations in order to achieve public benefits that may not otherwise be obtained under standard zoning regulations. These public benefits are detailed in City Code Section 1007.024(2) and discussed later in this report.

City Code Section 1007.024(4) details the PUD Land Use and correlating conventional zoning district standards. These conventional zoning district standards serve as guidelines but may be departed from to accomplish public value purposes.

The underlying conventional zoning districts used for this project are:

Underlying Conventional Zoning Districts	Housing Product
R-1, Single Family Residential	80ft wide lots
R-2, Two Family Residential	55ft and 65ft wide lots
R-3, Medium Density	Townhomes

A summary of PUD public benefit vs PUD flexibility is provided at the end of this staff report.

Conventional Zoning District Guidelines and PUD Flexibility

Lot Width and Lot Sizes

The attached PUD Land Use and Conventional Zoning District Guidelines Chart details the PUD Land Use and correlating conventional residential zoning district requirements. The chart also compares the proposed development to these guidelines and where PUD flexibility is requested.

Per City Code Section 1001.098 of the Subdivision Ordinance:

(1) *Area*. The minimum lot area, width and depth shall not be less than that established by the Lino Lakes Zoning Chapter in effect at the time of adoption of the final plat. Minimum lot area for urban lots shall consist of buildable land exclusive of utility transmission easements or water course easements that encumber lot development.

Lot size requirements are met.

Setbacks

The following charts compare the conventional City ordinance requirements to the proposed setbacks.

Residential Single Family	City Ordinance Requirement	Proposed Setbacks	PUD Flexibility Required?
Street ROW	R-1 = 30ft R-2 = 25ft	30ft 25ft	No
Rear Lot Line	R-1 = 30ft R-2 = 25ft	30ft 25ft	No
Side Lot Line	R-1 & R-2 = 5ft garage/ 10ft house	80ft: 10ft and 10ft 55-65ft: 7.5 ft/7.5 ft	No Yes

Townhomes	R-3 City Ordinance Requirement	Proposed Setbacks	PUD Flexibility Required?
Local Street	30ft	25ft	Yes
Arterial Street	40ft	40ft	No
Private Street (from back of curb)	25ft	25ft	No
Rear Lot Line	30ft	25ft	Yes
Side Lot Line	10ft	10ft	No
From Low Density Res	35ft	NA-TH do not abut LDR	NA

Shoreland Management Overlay District

A portion of the development is within the Shoreland Management Overlay District of Pelter Lake which is classified as a natural environment lake. Within the shoreland district, land is guided both low density and medium density. Single family dwellings are allowed in the shoreland district. These lots are non-riparian because they do not directly abut the lake due to Peltier Lake Drive and a strip of land owned by the Board of Water Commission-St. Paul. The townhomes are not in the shoreland district and therefore are not subject to shoreland PUD requirements.

Lot Width and Lot Sizes

The attached PUD Land Use and Shoreland Regulation Chart summarizes lot width, lot depth and lot sizes requirements. The shoreland ordinance allows for a minimum 80ft wide single family lots, two-family/duplex and triplex/quad/townhomes. The development proposes single family detached dwellings within the shoreland district; however, some of the single family lots are 65ft wide x 135ft deep. The two-family/duplex requirements are a minimum lot size of 8,775 sf and 130ft lot width. This would equate to a single family lot 65ft wide x 135ft deep = 8,775sf.

PUD flexibility is required for 65ft wide single family lots in the shoreland district.

Setbacks

The setback from the OHWL 884.7 EL is 150ft. This setback would apply to Lot 1, Block 1 and Lot 1, Block 2 near Peltier Lake.

Impervious Surface Coverage

Per City Code Section 1102.07(1)4, the impervious surface coverage of single family lots in the shoreland district must not exceed 30%. Single family lots outside the shoreland district are allowed up to 65% maximum impervious surface.

Per City Code Section 1102.13(4) of the Shoreland PUD ordinance:

(e) *Erosion control and stormwater management.* Erosion control and stormwater management plans must be developed and the PUD must:

2. Be designed and constructed to effectively manage reasonably expected quantities and qualities of stormwater runoff. Impervious surface coverage must not exceed 35% with an approved stormwater management plan and consistency with § [1102.09](#).

The project will be developed with an approved stormwater management plan. The applicant demonstrated that if the maximum impervious surface for each single family lot in the development is 48%, the overall site impervious is 27.9%. This would meet 35% Shoreland PUD requirement.

The DNR was supportive of this approach and the 48% single lot max impervious coverage.

Building Design Standards and Other Performance Standards

City Code Section 1007.043 details minimum residential building design standard requirements. The conventional residential zoning districts also provide addition requirements.

Single Family-80ft wide lots

All single family dwelling detached dwellings shall the minimum zoning ordinance requirements of City Code Section 1007.043(2)(a) and City Code Section 1007.110 (R-1, Single Family Residential District).

There are 22 different house products proposed.

Single Family-65ft wide lots

The applicant is requesting PUD flexibility from the following building requirements of City Code Section 1007.112 (R-2, Two Family Residential):

	Required	Requested PUD Flexibility
Garage Forward of Front Porch	0 ft	2ft to 6ft
Garage/Façade Ratio	50%/50%	1 story home: 67% garage/33% façade

There are 46 different house products proposed.

Single Family-55ft wide lots

The developer is requesting PUD flexibility from the following building requirements of City Code Section 1007.043(2)(a) and City Code Section 1007.112 (R-2, Two Family Residential):

	Required	Requested PUD Flexibility
Min. Building Footprint (less garage area)	850sf	780sf
Garage Size	520sf	445ft min ^a
Garage Forward of Front Porch	0ft	2ft to 6ft
Garages over 2 stalls	2ft recess	1ft recess
Garage/Façade Ratio	50%/50%	1 story home: 67% Garage/33% Façade

^a There are two house products that have garage sizes less than 520sf (Lewis and Vanderbilt). At the February 2, 2026 Work Session, it was agreed that no more than 14 houses shall have garage sizes less then 520sf.

There are 60 different house products proposed.

Townhomes

Per Council direction, the applicant revised the townhome products to meet the minimum 20ft wide garage with and the minimum 520sf garage size.

The developer is requesting PUD flexibility from the following building requirements of City Code Section 1007.043(2)(b) and City Code Section 1007.113 (R-3, Medium Density Residential):

	Required	Requested PUD Flexibility
Combined Area Exterior Finish (Brick or Stone)	25%	8% (Row TH) 7% (Back to Back TH)

Subdivision Ordinance

Blocks and Lots

The proposed development provides a mix of residential lots and blocks. Outlots contain wetlands, buffers, stormwater ponds etc. Per Sheet C2.0, Preliminary Plat:

Lot or Outlot	Purpose	Ownership
Lots and Blocks	Single family home & townhomes	Private
A, B, C	Public park	City
D	Future development	Private
E, F	Public open space, trail corridor	HOA
G	Public open space, wetland and buffer	HOA
H	Stormwater pond	HOA
I	Stormwater pond, wetland, and buffer	HOA
J, K	Public open space, wetland, buffer, stormwater pond and trail corridor	HOA
L	Townhome private streets	HOA
M-AA	Townhome private open space	HOA

During PUD Concept Plan review, staff noted the property owner's lot at 7566 Peltier Lake Drive should be incorporated into the plat. This was not done. Outlot D is proposed to be sold to the property owner for future development. Staff notes future development will need to meet all land use, density, zoning, subdivision, shoreland, etc. ordinances.

Streets and Alleys-Public Streets

CSAH 54 (20th Ave N) is an A-Minor Arterial Reliever road. Sixty (60) feet of road right-of-way is being dedicated along CSAH 54 and widens near Street A/20th Avenue intersection as requested

per Anoka County Highway Department. Internal streets consist of local streets with 60ft wide road right-of-way and paved 32ft wide back to back. Sidewalks are provided along the streets. A roundabout will be constructed at the intersection of 20th Avenue N and Street A/Watermark Way.

Peltier Lake Drive will be relocated to the east and serve as the north-south street connection. The public right-of-way will remain and a trail installed to provide public enjoyment of the lake amenity. Street G road right-of-way abuts the property to the south for future extension. A temporary roadway easement 24ft wide will connect to the existing Peltier Lake Drive.

Streets and Alleys-Private Streets

Private streets are proposed for the townhomes. They are 26ft wide and an emergency access to the trail is proposed to the north. City Code Section 1007.054 details private street regulations. The regulations are met.

Per City Code Section 1007.052(6) Off-Street Parking: Townhouses and Manufactured Home Parks require 2 rent-free spaces per unit. In projects involving 8 or more units, guest parking at a rate of 1 space per 3 units shall be provided.

There are 136 townhome units which would require 45 parking spaces ($136/3=45$). Each unit has 2 garage stalls and driveway space for parking. There are also an additional 46 guest parking spaces provided throughout the townhome neighborhood. Parking requirements are met.

Easements

Standard drainage and utility easements at least 10 feet wide have been provided along all lot lines. Drainage and utility easements shall be dedicated over outlots containing stormwater management facilities.

Stormwater Management and Erosion and Sediment Control

The site is located within the NE Lino Lakes Comprehensive Stormwater Management Plan area and is subject to requirements of the plan. As part of the plan implementation the City constructed a trunk storm sewer pipe across the southern half of the property between 20th Avenue and Peltier Lake. This trunk line serves as the major conveyance system for the area.

The grading plan shows stormwater ponds throughout the development. They are part of the multi-purpose greenway corridor incorporating trails, stormwater management, floodplain, ditches, and open space.

Per the City Engineer memo dated February 17, 2026:

Stormwater management for the Peltier Ponds site consists of multiple sedimentation basins and irrigation reuse to provide treatment. Additional stormwater management requirements are set beyond standard City and RCWD rules based on the site's location within the Northeast Drainage Area Comprehensive Stormwater Management Plan (CSMP). Upon review of the CSMP with RCWD, site design requires further refinement to meet those requirements. The 0.1 cfs/acre requirement must be met for all discharge points on the site since all flows ultimately route to Peltier Lake. Existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing - Peltier	24.29	51.03	116.82	N/A
Proposed - Peltier	17.01	32.70	69.28	N/A
Existing - South	9.71	20.08	44.23	N/A
Proposed - South	3.58	10.87	28.46	N/A
Existing - North	2.96	6.02	9.30	N/A
Proposed - North	1.40	3.54	6.47	N/A

The City Engineer's memo contains a list of comments that need to be addressed.

Public Utilities

Public water, sanitary, and storm sewer utilities will be installed within the development.

The site is in Sanitary Sewer District 3 (Sub-district 3H). Flow from these areas, including that from Centerville, is collected along East Cedar Street and conveyed east to MCES Meter M220 and Gravity Interceptor 802325.

The site is in Utility Staging Area 1A (2018-2025) and 1B (2025-2030). The City Council will pass resolution to open Stage 1B (2025-2030).

Per the City Engineer's memo, the City's water supply system well firm capacity should meet or exceed its maximum day demand. This criteria is currently constrained by poor water quality in some wells, the White Bear Lake court orders and ongoing litigation, and annual variability in water use due to drought and other factors. The City's existing firm capacity (excluding Well No. 2 due to poor water quality) is 4.38 million gallons per day (MGD). The City's maximum day demand from 2015 to 2024 was 3.87 MGD. Near-term development within the City is projected to increase the maximum day demand by 0.42 MGD, bringing it to 4.29 MGD. The City is actively pursuing Well No. 7 to increase firm capacity, but it will likely not be in service until the fall of 2026. Based on the wide annual variability in maximum day demand and its susceptibility to drought conditions, the City will continue to monitor water demands and reserves the right

to impose water restrictions and to reevaluate water supply capacity prior to Peltier Phases 3 and 4.

Based on projected water use, the initial phase of development can be accommodated by the City's system prior to development of Well 7. As the water issue continues to develop it may impact the City's ability to service future phases of the development. In such case future phases of the development may be deemed premature.

The site will implement a stormwater reuse system for irrigation purposes.

Yield Plan

As required per City Code Section 1001.041(2)(a)7, the applicant submitted the attached yield plan. The yield plan shows the maximum number of dwelling units that would be permitted given the minimum lot size and lot widths for conventional subdivisions and other requirements of the Lino Lakes Zoning and Subdivision Chapters.

The submitted yield plan indicates single family lots, townhomes, and an apartment totaling 332 housing units.

The proposed preliminary plat contains 282 housing units.

Phasing Plan

The phasing plan indicates four (4) phases of development.

Phase 1	119 lots
Phase 2	92 lots
Phase 3	36 lots
Phase 4	35 lots
Total	282 lots

Based on projected water use, the initial phase of development can be accommodated by the City's system prior to development of Well 7. As the water issue continues to develop it may impact the City's ability to service future phases of the development. In such case future phases of the development may be deemed premature.

Traffic Study

A Traffic Impact Study was prepared by Traffic Impact Group, LLC dated December 12, 2025. Per the study,

- The proposed new development is expected to generate 42 entering trips and 128 exiting trips in the AM peak hour, and 135 entering and 85 exiting trips in the PM peak hour.
- Total daily trip generation is 2,415.
- The County and City have expressed their preference for a roundabout at Watermark Way. Roundabout will provide acceptable operations, will provide vehicle calming on the corridor, and provide pedestrians a safe location for crossing 20th Avenue N.

The study area included the following intersections:

- 20th Avenue N & Rehbein Street
- 20th Avenue N & Watermark Way

Level of Service

Level of Service (LOS) is used to describe the operating conditions of an intersection. Facilities are given letter designations from “A” (best operating conditions) to “F” (worst conditions).

City Code Section 1001.013(2)(c), Premature Subdivision of the City’s Subdivision Ordinance establishes minimum Level Of Service (LOS) requirements. The ordinance states that if the LOS is A or B, the proposed subdivision shall not the degrade the LOS more than one grade. If the LOS is C or D, it shall not degrade the LOS. Intersections with a LOS of E or F must be improved to ensure a LOS of D or better.

	Existing Peak Hour LOS		2026 Full Build Peak Hour LOS	
Intersection	A.M. Peak	P.M. Peak	A.M. Peak	P.M. Peak
20th Ave N & Rehbein St				
-EB	A	A	A	B
-WB	B	B	B	C
-NB	A	A	A	A
-SB	A	A	A	A
20th Ave N & Watermark Way (No roundabout)				
-EB	na	na	B	B
-WB	LT-B RT-A	LT-B RT-A	LT-C TH-A RT-A	LT-D TH-B RT-A
-NB	Free	Free	Free	Free
-SB	LT-A	LT-A	LT-A	LT-A

20th Ave N & Watermark Way (With roundabout)				
-EB	na	na	A	A
-WB	LT-B RT-A	LT-B RT-A	A	A
-NB	Free	Free	A	A
-SB	LT-A	LT-A	A	A

The proposed subdivision meets the Level of Service requirements; therefore, it is not deemed premature.

Noise Study

A Traffic Noise Assessment was completed by David Braulau Associates, Inc. dated May 9, 2025.

Minnesota Rule 7030.0040 details noise standards for residential land uses:

	Daytime (7:00 am to 10:00 pm)	Nighttime (10:00 pm to 7:00 am)
L10	65 dBA	55 dBA
L50	60 dBA	50 dBA

L10 is the level exceeded 10% or 6 minutes of an hour. L50 is the level exceeded 50% or 30 minutes of an hour.

Predicted daytime L10 levels at living units closest to the highways are below the 65 dBA daytime residential standard.

Predicted nighttime L10 levels at living units are slightly above the nighttime standards in 2026 but 4 to 5 dBA above the standards in 2040. However, residential land uses can be brought into compliance with state rules if appropriate STC rated windows are installed. An analysis of exterior facades shows that STC 28 will comply with the standards for most rooms although several models with extensive glazing may require STC 30 glazing to comply with the standards.

Parks, Greenways and Trail Plan

Figure 10-2 of the 2024 Comprehensive Plan identifies the need for a future Neighborhood Park Area F centrally located within the service area. The proposed development includes 6.4 acres of public park and 7,200+lf of paved trails. A mowed/turf trail is also proposed in the southeast quadrant of the site. The trails are located adjacent to the wetlands, stormwater ponds and open space creating a multi-functional greenway corridor.

Peltier Lake Drive will be relocated to the east and serve as the north-south street connection. The public right-of-way will remain and a trail installed to provide public enjoyment of the lake amenity.

Only land that is reasonably suitable for park use and location shall be credited for parkland dedication. Trail construction will be credited to the developer.

Tree Preservation

The Environmental Coordinator reviewed the revised plans and comments are in the attached memo. There are 2186 onsite trees and 1783 are being saved. Of the 403 being removed, 336 are shown to be exempt from mitigation due to species, basic use area or undesirable trees.

Landscaping

Also from the Environmental Board staff report, boulevard trees are required at the rate of one (1) tree per lot frontage for single family and two-family lots. Townhomes and multi-family properties require one tree per 70 feet of linear feet of road frontage.

Open areas shall be landscaped to meet requirements of 1 large tree and 2 large shrubs per 2500 SF. Open space calculations shall be provided.

Landscape screening and buffers are installed along CSAH 54/20th Street. Buffer screening and berming meet the city's 6' height requirement from the low point of foundation.

EQB Environmental Review

The development is in the I-35E Corridor Alternative Urban Areawide Review (AUAR) which was completed in 2005 and subsequently updated through 2025. All development within the study area must comply with the AUAR mitigation plan. The Environmental Coordinator reviewed the AUAR mitigation checklist and determined the development is in compliance with the AUAR.

Wetlands

Per Plan Sheet C4.9, Wetland Impacts & Buffer Plan and the Wetland Delineation Report, there are nineteen (19) wetlands totaling 15.58 acres on the project site. A majority of the wetlands (13) are shown within the currently farmed area of the parcel. These wetlands are considered degraded and have a lower biological value. There are 1.12 acres of wetland impacts that will be mitigated via wetland bank credits.

Only Wetlands 14, 15, 16, and 17 in the southeast quadrant require Wetland Management Corridor (WMC) minimum 50ft wide buffer with site development.

Wetland Buffer	Acres
Required 50ft wide Wetland Buffer	6.31 acres
Provided Wetland Buffer	11.17 acres

Wetland buffer requirements are met.

Protected Open Space Area signage will also be installed. Conservation easements and wetland buffers shall be recorded over the applicable open space outlots.

Floodplain

The 2015 FEMA Floodplain Map indicates Zone A flood plain over the large wetland on the south side of the site. The Base Flood Elevation (BFE) is 887.7. There are no floodplain impacts.

Additional City and Government Agency Review Comments

- Anoka County Highway Department comments are provided in the attached letter.
- Lino Lakes Police Department reviewed the development and had no concerns.
- Lino Lakes Fire Department notes the need for temporary cul de sacs on future street extensions and a future north-south street connection from Gordon Avenue to Peltier Lake Drive/Old Mill Road.
- City Engineer comments are provided in the attached memo.
- Environmental Coordinator comments are provided in the attached memo.
- The Park Board reviewed the PUD Preliminary Plan/Preliminary Plat on July 7, 2025. Comments included:
 - The combined 5.3 upland acres of Public Park Outlot A + B are sufficient for park purposes.
 - Recommend Outlot J with the mowed/turf trail be owned and maintained by the HOA.
- The developer held a neighborhood meeting on May 20, 2025. A meeting summary is attached.
- The Planning & Zoning Board opened the public hearing on July 9, 2025 and continued the hearing to December 10, 2025. Public comments included concerns regarding traffic, tree removal, and landscaping and buffers along north lot line. Generally, the Board supported the development's layout and preliminary plat. The Board did not come to a consensus on the PUD flexibility being requested for the building design standards. Three motions were made and they all failed.

PUD Public Benefit vs PUD Flexibility Summary

Summary

Public Benefit Gained:

1. Variety of housing types and lot sizes from larger single family lots to townhomes provides life-cycle housing.
2. Multi-functional greenway corridor, trail, and storm water management system.
3. Greater protection of lake and wetland natural resources with extensive stormwater management plan and larger wetland buffers.
4. Transition from low intense residential development near natural resource/lake to higher intense development near arterial roads.
5. Efficient use of land and private streets resulting in smaller network of utilities and streets.
6. Creation and preservation of open space that is accessible to the public.
7. Creation of trail corridor along Peltier Lake that is accessible to the public.
8. More parkland dedication fees available for park development.
9. Wider landscape buffers and trail corridors.
10. Increased side yard setbacks from 5ft to 10ft on 80ft wide lots.

Flexibility Provided:

1. Detached 65ft wide single family lot vs. two-family lots in shoreland district
2. Lot widths: 55ft wide single family lots < 60ft wide R-2 requirement
3. Corner lot widths: 72.5ft wide < 75ft wide requirement
4. Lot size: 6,875sf < 7,500 sf R-2 requirement
5. 55ft and 65ft Wide Single Family Lots:
 - a. Side yard setback: 7.5ft < 10ft
6. Townhomes:
 - a. Local street lot line setback: 25ft < 30ft
 - b. Rear lot line setback: 25ft < 30ft
7. Building design standards:
 - a. Single Family R-2 (55ft and 65ft wide lots):
 - i. Minimum building footprint: 780sf < 850sf
 - ii. Garage size: 445sf < 520sf
 1. No more than 14 houses shall have garage sizes less than 520sf.
 - iii. Garage protrusion from front porch:
 1. 2-Story Home: 6ft > 0ft
 2. 1-Story Home: 2ft > 0ft
 - iv. Garage/façade ratio:
 1. 1 story home:
 - a. 67% garage/33% façade > 50%/50%
 - b. If greater than 50%, house must have window in largest gable.
 - v. 3rd stall recess: 1ft < 2ft required
 - b. Townhomes (R-3)
 - i. Exterior stone: 7% < 25%
8. Impervious Surface

- a. Maximum allowed impervious surface coverage for each single family lot shall be 48%.

Findings of Fact

The findings of fact for the comprehensive plan amendment, rezoning, and PUD Preliminary Plan/Preliminary Plat are detailed in the attached resolutions and ordinance.

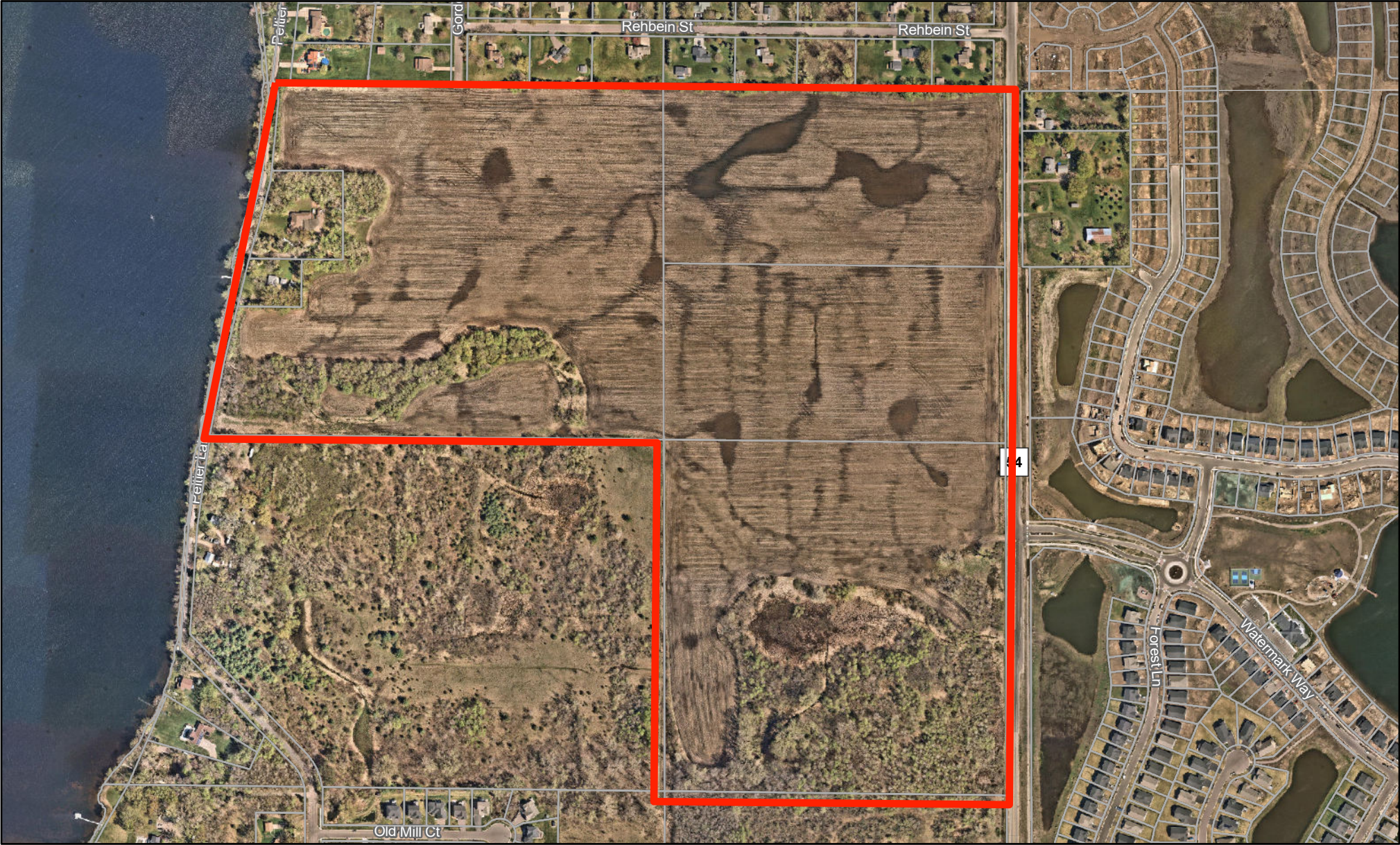
RECOMMENDATION

Staff recommends approval of the Peltier Ponds Comprehensive Plan Amendment, Rezoning, and PUD Preliminary Plan/Preliminary Plat with conditions as noted in the resolutions.

ATTACHMENTS

1. Site Location & Aerial Map
2. Applicant's Narrative
3. Master Plan Booklet
4. Preliminary Plat
5. Land Use & Density Plan
6. Yield Plan
7. Architectural Color Rendering Examples-55ft
8. Architectural Color Rendering Examples-65ft
9. Architectural Color Rendering Examples-80ft
10. Architectural Color Rendering Examples-TH
11. PUD Land Use and Conventional Zoning District Guidelines Chart
12. Neighborhood Meeting Minutes
13. Wetland Impacts and Buffer Plan
14. Landscape Plan
15. Applicant's Building Design PUD Flexibility Requests
16. City Engineer Memo dated February 17, 2026
17. Environmental Memo dated February 17, 2026
18. Anoka County Letter dated November 25, 2025
19. Resolution No. 26-05 Comprehensive Plan Amendment
20. Ordinance No. 01-26 Rezoning from R, Rural and PUD, Planned Unit Development
21. Resolution No. 26-06 Opening Utility Staging Area and PUD Preliminary Plan/Preliminary Plat

Peltier Ponds Site Location & Aerial Map



 Parcels

1 in = 500 Ft





NARRATIVE: Peltier Ponds - Single-Family & Townhome Residential Community

U.S. Home, LLC, dba Lennar, is pleased to submit this application for a proposed single-family and townhome community composed of 282 homes.

Existing Conditions

The property is located on the west side of 20th Ave N (CSAH 54) across from Watermark, east of Peltier Lake Drive, and north of the Centerville city border. The site is 125.02 gross acres (64.32 net developable acres) in size and is currently farmed agricultural land with wetlands and pockets of wooded upland and lowland. The site is currently guided Low Density Residential, Medium Density Residential, and High Density Residential. Nineteen wetlands have been delineated on the site totaling 15.66 acres in size.

Guided Land Uses and (current use of land) surrounding the subject property include:

- North – Guided Urban Reserve (single-family residential – Rehbein’s Peltier View);
- West – Guided Low Density Residential, Medium Density Residential, and Open Water (two single-family homesteads and Peltier Lake);
- Southwest – Guided Medium Density Residential (50-acre single-family homestead)
- South – City of Centerville (single-family residential and open space);
- East – Guided Low Density Mixed Residential (20th Ave N & Watermark).

Description of Requests

Lennar is requesting a Rezoning of the subject property from Rural to PUD to align with the guided Land Use of the property; a Comprehensive Plan Amendment to realign the Low, Medium, and High Density Residential land use designations to match the layout of single-family homes (low density) and townhomes (medium and high density); and PUD Preliminary Plan and Preliminary Plat applications.

Proposed Homes and Architecture

Peltier Ponds consists of single-family homes and townhomes similar to homes built in Watermark.

	CMA back-to-back townhome	CMS row townhome	55-foot single-family lots	65-foot single-family lots	80-foot single-family lots	
Bedrooms	3	3	2 to 4	3 to 5	3 to 5	
Home Sq Ft	1770-1800	1800-1900	942-2400	1920-3876	1920-3876	
Garage Stalls	2	2	2 to 3	3	3 to 4	
Garage Sq Ft	405	379-388	445-744	626-780	645-951	
Starting Price	\$345,000	\$365,000	\$525,000	\$575,000	\$635,000	
January 2025 Concept Plan Home Count	74	39	75	49	25	262
July 2025 Preliminary Plat Home Count	48 ↓	33 ↓	89 ↑	45 ↓	31 ↑	246 ↓
December 2025 Preliminary Plat Home Count	74 ↑	62 ↑	72 ↓	41 ↓	33 ↑	282 ↑

Infrastructure

Peltier Ponds is located adjacent to existing residential developments. As a result, infrastructure is readily available for extension to serve this development. Access for the community will be provided through the westward extension of Watermark Way and southward extension of Gordon Ave. Access will also be

provided from Peltier Lake Drive on the north and south, however, Peltier Lake Drive will be moved away from the lake and redirected into the new neighborhood. Existing Peltier Lake Drive will be abandoned and possibly turned into a trail in the future. The single-family homes will be served by public streets with a curb-to-curb street width of 32 feet. The townhomes will all be served by private streets.

Public Park, Open Space, Trails, and Sidewalks

Lennar is proposing the dedication of 6.4 acres of land in the central area of the community and at the west edge fronting on Peltier Lake intended for use as a City park. Nearly 22 acres of the site are being preserved as public open space, and over 6 acres will be preserved as private open space within the townhome neighborhoods. When including the public park, public and private open spaces, ponding areas, and wetlands the site will contain 64.25 acres will be open space which constitutes 51% of the site. The community includes a network of trails that will connect to the new public park, a future lakefront trail, connection to a future trail fronting on 20th Avenue, and will allow access to the Watermark Park and trail system on the east side of 20th Avenue. Sidewalks will be constructed on one side of each public street. The public park areas will be deeded to the City. Common open spaces will be owned by the HOA and trails outside the public park will be maintained by the HOA.

Trees and Landscape Buffers

Given the long-term agricultural use of the property, and large presence of wetlands, much of the site is void of trees. There are, however, a few large clusters of trees in the southern wetlands, along the north property line, near the homesteads by the lake, and around the creek in the center of the site where the park is proposed to be located. There was a total of 2,186 trees were inventoried. Lennar is proposing the removal of 403 trees from the site, which means 81.6% will be preserved. Lennar will be planting trees in accordance with City Code requirements.

Comprehensive Plan Land Use Goals

The Lino Lakes Comprehensive Plan guides the subject properties Low Density Residential, Medium Density Residential, and High Density Residential. This is a complicated site to design to meet density requirements given the scattered location of wetlands and the need to provide ponding, but PUD zoning would provide the flexibility to offer the proposed mix of townhomes and three base lot width standards for the single-family homes to achieve the density required by the Comp Plan. The proposed plan meets the overall required density unit range requirements based on existing and proposed land use designations. However, the land use designations are being amended to align with the proposed housing types (larger single-family = low density residential; smaller single family and row townhomes = medium density residential; back-to-back townhomes = high density residential). Along with 34.46 acres being preserved in park/open space, the preservation of wetlands and trees, and the creation of a public park, the proposed community aligns with goals outlined in the Lino Lakes 2040 Comprehensive Plan.

PELTIER PONDS USING EXISTING LAND USE DESIGNATIONS					
Land Use	Required Density Range (units/acre)	Net Acres	Density Range	Proposed Units	Resulting Density (units/acre)
Low Density Residential	1.6 - 3.0	32.86	53 - 99	114	3.5 (exceeds density requirements)
Medium Density Residential	4.0 - 6.0	30.10	120 - 181	135	4.5 (meets density requirements)
High Density Residential	6.0 - 8.0	13.02	78 - 104	33	2.5 (under density requirements)
		75.98	251 - 384	282	3.7

PELTIER PONDS USING PROPOSED LAND USE DESIGNATIONS					
Land Use	Required Density Range (units/acre)	Net Acres	Density Range	Proposed Units	Resulting Density (units/acre)
Low Density Residential	1.6 - 3.0	30.66	49 - 92	74	2.4 (within density requirements)
Medium Density Residential	4.0 - 6.0	31.60	126 - 190	126	4.0 (meets density requirements)
High Density Residential	6.0 - 8.0	13.72	82 - 110	82	6.0 (meets density requirements)
		75.98	257 - 392	282	3.7

PELTIER PONDS USING YIELD PLAN					
Land Use	Required Density Range (units/acre)	Net Acres	Density Range	Proposed Units	Resulting Density (units/acre)
Low Density Residential	1.6 - 3.0	33.47	54 - 101	78	2.3 (meets density requirements)
Medium Density Residential	4.0 - 6.0	30.41	122 - 183	168	5.5 (meets density requirements)
High Density Residential	6.0 - 8.0	13.80	83 - 111	86	6.2 (meets density requirements)
		77.68	259 - 395	332	4.2

Goal 1: Create a unified vision and future for the city, promote a well-planned community, prevent fragmented development, address the impacts of development and redevelopment on natural resources, aesthetics and view corridors, and provide balanced land use and connectivity that ensures the integration of both sides of the regional park.

- Preserving open space, providing park dedication and trails, and/or providing stormwater management areas, in excess of minimum standards to implement the Greenway System and Rice Creek Watershed District's Lino Lakes Resource Management Plan.
- Restoring/enhancing ecological systems.
- Managing stormwater using natural filtration and other ecologically based approaches.
- Providing life-cycle and affordable housing.

Peltier Ponds will be preserving 34.46 acres of upland open space (64.25 acres of open space if ponding and wetland areas were included) which is 51% of the site. This plan proposes the dedication of a 6.4-acre park at the west side of the community near Peltier Lake. Of the 15.66 acres of wetland located on the site 13.73 acres will be preserved along with the creation of 6.03 acres of wetland buffers. Five of the wetlands (2.44 acres combined) on site are being restored from their current farmed agricultural state to revitalized wetlands. As mentioned, there will be seven (7) stormwater ponds constructed which will treat stormwater runoff prior to it entering the natural systems of wetlands, creeks, and lakes. By offering two types of townhomes and the various floorplans that can be built on 55-foot, 65-foot, and 80-foot wide lots Peltier Ponds will certainly provide Lino Lakes residents options for life-cycle housing.

Goal 3: Ensure housing development is compatible with existing and adjacent land uses and provides accessibility to key community features and natural amenities.

- Link trails to parks, lakes, and schools.
- Encourage pedestrian activity in residential areas by providing sidewalks and trails as well as connections to existing and future pedestrian or transit facilities.

The community includes a network of trails that will connect to the new public park, a future lakefront trail, connection to a future trail fronting on 20th Avenue, and will allow access to the Watermark Park and trail system on the east side of 20th Avenue. Sidewalks will also be provided on all public streets.

Goal 4: Maintain safe neighborhoods and community areas.

- Develop neighborhoods with mixed housing styles that promote diversity and attract all age groups.

The proposed mix of homes should attract buyers of all ages and demographics from young single first-time buyers, couples, families with children, empty-nesters, and retirees.

Goal 7: Sustain Lino Lakes' Natural Resources which make it such a desirable place to live.

- Protect and preserve the natural resources throughout the city.
- Continue to promote the use of Planned Unit Developments (PUD) as the city's preferred development process to implement the Greenway System.

Please see comments provided for Goal 1 and Goal 3 above. In addition, 1,783 trees will be preserved out of the 2,186 trees existing on site today (81.6% preserved). Many of which are located in the proposed park and open spaces.

Comprehensive Plan Parks, Open Space, and Trail Goals

Goal 1: Continue development and maintenance of an appropriate balance of active and passive recreational activities to serve the diverse needs of the community for people of all ages and abilities, including, where possible, neighborhood parks, larger multi-use community parks and the Rice Creek Chain of Lakes Park Reserve (Regional Park).

- Acquire, reserve, develop and maintain sufficient park and open space land to fulfill the identified and projected needs of the present and future populations.
- Continue, whenever possible, inclusion of neighborhood parks in future developments and planned redevelopments.
- Direct and manage activities in an appropriate manner by balancing the use of programming activities in the neighborhood parks.

As mentioned in the response to Land Use Goal 1, this plan proposes the dedication of a 6.4-acre park near the center of the community and at the west edge with lake frontage.

Goal 2: Collaborate with Anoka County to guarantee and improve public access of the Rice Creek Chain of Lakes Park Reserve (Regional Park) waterways for recreational use and enjoyment of the community.

- Identify, develop and maintain new public access points to area lakes and waterways so that residents can enjoy these unique recreational opportunities.

There is an opportunity for the City to create and offer a new public access point to Peltier Lake at the western edge of the proposed park dedication area.

Goal 3: Develop, maintain and connect the current and proposed trails and greenway systems in the City of Lino Lakes and the Rice Creek Chain of Lakes Park Reserve (Regional Park) in a manner that preserves and sustains the natural environment.

- Preserve the open character of Lino Lakes through the preservation of natural open space and the establishment of greenway corridors.
- To the extent possible, require an interconnected trail system to be developed concurrently with the infrastructure of the subdivision or new development.

Please see comments provided for Land Use Goal 3 above.

Goal 4: Identify, protect and preserve the desirable natural areas and ecological and aquatic resources of the community.

- Where possible, restore damaged or misused natural and ecologically significant areas to their original state.
- Require natural space buffers, where appropriate, around wetlands to preserve their function and value.

Please see wetland comments provided for Land Use Goal 1 above.

Goal 5: To provide city residents with parks, trails, greenways and natural areas for protection of the natural environment, recreational uses, as visual/physical diversions from the hard surfacing of urban development, and as a means to maintain the character, ambiance, appearance and history of the community.

- The city shall reserve the right to acquire land within all development areas for park, natural open space, greenways and trail purposes.
- Parkland dedication policies and ordinances shall be used by the city to require each developer (of all land use categories) to dedicate land, or at the discretion of the city provide a payment in lieu for all or part, for parks, trails, greenways and open space acquisition and development.
- Alternatives to direct acquisition of property, such as conservation easements, shall be used where appropriate to set aside land for park and open space purposes.

Please see comments provided for Land Use Goal 1 and Goal 3 above. The proposed open spaces would be placed under conservation easements.

Goal 7: Identify important existing natural resources for protection and work cooperatively with developers and landowners to encourage healthy natural resource systems to retain the existing natural character of the community through education.

- Encourage the preservation of natural vegetation including plants of oak savannas, prairies, woodlands, wetlands and aquatic vegetation to be a design consideration for new subdivisions.

As mentioned above, this plan will restore and preserve 2.44 acres of wetlands, preserve trees, and create new open spaces for natural vegetation to grow.

Schedule

Land development work (grading) could begin in Winter or Spring 2026 with utility/street construction getting started in Summer 2026. The overall project will likely be developed in four phases. Lennar estimates full occupancy of the community will occur approximately 6 years from the date sales begin.

Lennar has a long-standing history of building successful communities throughout the Twin Cities, including similar such as Watermark (Lino Lakes), North Meadows (Blaine), and Willowbrooke (Oakdale). We invite you to visit any of these communities and our website at lennar.com/new-homes/minnesota/minneapolis-st-paul. We look forward to this opportunity to continue working with the City of Lino Lakes and thank the City for its support.

Regards,

Josh Metzer
Land Entitlement Manager
Lennar Minnesota



PELTIER PONDS COMMUNITY

LINO LAKES, MINNESOTA

PUD MASTER PLAN BOOKLET | FEBRUARY 12TH, 2026

LENNAR®

COLLABORATORS

LENNAR[®]

DEVELOPER

LENNAR CORPORATION

16305 36th Ave. N, Suite 600

Plymouth, MN 55446

952.249.3014



**HILL
INCORPORATED**

SITE PLANNER / ENGINEER / SURVEYOR

HILL INCORPORATED

2999 West County Rd. 42, Suite 100

Burnsville, MN 55306

952.890.6044

CALYX

LANDSCAPE ARCHITECT

CALYX DESIGN GROUP

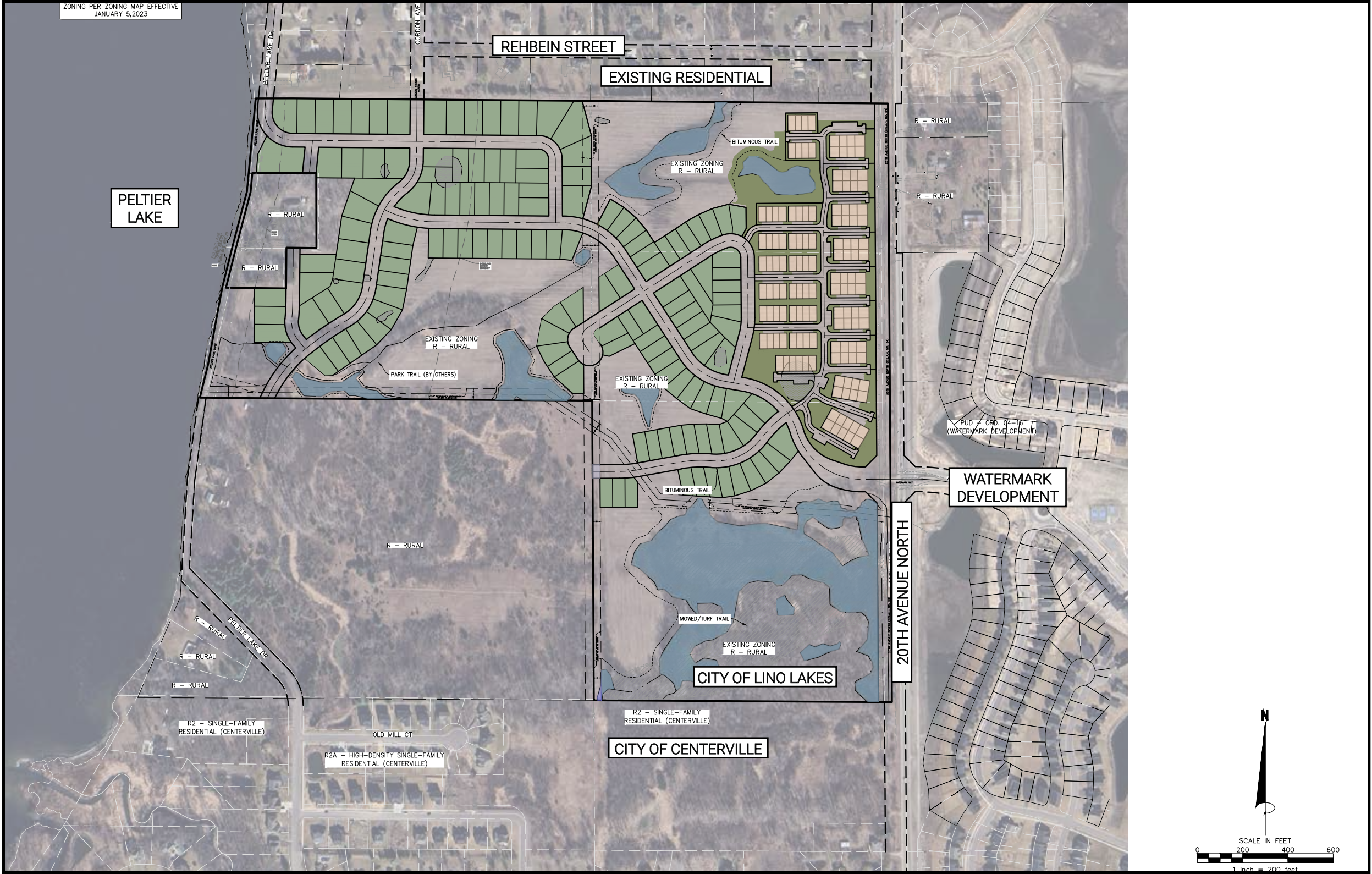
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Saint Paul, MN 55104

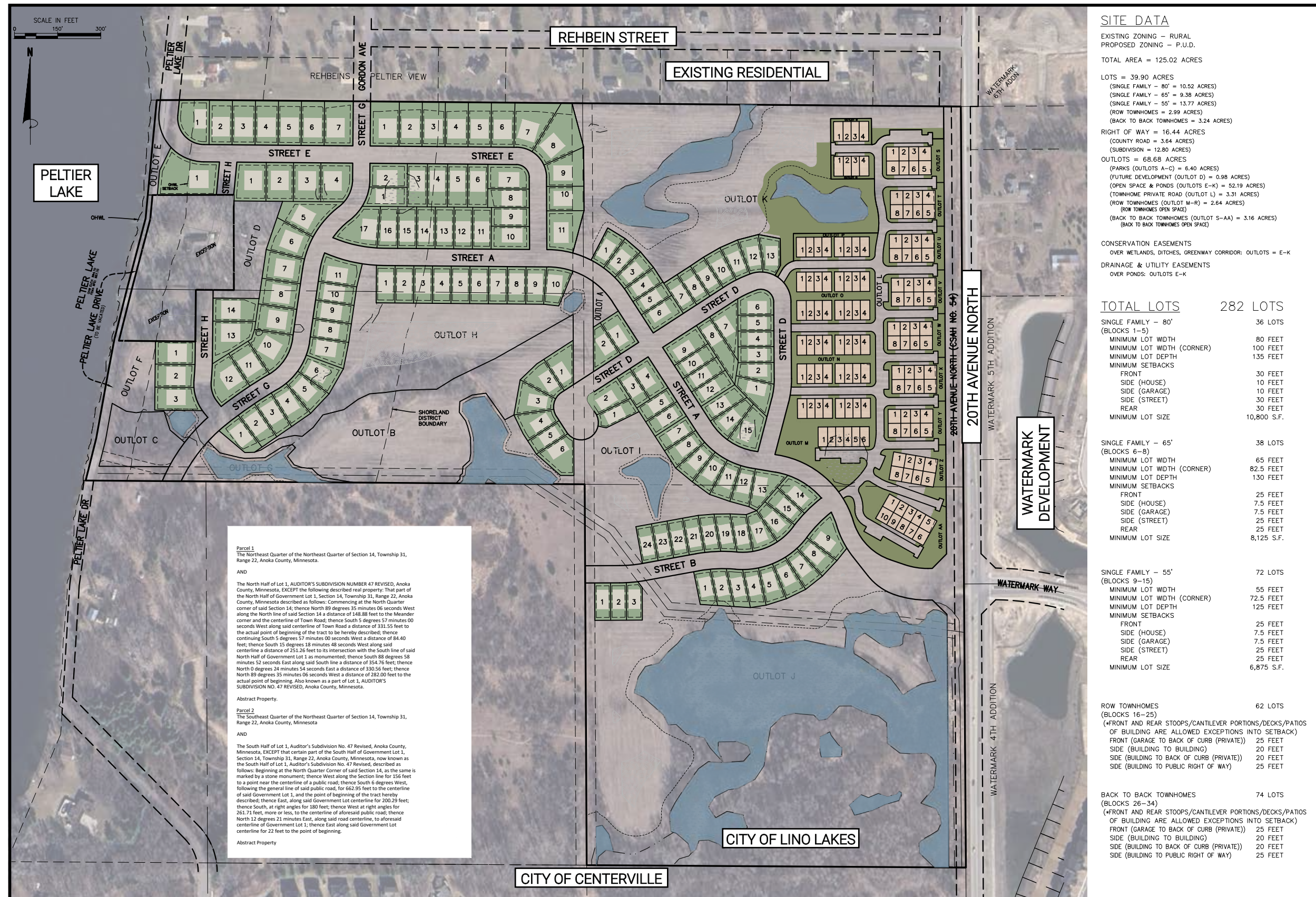
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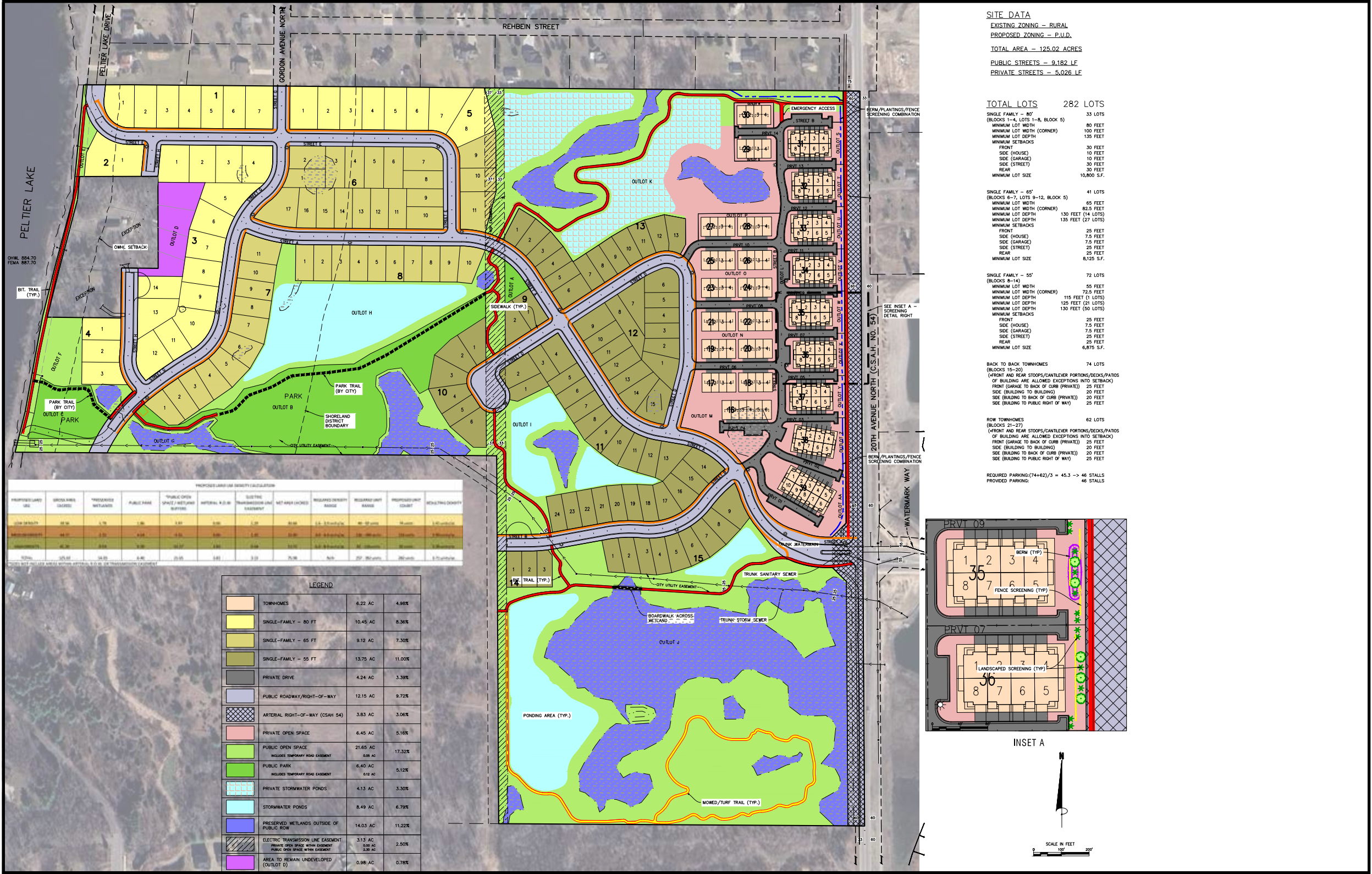
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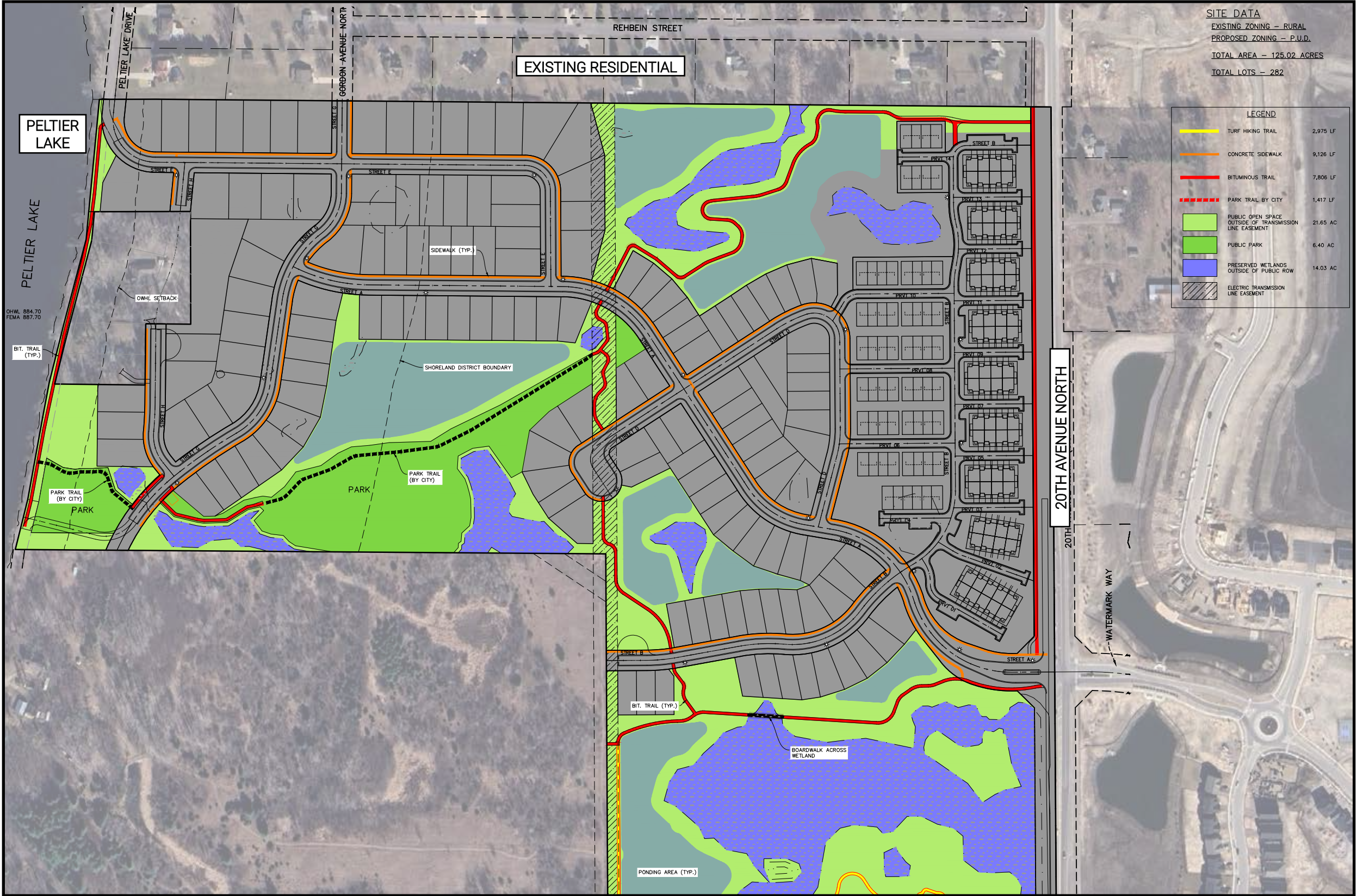
PRELIMINARY PLAT



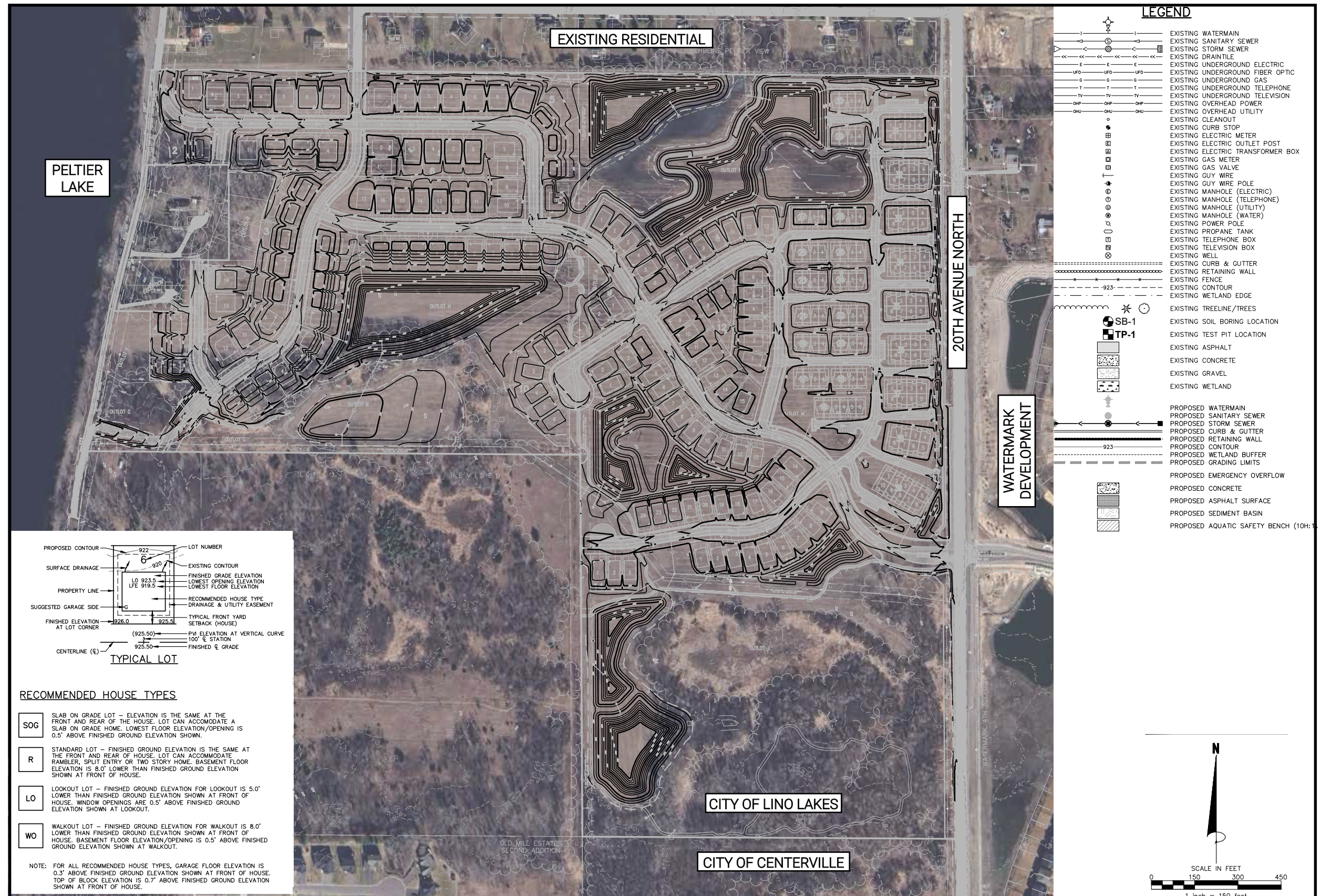
LAND USE & DENSITY PLAN



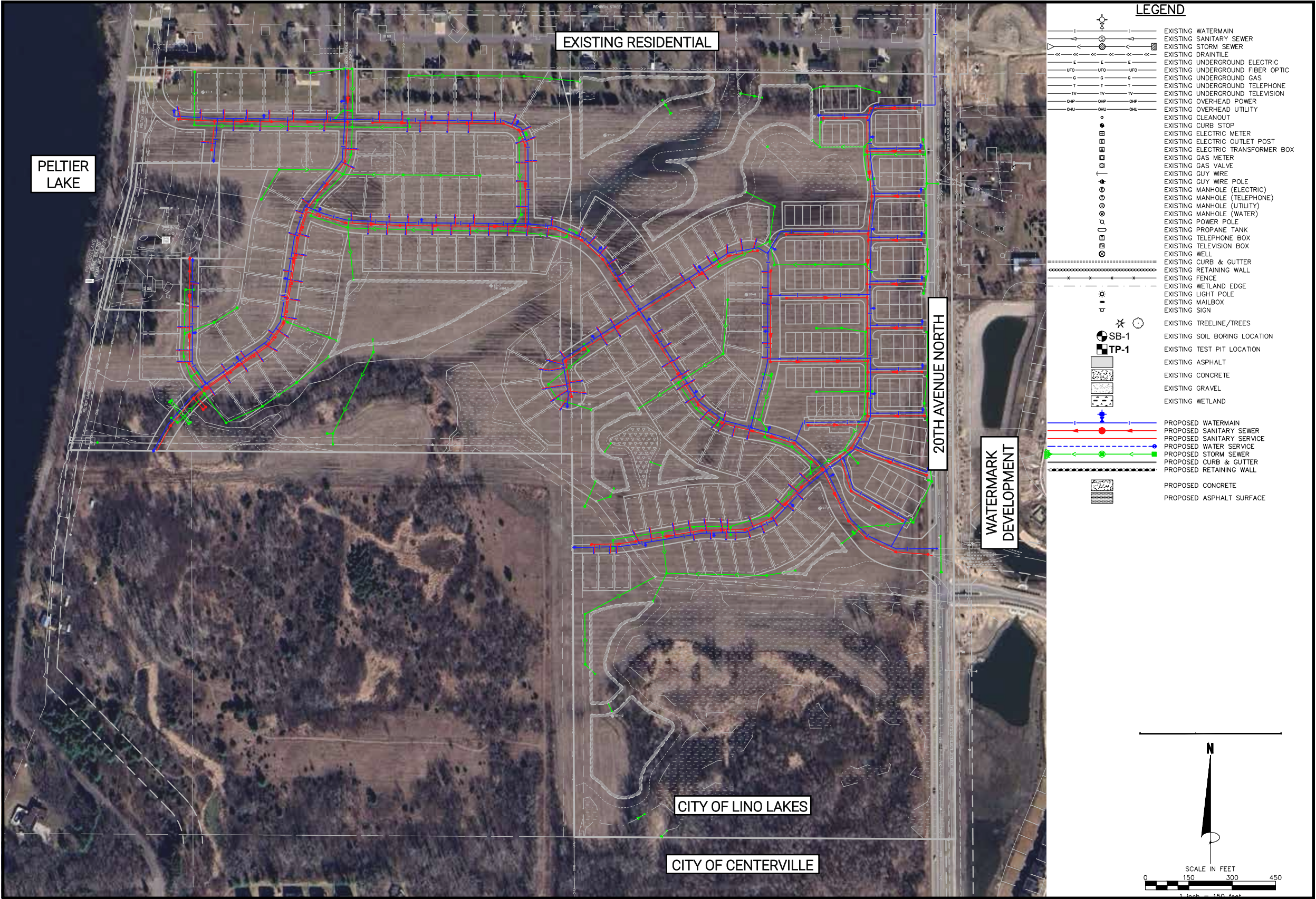
PARKS & OPEN SPACE PLAN



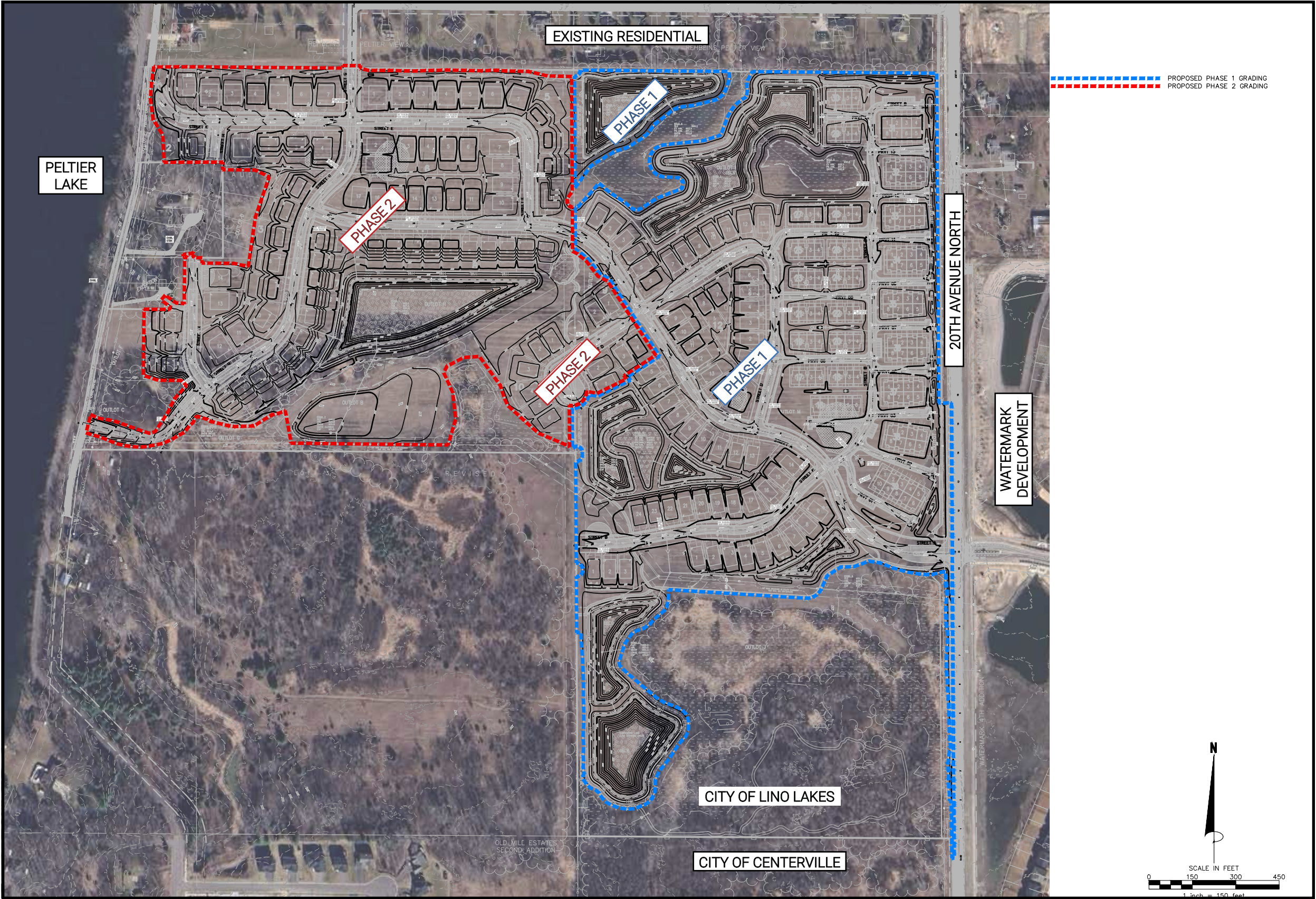
GRADING PLAN



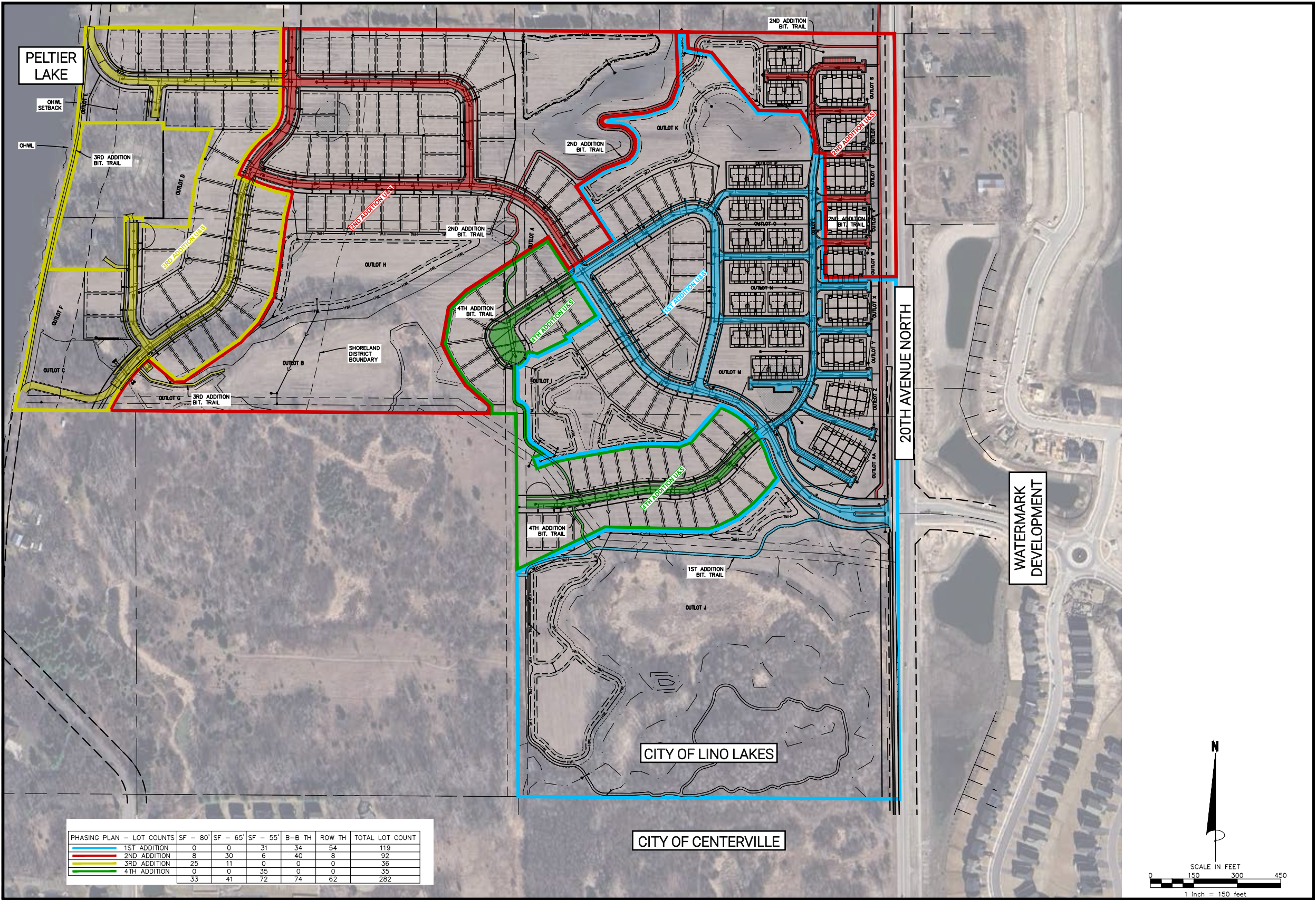
UTILITY PLAN



PHASING PLAN | GRADING



PHASING PLAN | U & S



PELTIER PONDS | ENTRY MONUMENT SIGN

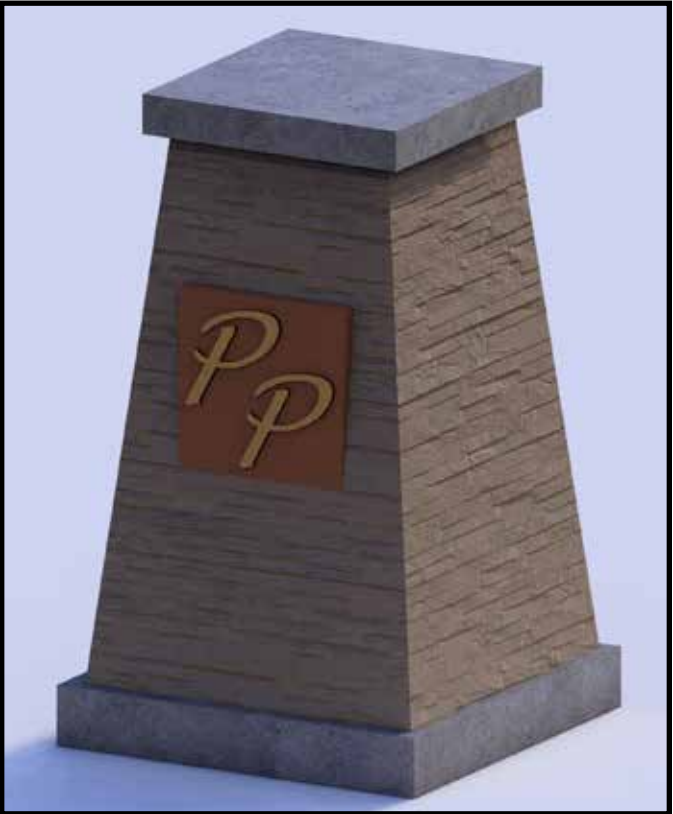
NOTE: CONCEPTUAL ONLY - SUBJECT TO CHANGE - CONSTRUCTION PLANS TO BE SUBMITTED WITH A PERMIT



ENTRY MONUMENT SIGN | LEFT JUSTIFIED ISOMETRIC



NEIGHBORHOOD ENTRY SIGN EXAMPLE



NEIGHBORHOOD ENTRY SIGN ISOMETRIC

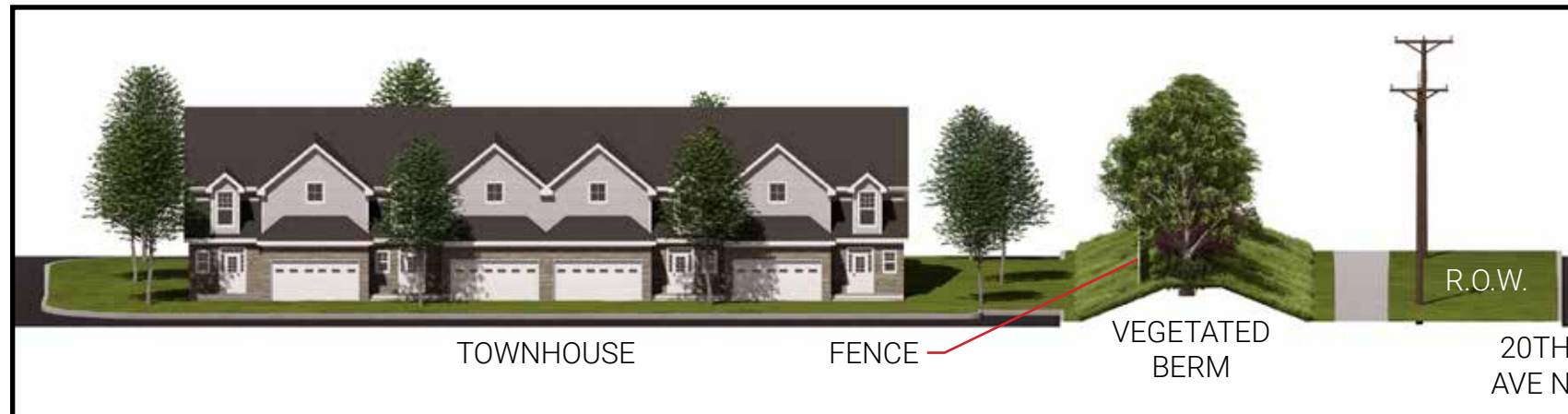


ENTRY MONUMENT SIGN | LEFT JUSTIFIED EXAMPLE



ENTRY MONUMENT SIGN | RIGHT JUSTIFIED EXAMPLE

VEGETATED BERM SCREENING W/ VINYL FENCE



TOWNHOUSE VEGETATED BERM SECTION I - FENCE BEHIND BERM



VEGETATED BERM ROADWAY ELEVATION



VINYL SCREEN FENCE ROADWAY ELEVATION



TOWNHOUSE VEGETATED BERM SECTION II - FENCE IN-FRONT OF BERM



ROADWAY PERSPECTIVE I



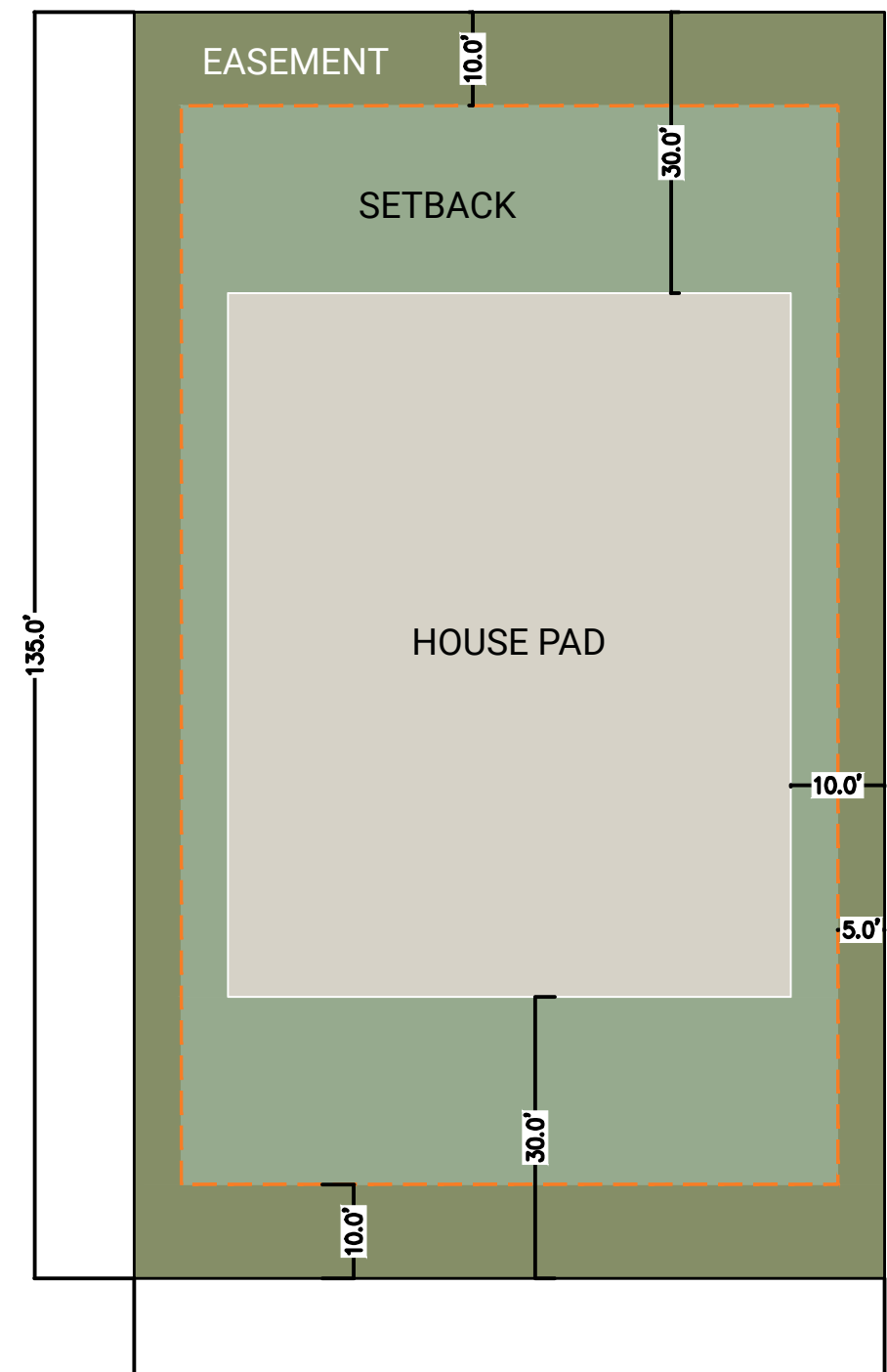
VEGETATED BERM AERIAL AXON VIEW



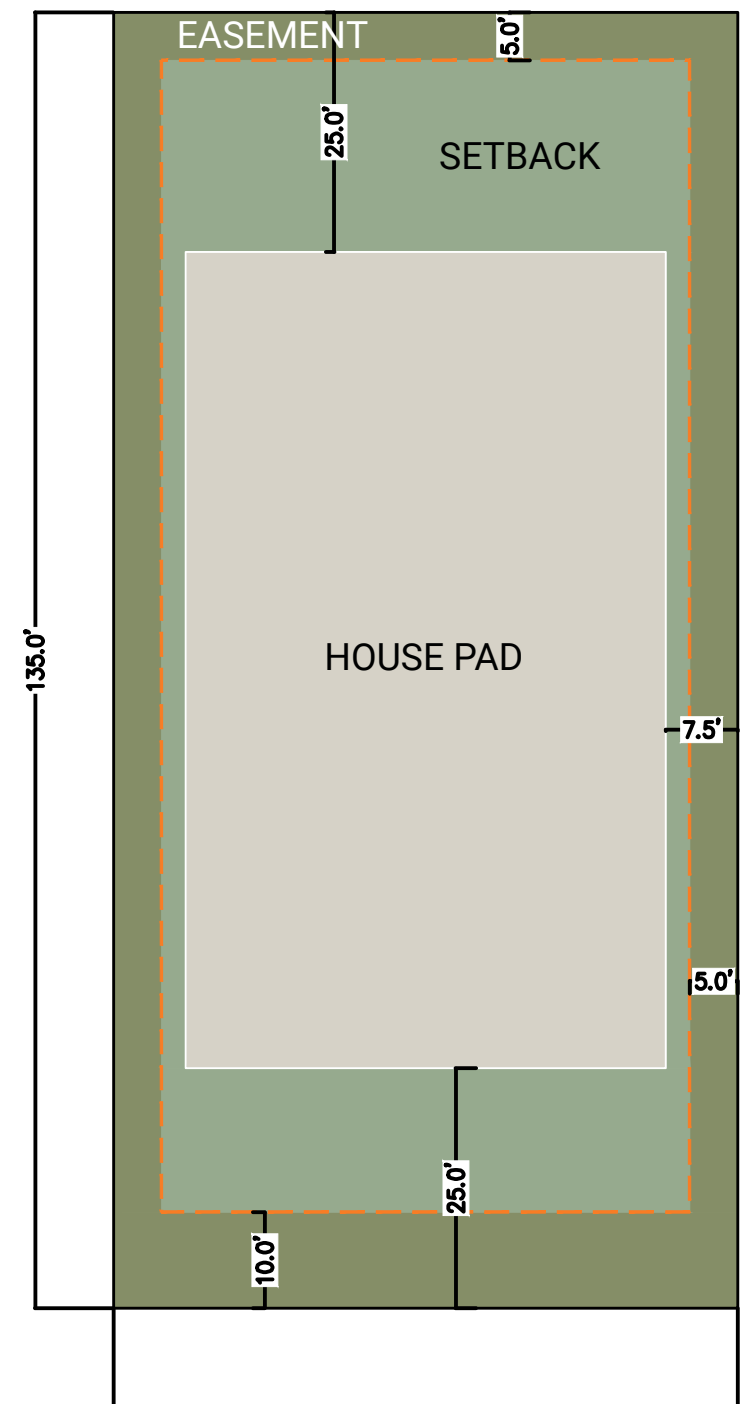
ROADWAY PERSPECTIVE II

DEVELOPMENT STANDARDS | SINGLE FAMILY

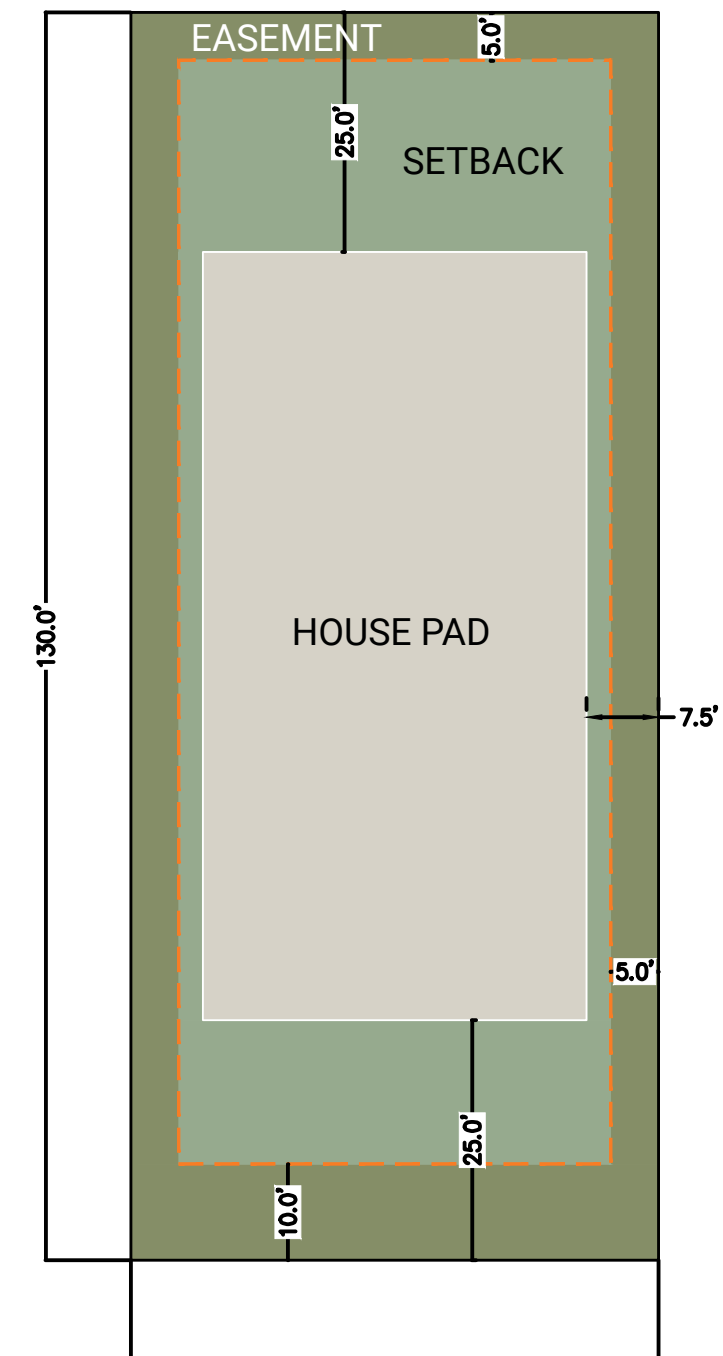
80 FOOT WIDE LOT



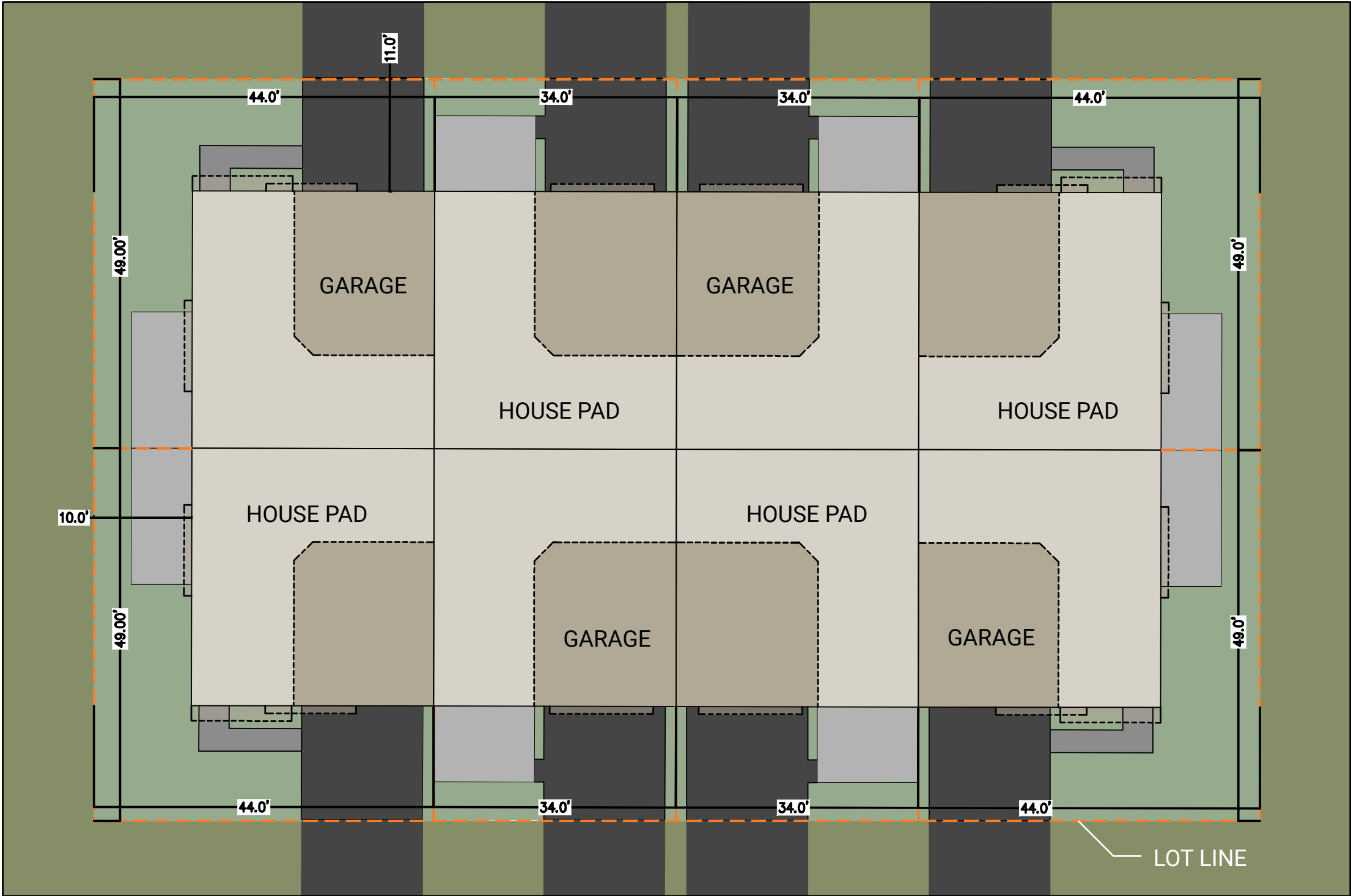
65 FOOT WIDE LOT



55 FOOT WIDE LOT



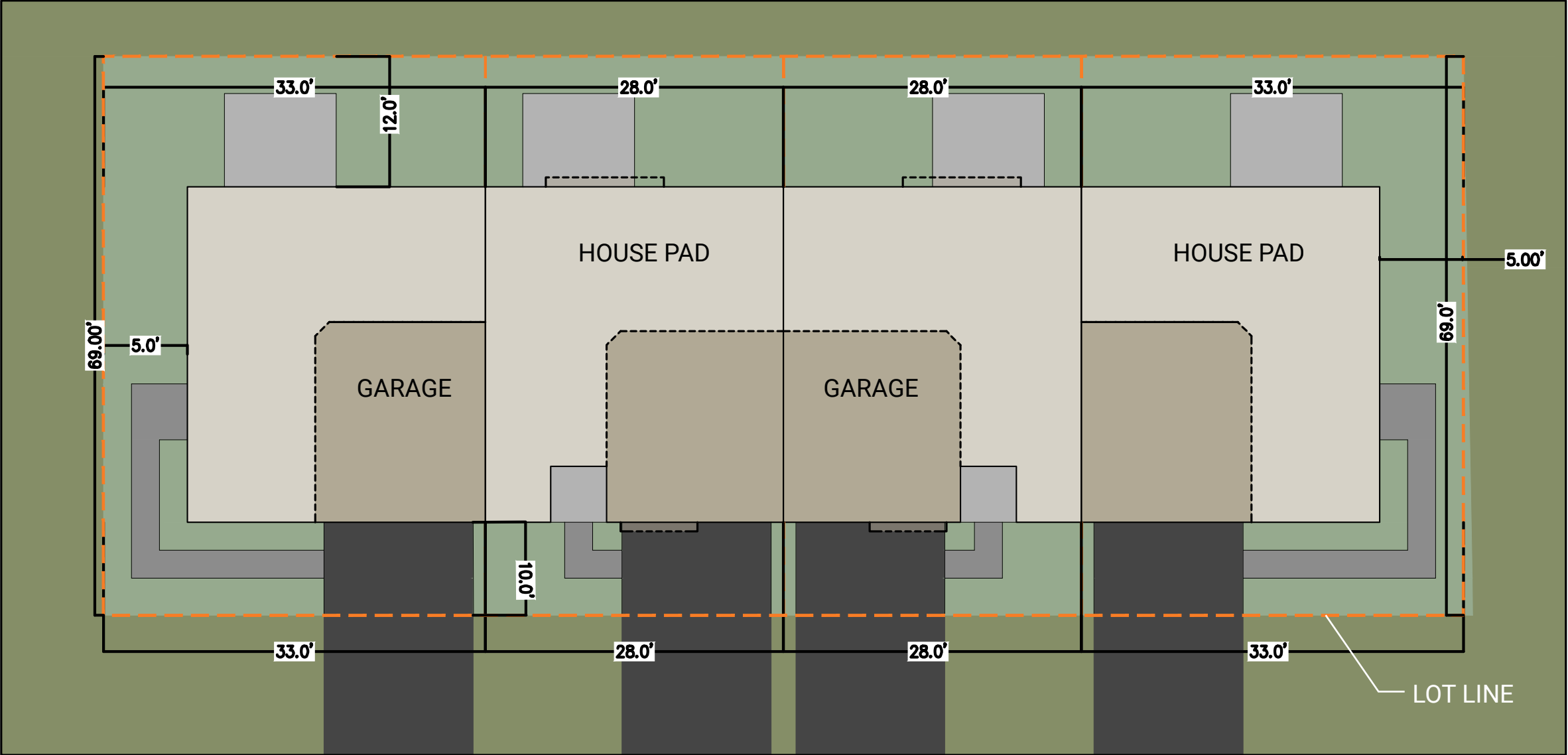
DEVELOPMENT STANDARDS | TOWN HOMES



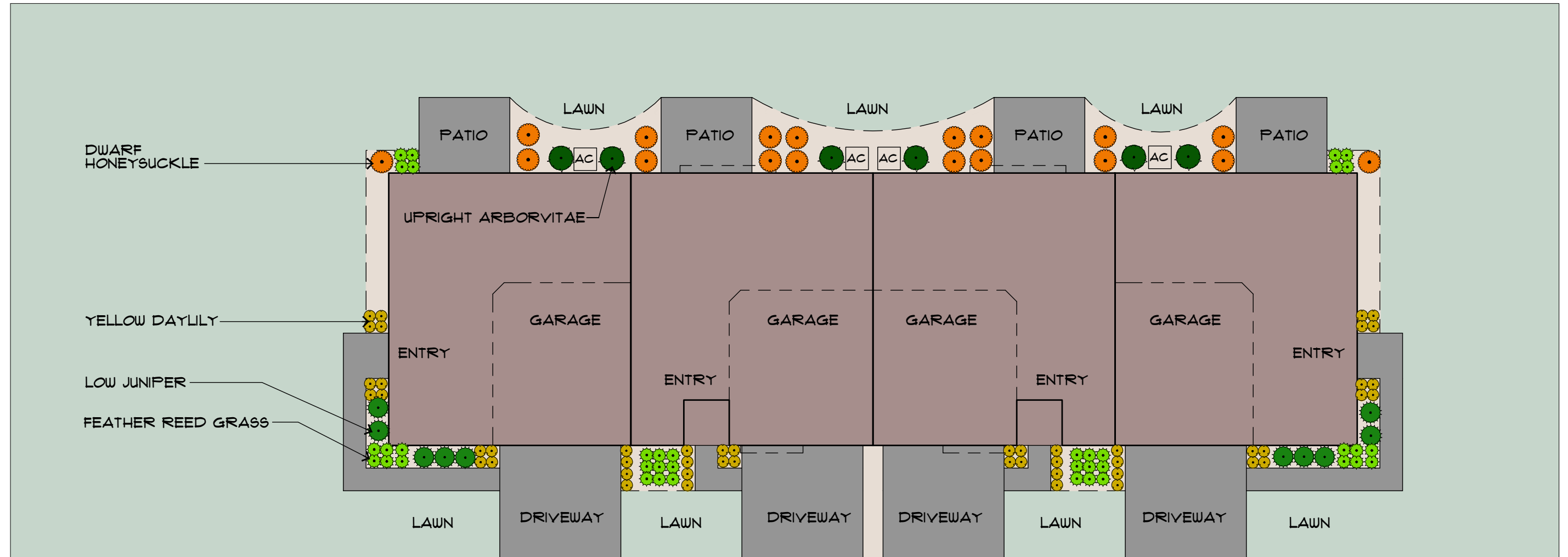
TYPICAL FOUNDATION PLANTINGS | TOWN HOMES



DEVELOPMENT STANDARDS | ROW HOMES (4-UNIT)

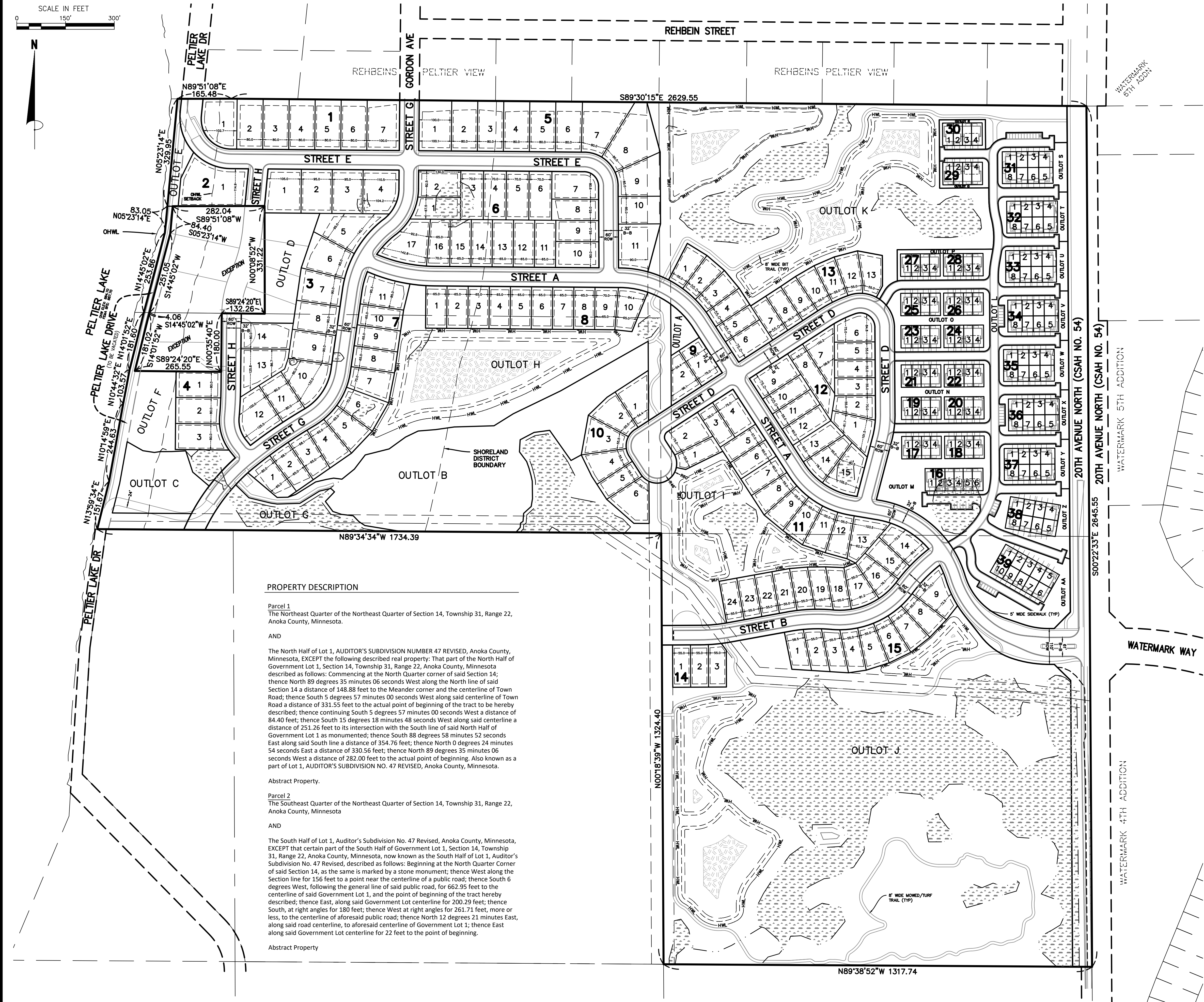


TYPICAL FOUNDATION PLANTINGS | ROW HOMES (4-UNIT)



A Great Egret with a long, sharp yellow beak and a black cap stands in a field of tall green grass. The bird is positioned in the center-right of the frame, facing left. Its long neck is elegantly curved. The foreground is filled with light-colored, rounded rocks. The word "LENNAR" is printed in a bold, dark blue, sans-serif font across the middle of the image, partially overlapping the bird's body.

LENNAR



PROPERTY DESCRIPTION

Parcel 1
The Northeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota.

AND

The North Half of Lot 1, AUDITOR'S SUBDIVISION NUMBER 47 REVISED, Anoka County, Minnesota, EXCEPT the following described real property: That part of the North Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota described as follows: Commencing at the North Quarter corner of said Section 14; thence North 89 degrees 35 minutes 06 seconds West along the North line of said Section 14 a distance of 148.88 feet to the Meander corner and the centerline of Town Road; thence South 5 degrees 57 minutes 00 seconds West along said centerline of Town Road a distance of 331.55 feet to the actual point of beginning of the tract to be hereby described; thence continuing South 5 degrees 57 minutes 00 seconds West a distance of 84.40 feet; thence South 15 degrees 18 minutes 48 seconds West along said centerline a distance of 251.26 feet to its intersection with the South line of said North Half of Government Lot 1 as monumented; thence South 88 degrees 58 minutes 52 seconds East along said South line a distance of 354.76 feet; thence North 0 degrees 24 minutes 54 seconds East a distance of 330.56 feet; thence North 89 degrees 35 minutes 06 seconds West a distance of 282.00 feet to the actual point of beginning. Also known as a part of Lot 1, AUDITOR'S SUBDIVISION NO. 47 REVISED, Anoka County, Minnesota.

Abstract Property.

Parcel 2
The Southeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota

AND

The South Half of Lot 1, Auditor's Subdivision No. 47 Revised, Anoka County, Minnesota, EXCEPT that certain part of the South Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota, now known as the South Half of Lot 1, Auditor's Subdivision No. 47 Revised, described as follows: Beginning at the North Quarter Corner of said Section 14, as the same is marked by a stone monument; thence West along the Section line for 156 feet to a point near the centerline of a public road; thence South 6 degrees West, following the general line of said public road, for 662.95 feet to the centerline of said Government Lot 1, and the point of beginning of the tract hereby described; thence East, along said Government Lot centerline for 200.29 feet; thence South, at right angles for 180 feet; thence West at right angles for 261.71 feet, more or less, to the centerline of aforesaid public road; thence North 12 degrees 21 minutes East, along said road centerline, to aforesaid centerline of Government Lot 1; thence East along said Government Lot centerline for 22 feet to the point of beginning.

Abstract Property

SITE DATA

EXISTING ZONING -- RURAL
PROPOSED ZONING -- P.U.D.

TOTAL AREA = 125.02 ACRES

LOTS = 39.90 ACRES
(SINGLE FAMILY -- 80' = 10.52 ACRES)
(SINGLE FAMILY -- 65' = 9.38 ACRES)
(SINGLE FAMILY -- 55' = 13.77 ACRES)
(ROW TOWNHOMES = 2.99 ACRES)
(BACK TO BACK TOWNHOMES = 3.24 ACRES)

RIGHT OF WAY = 16.44 ACRES
(COUNTY ROAD = 3.64 ACRES)
(SUBDIVISION = 12.80 ACRES)

OUTLOTS = 68.68 ACRES
(PARKS (OUTLOTS A--C) = 6.40 ACRES)
(FUTURE DEVELOPMENT (OUTLOT D) = 0.98 ACRES)
(OPEN SPACE & PONDS (OUTLOTS E--K) = 52.19 ACRES)
(TOWNHOME PRIVATE ROAD (OUTLOT L) = 3.31 ACRES)
(ROW TOWNHOMES (OUTLOT M--R) = 2.64 ACRES)
(ROW TOWNHOMES OPEN SPACE)
(BACK TO BACK TOWNHOMES (OUTLOT S--AA) = 3.16 ACRES)
(BACK TO BACK TOWNHOMES OPEN SPACE)

CONSERVATION EASEMENTS
OVER WETLANDS, DITCHES, GREENWAY CORRIDOR: OUTLOTS = E--K
DRAINAGE & UTILITY EASEMENTS
OVER PONDS: OUTLOTS E--K

TOTAL LOTS 282 LOTS

SINGLE FAMILY -- 80'
(BLOCKS 1--5)
MINIMUM LOT WIDTH 80 FEET
MINIMUM LOT WIDTH (CORNER) 100 FEET
MINIMUM LOT DEPTH 135 FEET
MINIMUM SETBACKS
FRONT 30 FEET
SIDE (HOUSE) 10 FEET
SIDE (GARAGE) 10 FEET
SIDE (STREET) 30 FEET
REAR 30 FEET
MINIMUM LOT SIZE 10,800 S.F.

SINGLE FAMILY -- 65'
(BLOCKS 6--8)
MINIMUM LOT WIDTH 65 FEET
MINIMUM LOT WIDTH (CORNER) 82.5 FEET
MINIMUM LOT DEPTH 130 FEET
MINIMUM SETBACKS
FRONT 25 FEET
SIDE (HOUSE) 7.5 FEET
SIDE (GARAGE) 7.5 FEET
SIDE (STREET) 25 FEET
REAR 25 FEET
MINIMUM LOT SIZE 8,125 S.F.

SINGLE FAMILY -- 55'
(BLOCKS 9--15)
MINIMUM LOT WIDTH 55 FEET
MINIMUM LOT WIDTH (CORNER) 72.5 FEET
MINIMUM LOT DEPTH 125 FEET
MINIMUM SETBACKS
FRONT 25 FEET
SIDE (HOUSE) 7.5 FEET
SIDE (GARAGE) 7.5 FEET
SIDE (STREET) 25 FEET
REAR 25 FEET
MINIMUM LOT SIZE 6,875 S.F.

ROW TOWNHOMES 62 LOTS
(BLOCKS 16--25)
(*FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS/PATIOS OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACK)
FRONT (GARAGE TO BACK OF CURB (PRIVATE)) 25 FEET
SIDE (BUILDING TO BUILDING) 20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE)) 20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY) 25 FEET

BACK TO BACK TOWNHOMES 74 LOTS
(BLOCKS 26--34)
(*FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS/PATIOS OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACK)
FRONT (GARAGE TO BACK OF CURB (PRIVATE)) 25 FEET
SIDE (BUILDING TO BUILDING) 20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE)) 20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY) 25 FEET

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2909 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 mhill@jrhinc.com www.jrhinc.com

PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR
16355 36TH AVE N, SUITE 100, FLYCATCH, MN 55446

DRAWN BY
PLM
DATE
04/04/2025
REVISIONS
05/09/2025 CITY COMMENTS
05/21/2025 CITY RESUBMITTAL
07/18/2025 CITY RESUBMITTAL
11/03/2025 CITY RESUBMITTAL
01/15/2026 CITY COMMENTS
02/09/2026 CITY RESUBMITTAL
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24205-00
C2.0

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REHBEIN STREET

REHBEIN STREET

REHBEINS PELTIER VIEW

S89°30'15"E 2629.55

STREET E

STREET A

EARTHWORK LAKE
(LIVE STORAGE ONLY)

OUTLOT K
CELL A

OUTLOT A

STREET D

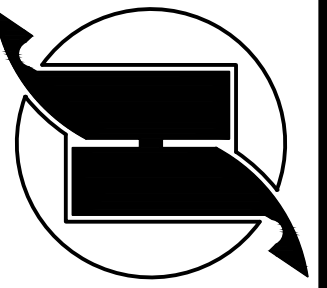
SHORELAND
DISTRICT
BOUNDARY

OUTLOT D



SCALE IN FEET
0 50' 100'

James R. Hill, Inc.
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mhampston@jrhinc.com
www.jrhinc.com



PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR

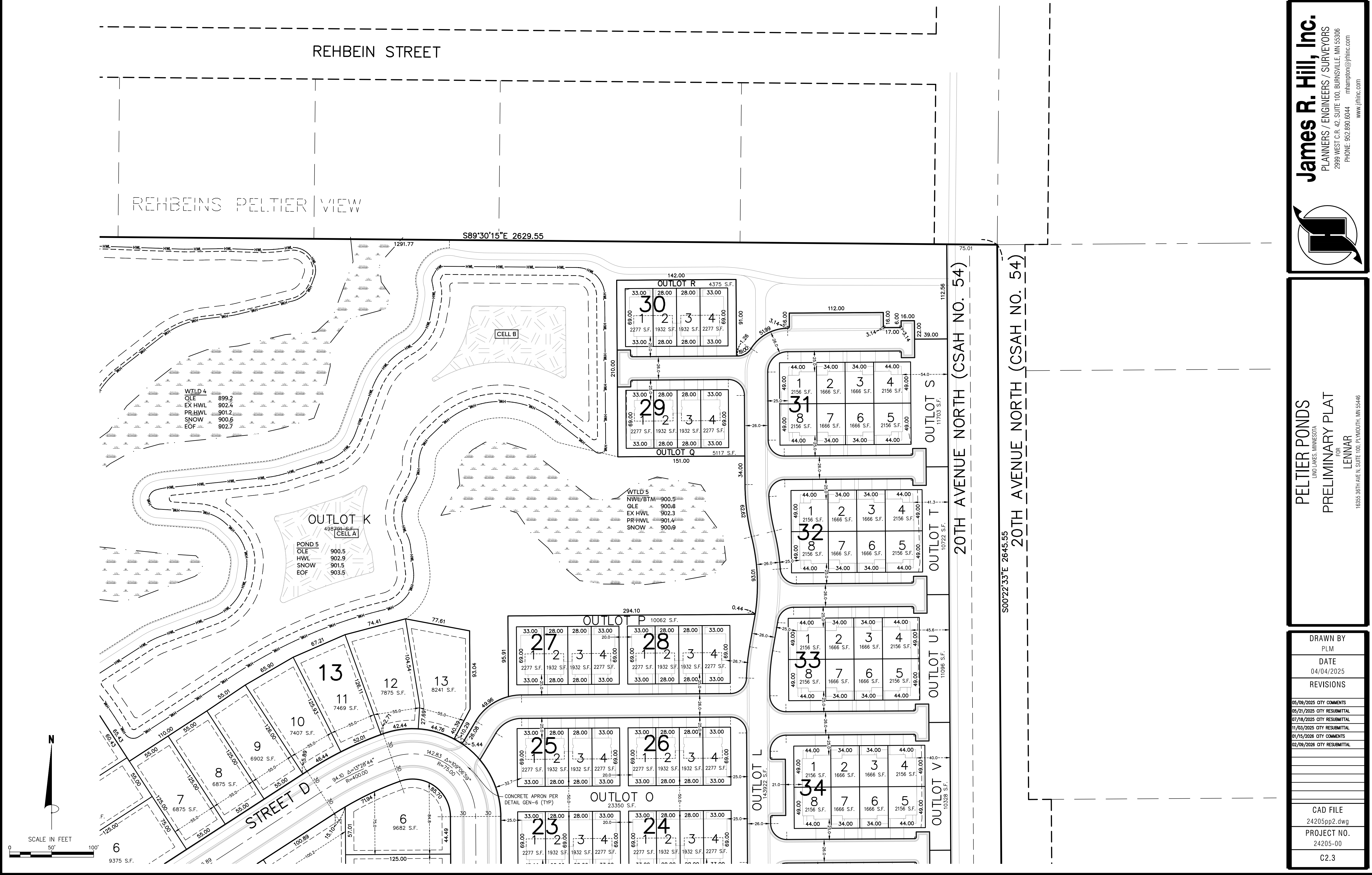
16355 36TH AVE N, SUITE 100, FLYNNCITY, MN 55446

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DATE
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05/09/2025 CITY COMMENTS
05/21/2025 CITY RESUBMITTAL
07/18/2025 CITY RESUBMITTAL
11/03/2025 CITY RESUBMITTAL
01/15/2026 CITY COMMENTS
02/09/2026 CITY RESUBMITTAL

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PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR

16355 36TH AVE N, SUITE 100, FLYMOUTH, MN 55446

DRAWN BY
PLM

DATE
04/04/2025

REVISIONS

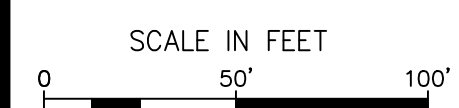
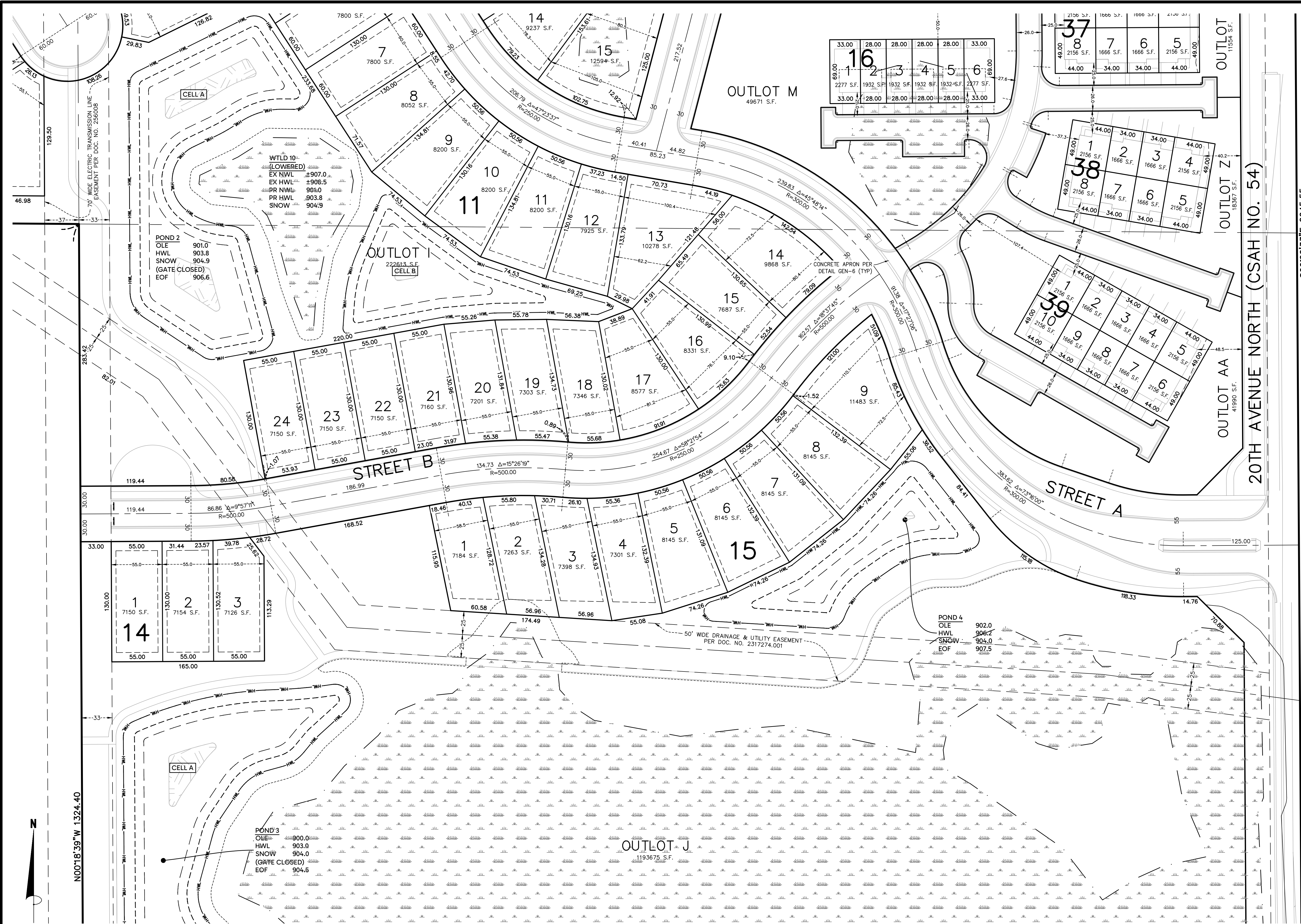
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02/09/2026	CITY RESUBMITTAL

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PROJECT NO.
24205-00

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20TH AVENUE NORTH (CSAH NO. 54)

WATERMARK WAY WATERMARK 4TH ADDITION

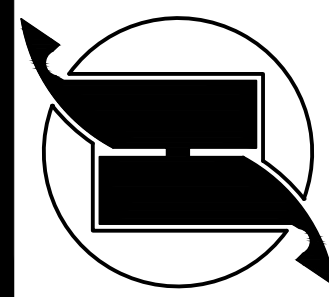
PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR

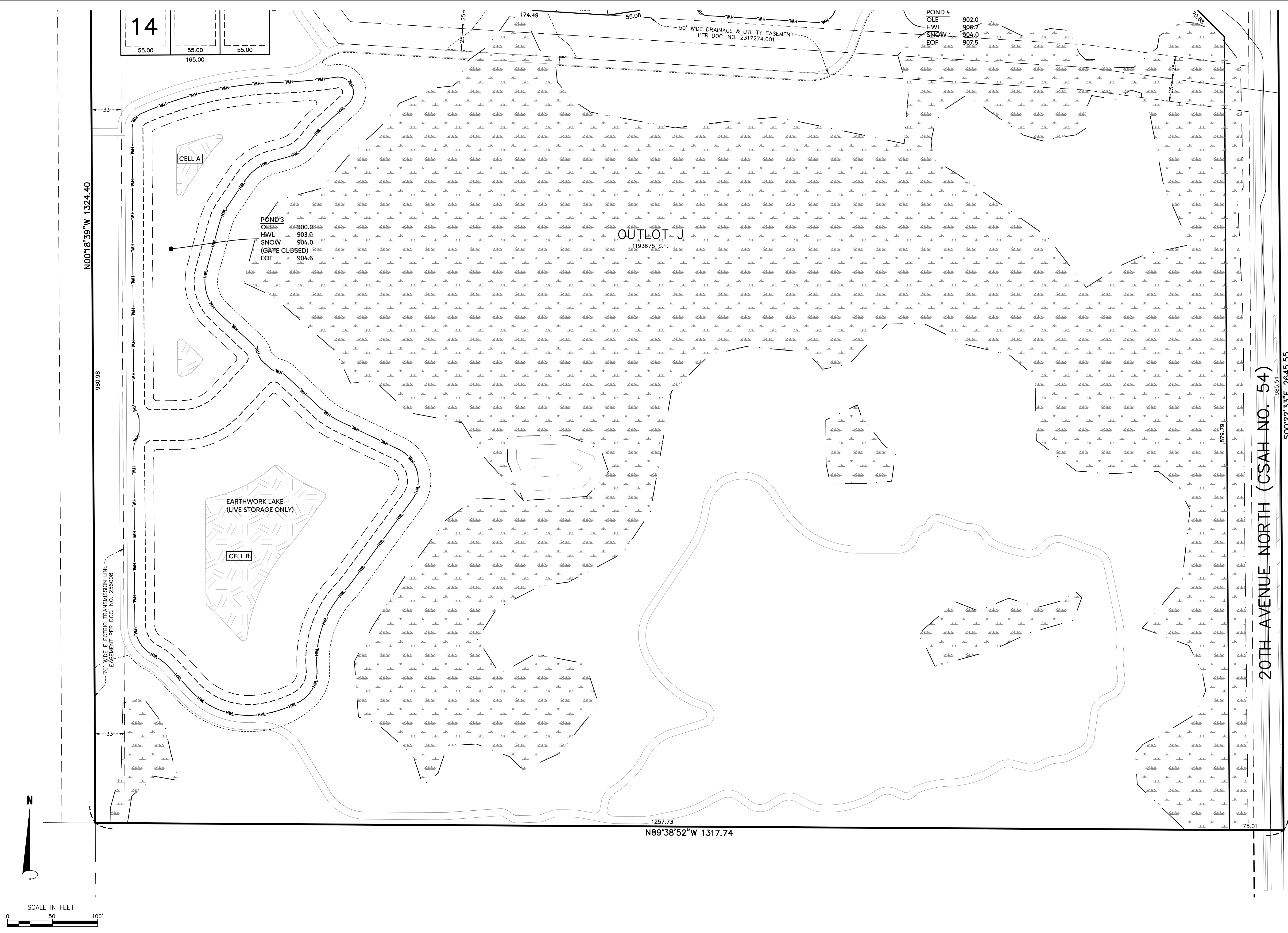
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PLM
DATE
04/04/2025
REVISIONS

05/09/2025 CITY COMMENTS
05/21/2025 CITY RESUBMITTAL
07/18/2025 CITY RESUBMITTAL
11/03/2025 CITY RESUBMITTAL
01/15/2026 CITY COMMENTS
02/09/2026 CITY RESUBMITTAL

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PROJECT NO.
24205-00
C2.7

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mhampton@jrhinc.com
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20TH AVENUE NORTH (CSAH NO. 54)

20TH AVENUE NORTH (CSAH NO. 54)

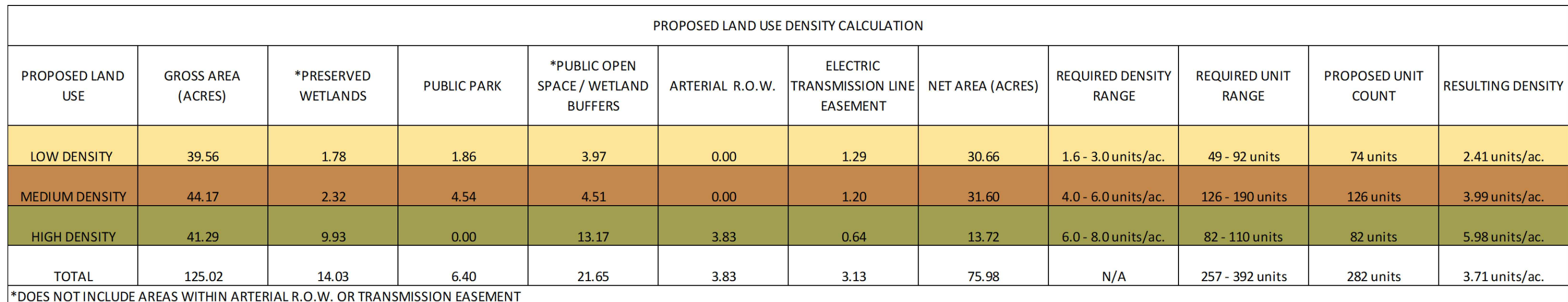
WATERMARK 4TH ADDITION

James R. Hill, Inc.
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2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 mhampton@jrhinc.com www.jrhinc.com

PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR
16355 36TH AVE N, SUITE 100, FLYNNCOTH, MN 55446

DATE	REVISIONS
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05/21/2025	CITY RESUBMITTAL
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11/03/2025	CITY RESUBMITTAL
01/15/2026	CITY COMMENTS
02/09/2026	CITY RESUBMITTAL

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C2.8



The Southeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota

AND

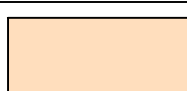
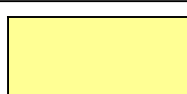
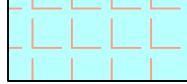
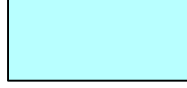
The South Half of Lot 1, Auditor's Subdivision No. 47 Revised, Anoka County, Minnesota, EXCEPT that certain part of the South Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota, described as follows: Beginning at the North Quarter Corner of said Section 14, as the same is marked by a stone monument; thence West along the Section line for 156 feet to a point near the centerline of a public road; thence South 6 degrees West, along the centerline of said public road for 220 feet to a point; thence South 6 degrees West, Government Lot 1, and the point to the beginning of the tract hereby described; thence East, along said Government Lot centerline for 200.29 feet; thence South, at right angles for 180 feet; thence West at right angles for 261.71 feet, more or less, to the centerline of aforesaid public road; thence North 6 degrees 15 minutes, along the said road centerline, to the aforesaid centerline of Government Lot 1; thence East along said Government Lot centerline for 22 feet to the point of beginning.

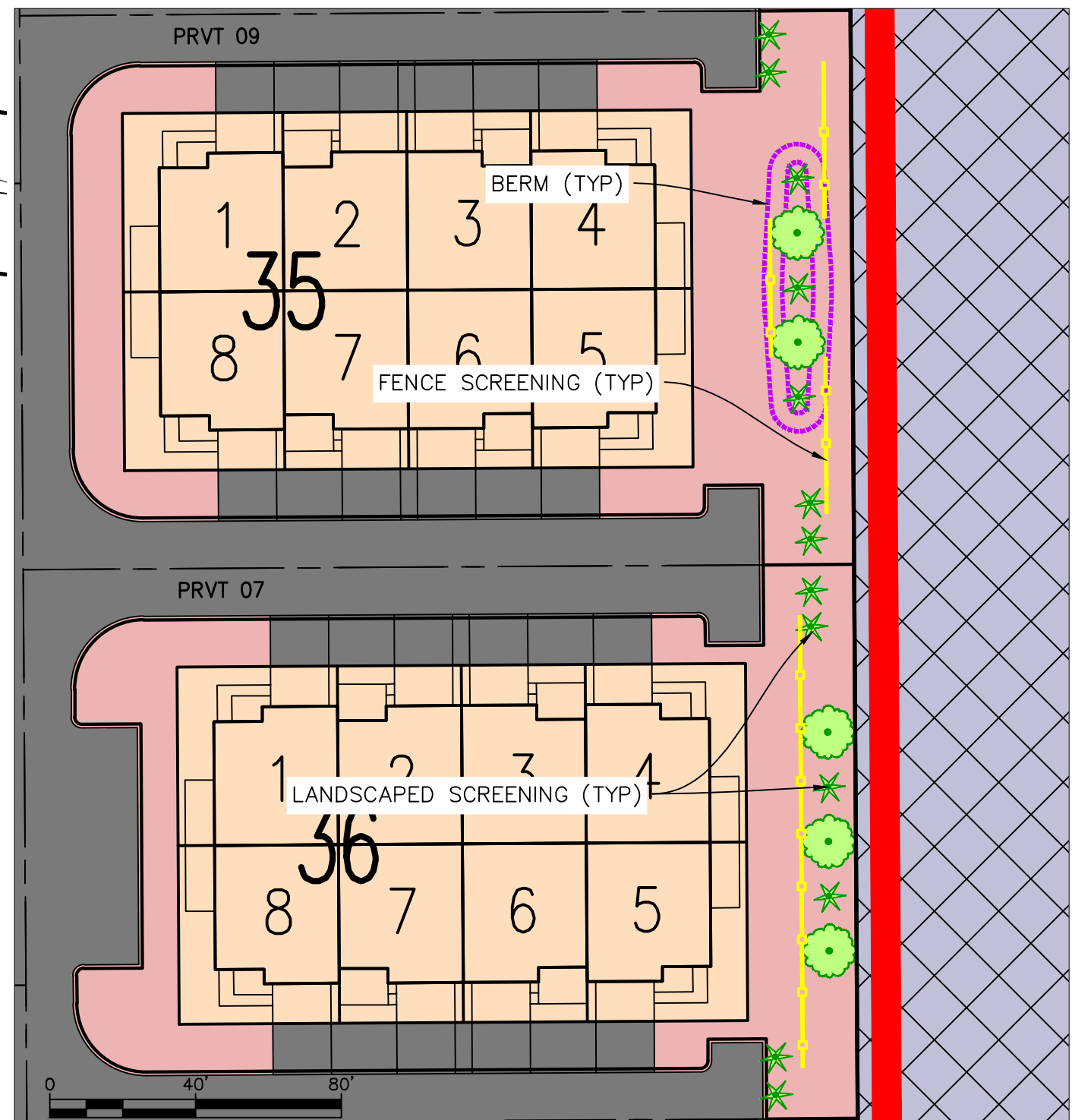
AND

The Northeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota.

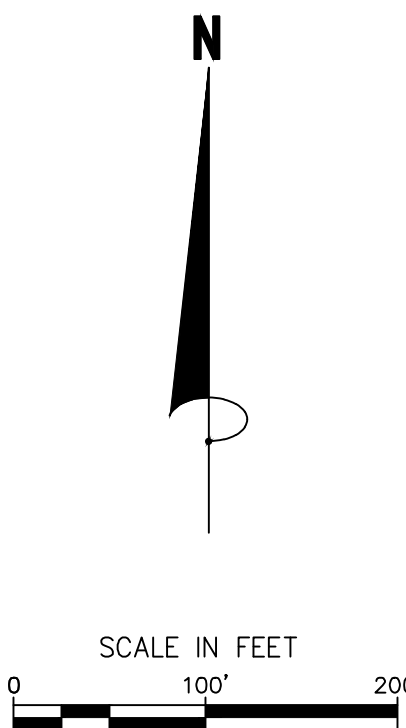
AND

The North Half of Lot 1, AUDITOR'S SUBDIVISION NUMBER 74 REVISED, Anoka County, Minnesota, EXCEPT the following described real property: That part of the North Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota described as follows: Commencing at the North Quarter corner of said Section 14; thence North 89 degrees 45 minutes 05 seconds West along the North line of said Section 14 a distance of 28.88 feet to the 90 degree corner; thence North 2 degrees 00 minutes East along the North line of said Section 14 a distance of 28.88 feet to the 90 degree corner; thence North 2 degrees 00 minutes East along the North line of said Section 14 a distance of 331.55 feet to the actual point of beginning of the tract to be hereby described; thence continuing South 5 degrees 57 minutes 00 seconds West a distance of 84.40 feet; thence South 15 degrees 18 minutes 48 seconds West along said centerline a distance of 251.26 feet to its intersection with the South line of said North Half of Government Lot 1 as monumented; thence South 88 degrees 58 minutes 52 seconds East along said South line a distance of 354.76 feet; thence South 88 degrees 58 minutes 52 seconds East a distance of 15.56 feet to the North 89 degrees 45 minutes 05 seconds West a distance of 282.00 feet to the actual point of beginning. Also known as a part of Lot 1, AUDITOR'S SUBDIVISION NO. 47 REVISED, Anoka County, Minnesota.

LEGEND			
	TOWNHOMES	6.22 AC	4.98%
	SINGLE-FAMILY - 80 FT	10.45 AC	8.36%
	SINGLE-FAMILY - 65 FT	9.12 AC	7.30%
	SINGLE-FAMILY - 55 FT	13.75 AC	11.00%
	PRIVATE DRIVE	4.24 AC	3.39%
	PUBLIC ROADWAY/RIGHT-OF-WAY	12.15 AC	9.72%
	ARTERIAL RIGHT-OF-WAY (CSAH 54)	3.83 AC	3.06%
	PRIVATE OPEN SPACE	6.45 AC	5.16%
	PUBLIC OPEN SPACE INCLUDES TEMPORARY ROAD EASEMENT	21.65 AC 0.05 AC	17.32%
	PUBLIC PARK INCLUDES TEMPORARY ROAD EASEMENT	6.40 AC 0.12 AC	5.12%
	PRIVATE STORMWATER PONDS	4.13 AC	3.30%
	STORMWATER PONDS	8.49 AC	6.79%
	PRESERVED WETLANDS OUTSIDE OF PUBLIC ROW	14.03 AC	11.22%
	ELECTRIC TRANSMISSION LINE EASEMENT PRIVATE OPEN SPACE WITHIN EASEMENT PUBLIC OPEN SPACE WITHIN EASEMENT	3.13 AC 0.00 AC 2.30 AC	2.50%
	AREA TO REMAIN UNDEVELOPED (OUTLOT D)	0.98 AC	0.78%
	TOTAL	125.02 AC	100.00%



INSET A



EXISTING ZONING - RURAL
PROPOSED ZONING - P.U.D.
TOTAL AREA - 125.02 AC
PUBLIC STREETS - 9.182
PRIVATE STREETS - 5.026

282 LOTS

SINGLE FAMILY - 80'	33 LOTS
(BLOCKS 1-4, LOTS 1-8, BLOCK 5)	
MINIMUM LOT WIDTH	80 FEET
MINIMUM LOT WIDTH (CORNER)	100 FEET
MINIMUM LOT DEPTH	135 FEET
MINIMUM SETBACKS	
FRONT	30 FEET
SIDE (HOUSE)	10 FEET
SIDE (GARAGE)	10 FEET
SIDE (STREET)	30 FEET
REAR	30 FEET
MINIMUM LOT SIZE	10,800 S.F.

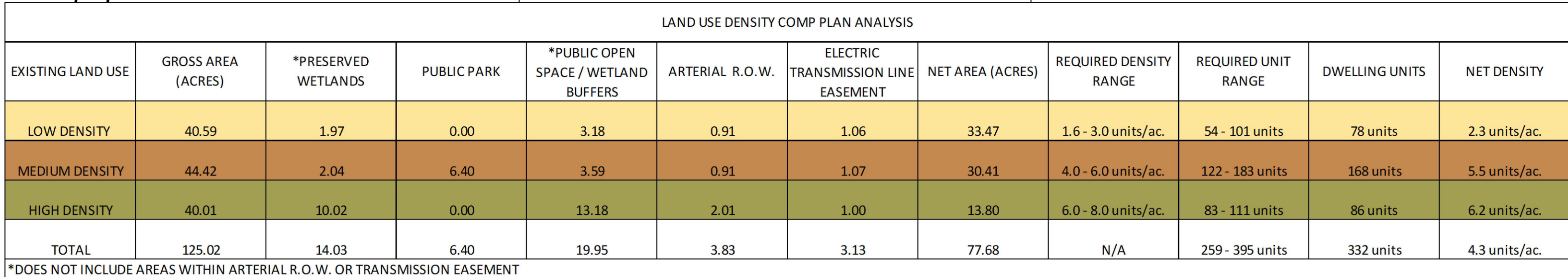
SINGLE FAMILY - 65'	41 LOTS
(BLOCKS 6-7, LOTS 9-12, BLOCK 5)	
MINIMUM LOT WIDTH	65 FEET
MINIMUM LOT WIDTH (CORNER)	82.5 FEET
MINIMUM LOT DEPTH	130 FEET (14 LOTS)
MINIMUM LOT DEPTH	135 FEET (27 LOTS)
MINIMUM SETBACKS	
FRONT	25 FEET
SIDE (HOUSE)	7.5 FEET
SIDE (GARAGE)	7.5 FEET
SIDE (STREET)	25 FEET
REAR	25 FEET
MINIMUM LOT SIZE	8,125 S.F.

SINGLE FAMILY - 55'	72 LOTS
(BLOCKS 8-14)	
MINIMUM LOT WIDTH	55 FEET
MINIMUM LOT WIDTH (CORNER)	72.5 FEET
MINIMUM LOT DEPTH	115 FEET (1 LOT)
MINIMUM LOT DEPTH	125 FEET (21 LOTS)
MINIMUM LOT DEPTH	130 FEET (50 LOTS)
MINIMUM SETBACKS	
FRONT	25 FEET
SIDE (HOUSE)	7.5 FEET
SIDE (GARAGE)	7.5 FEET
SIDE (STREET)	25 FEET
REAR	25 FEET
MINIMUM LOT SIZE	6,875 S.F.

BACK TO BACK TOWNHOMES	74 LOTS
(BLOCKS 15-20)	
(*FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS/PATIOS OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACK)	
FRONT (GARAGE TO BACK OF CURB (PRIVATE))	25 FEET
SIDE (BUILDING TO BUILDING)	20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE))	20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY)	25 FEET

ROW TOWNHOMES	62 LOTS
(BLOCKS 21-27)	
(*FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS/PATIOS	
OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACK)	
FRONT (GARAGE TO BACK OF CURB (PRIVATE))	25 FEET
SIDE (BUILDING TO BUILDING)	20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE))	20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY)	25 FEET

REQUIRED PARKING: $(74+62)/3 = 45.3 \rightarrow 46$ STALLS
 PROVIDED PARKING: 46 STALLS







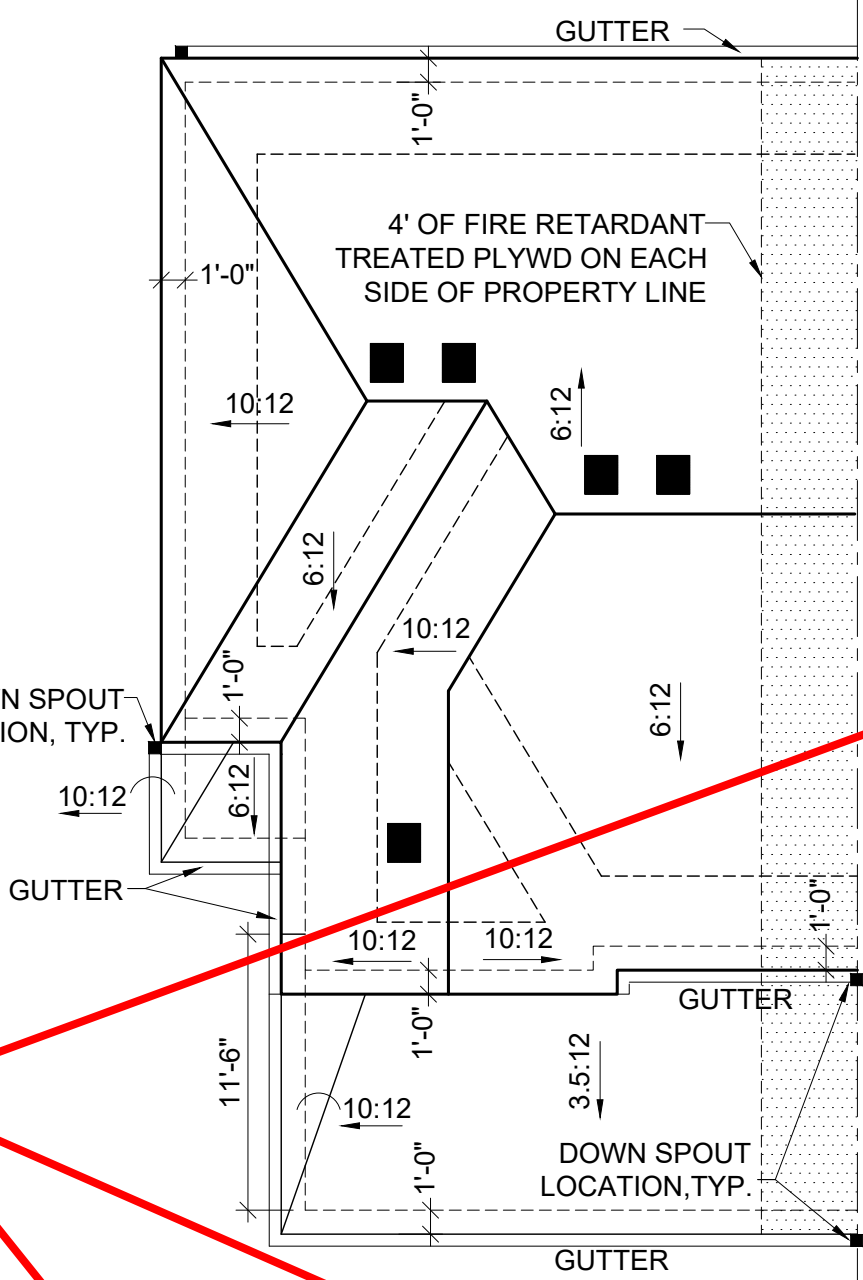


Columbia Row Townhomes

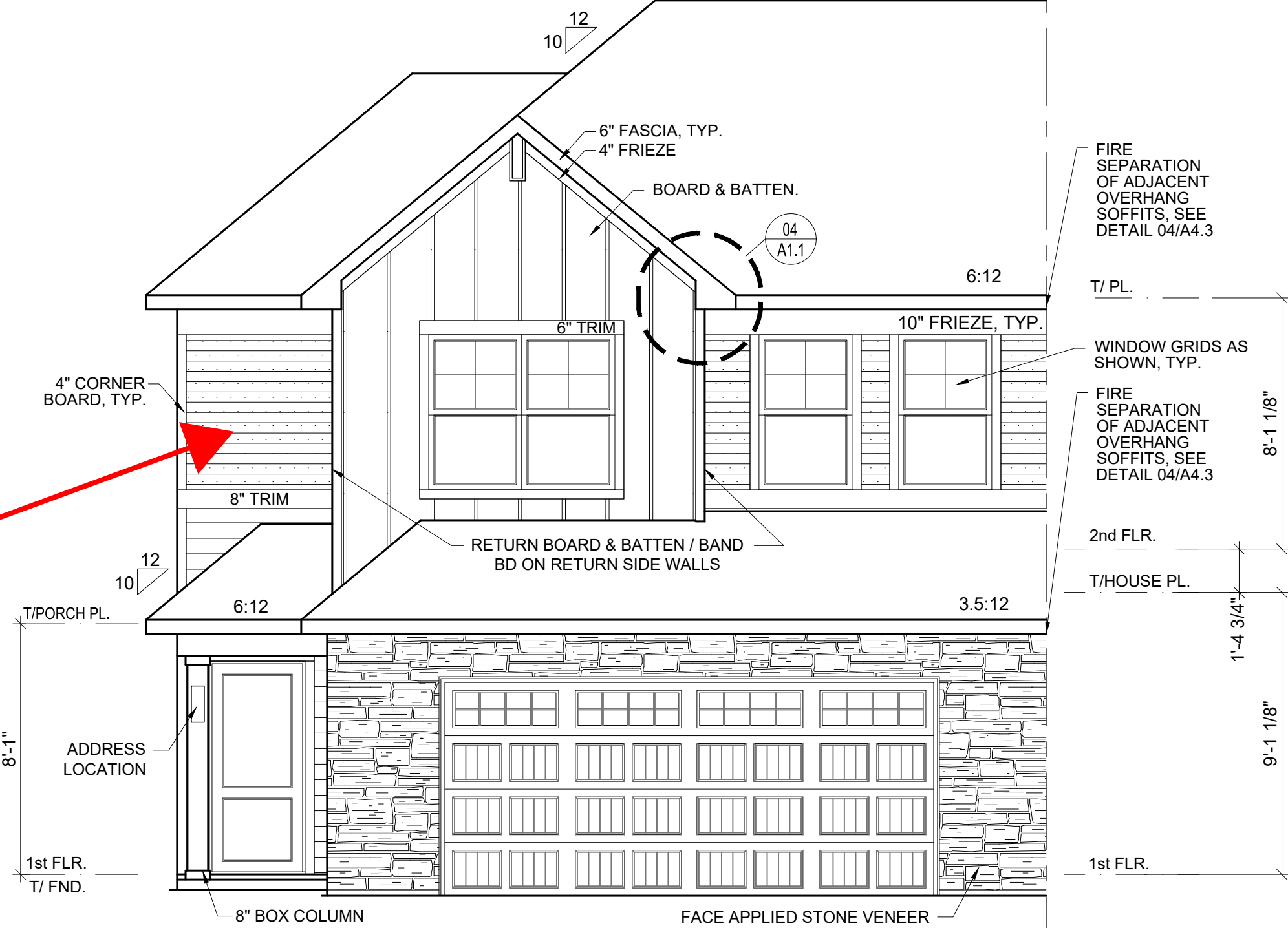
ROOF VENT CALCS:
985 TOTAL S.F. (2nd flr area)
985/300 (IRC) = 3.28 S.F. VENT REQ.
3.28 X 50% (% ROOF VENT) = 1.64
1.64 / .4167 (PER VENT) = 3.93 = 4
*GAF #RT65 - 16X20 VENTS W/
60 SQ. IN. VENTED AREA. (60/144 = .4167 S.F.)

BOARD &
BATTEN
ABOVE
THE
BAND
BOARD

5 TOTAL ROOF VENTS BY
ROOFING CONTRACTOR
6" TYPICAL ICE & WATER SHIELD AT EXTERIOR
WALLS & 3' TYPICAL AT ROOF VALLEYS.



01 ROOF PLAN
SCALE: 1/8" = 1'-0"



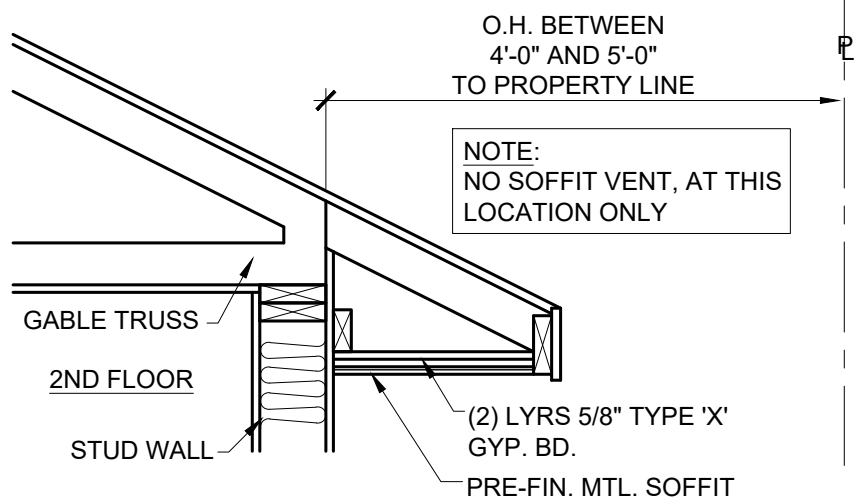
02 ELEVATION B2 END UNIT
SCALE: 1/4" = 1'-0"

ANTLERS RIDGE SIDING NOTE:
1. SIDING TO BE "LP" ON ALL 4 SIDES.

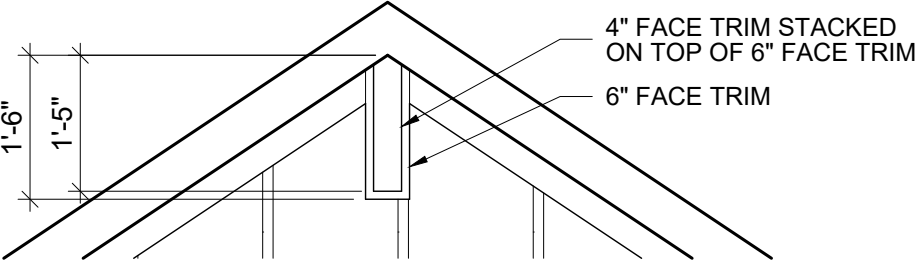
ELEVATION NOTES:
1. STRUCTURAL SHEATHING USED AT EXTERIOR
WALLS TO PROVIDE LATERAL BRACING.
2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH
BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

FRONT ELEVATION MATERIAL CALCULATIONS					
PLAN / ELEV.	LAP SIDING %	STONE %	SHAKE %	B&B %	OTHER %
EC11 B2	19%	27%	N/A	34%	20%

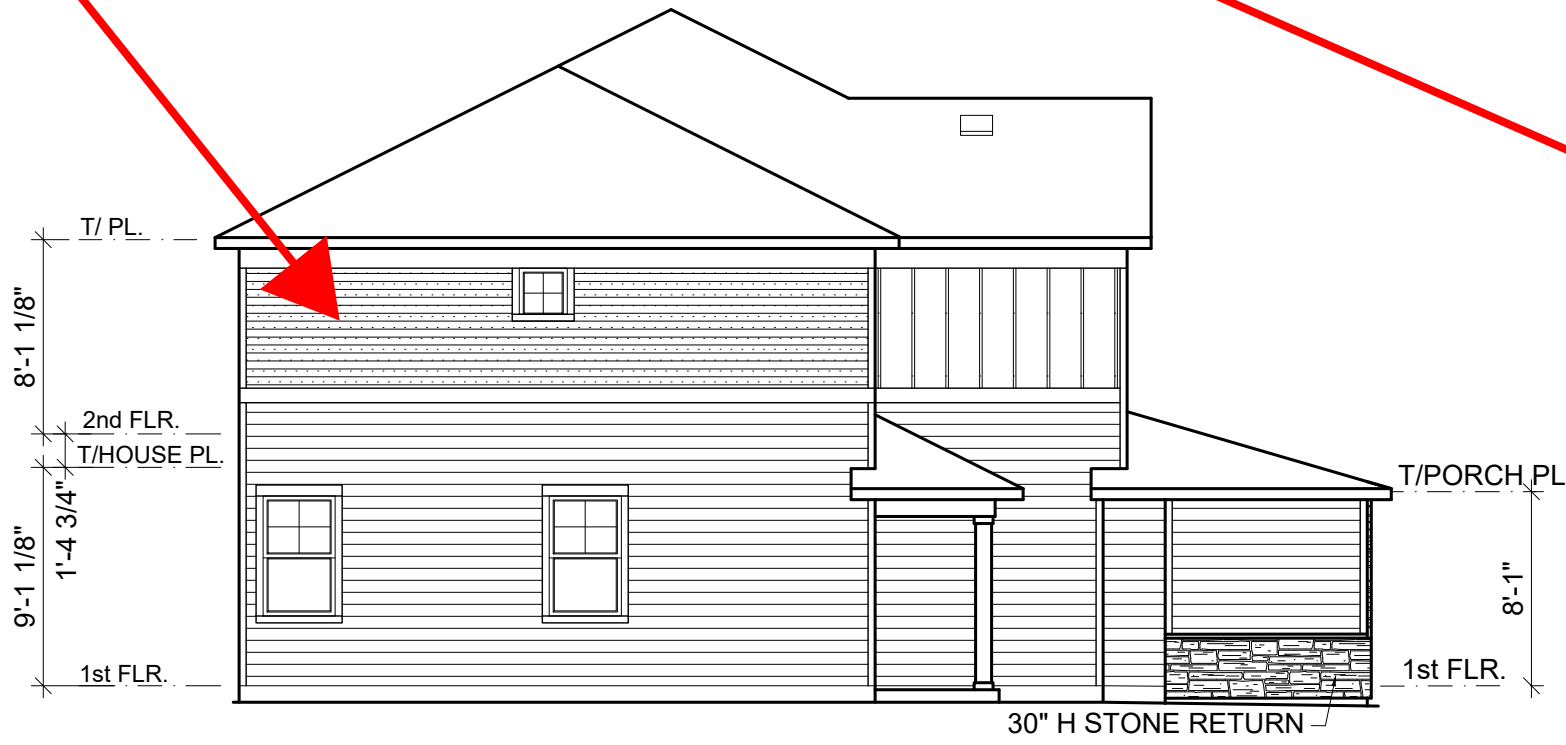
*WINDOW & DOOR AREAS ARE OMITTED FROM CALCULATIONS



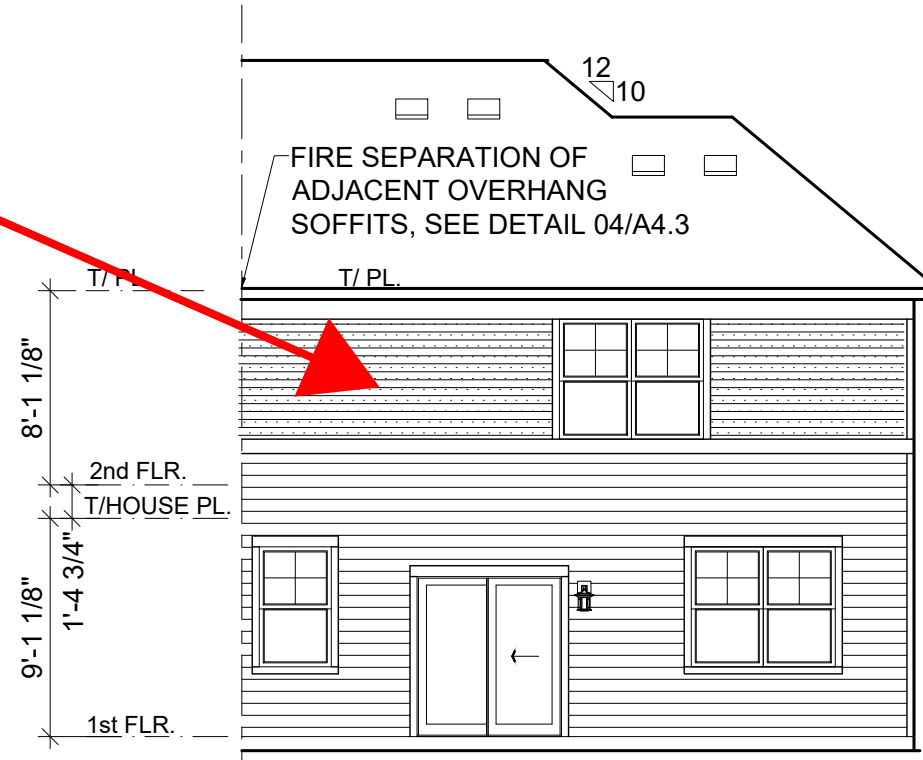
04 FIRE-RATED EAVE
SCALE: 3/4" = 1'-0"



05 GABLE TRIM DETAIL
SCALE: 1/2" = 1'-0"



06 SIDE ELEV. SIDING END
SCALE: 1/8" = 1'-0"



03 REAR ELEVATION
SCALE: 1/8" = 1'-0"

REMARKS

DATE

REV. #

ISSUE FOR BID

MISC. REVISIONS

Q1 2026 PLAN REVISIONS

2-7-2024

1-09-25

12-1-2025

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FILE NAME:

XREFS:

SHEET NUMBER:

MODEL

COLUMBIA EC11

SHEET

ELEVATIONS / ROOF PLAN

OPTION INFO:

A1.1e

SET NO.

DRAWN BY

COMMUNITY NAME

LAKEVILLE TH.

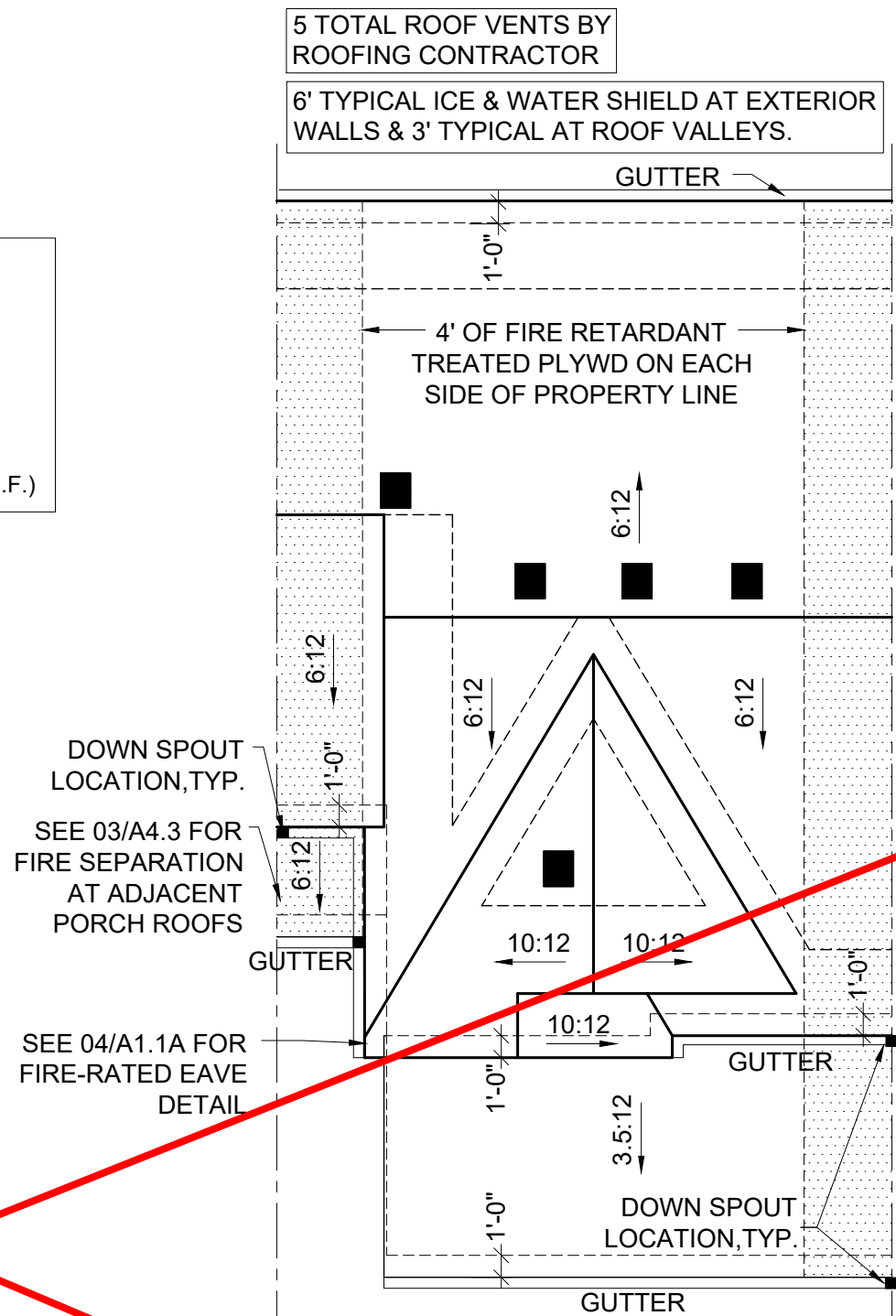
END UNIT

END UNIT

ROOF VENT CALCS:
985 TOTAL S.F. (2nd flr area)
985/300 (IRC) = 3.28 S.F. VENT REQ.
3.28 X 50% (% ROOF VENT) = 1.64
1.64 / .4167 (PER VENT) = 3.93 = 4

*GAF #RT65 - 16X20 VENTS W/
60 SQ. IN. VENTED AREA. (60/144 = .4167 S.F.)

BOARD &
BATTEN
ABOVE
THE
BAND
BOARD

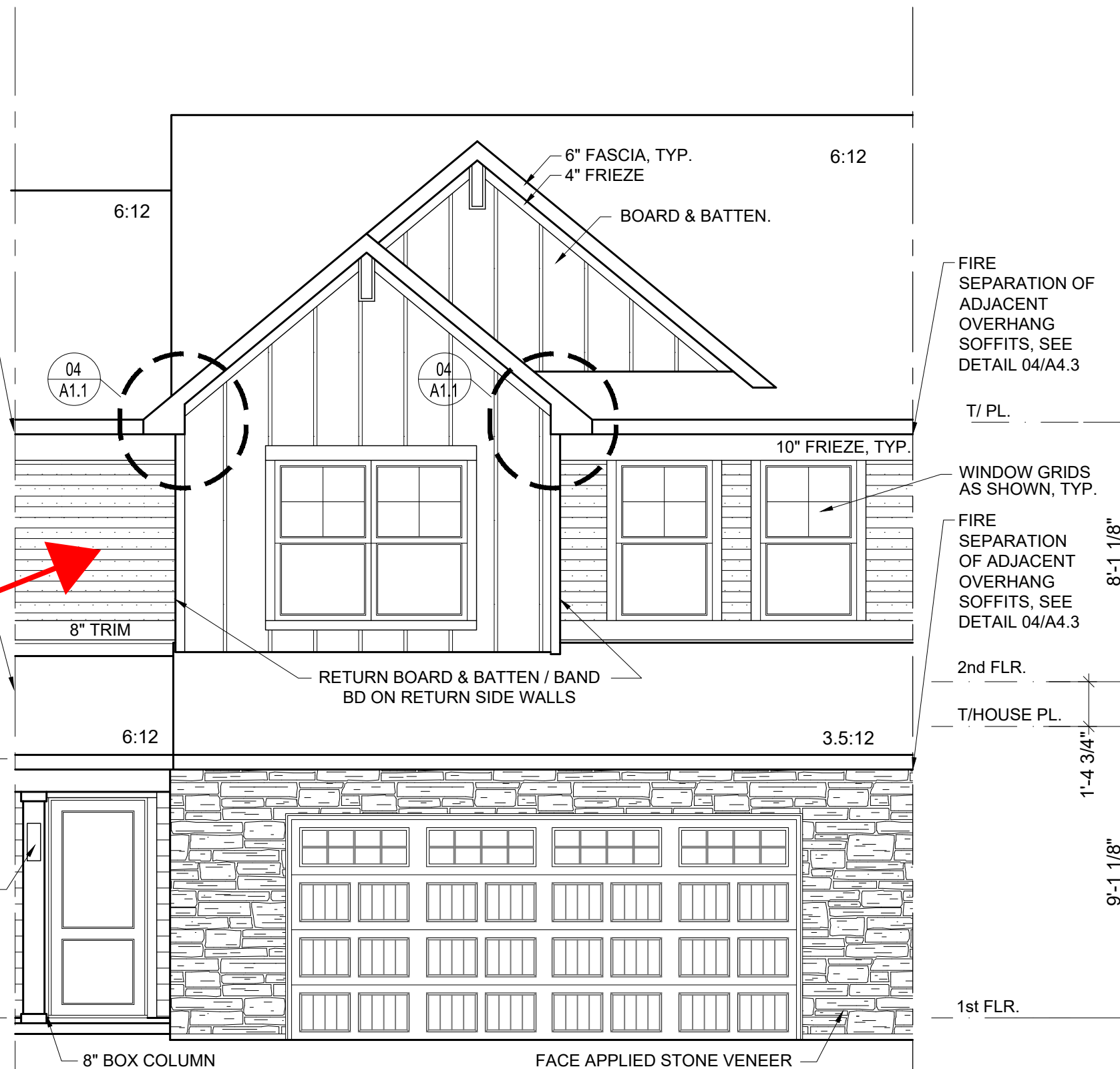


01 ROOF PLAN
SCALE: 1/8" = 1'-0"

FIRE
SEPARATION OF
ADJACENT
OVERHANG
SOFFITS, SEE
DETAIL 04/A4.3

FIRE
SEPARATION OF
ADJACENT
FRONT PORCH
ROOFS -SEE
DETAIL 03/A4.3

T/PORCH PL.
8'-1"
ADDRESS
LOCATION
1st FLR.
T/ FND.



02 ELEVATION A2 INTERIOR UNIT
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

1. STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

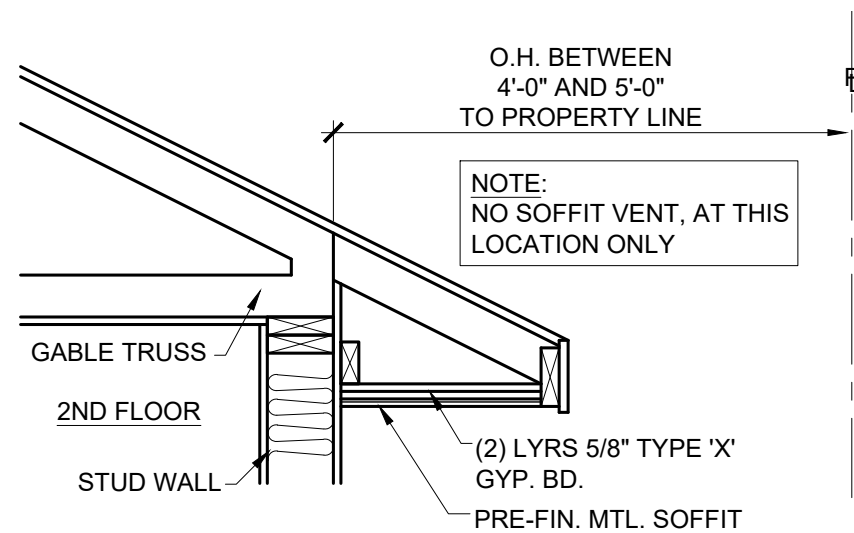
ANTLERS RIDGE SIDING NOTE:

1. SIDING TO BE "LP" ON ALL 4 SIDES.

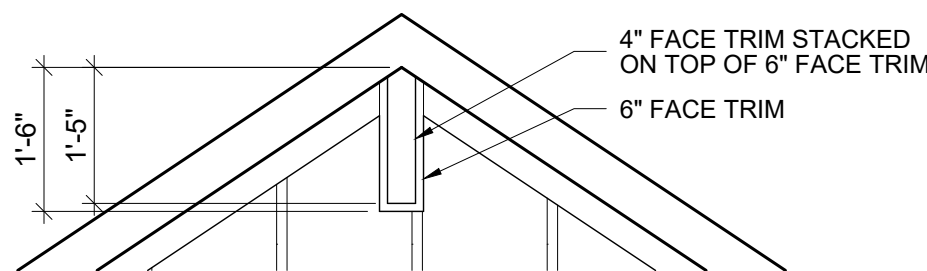
FRONT ELEVATION MATERIAL CALCULATIONS

PLAN / ELEV.	LAP SIDING %	STONE %	SHAKE %	B&B %	OTHER %
EC11 A2	20%	27%	N/A	33%	20%

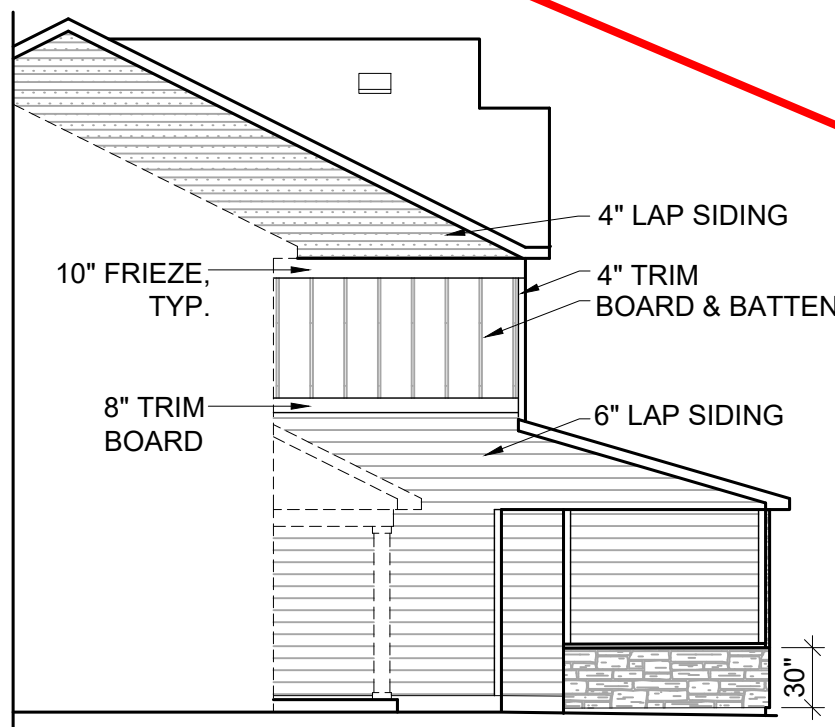
*WINDOW & DOOR AREAS ARE OMITTED FROM CALCULATIONS



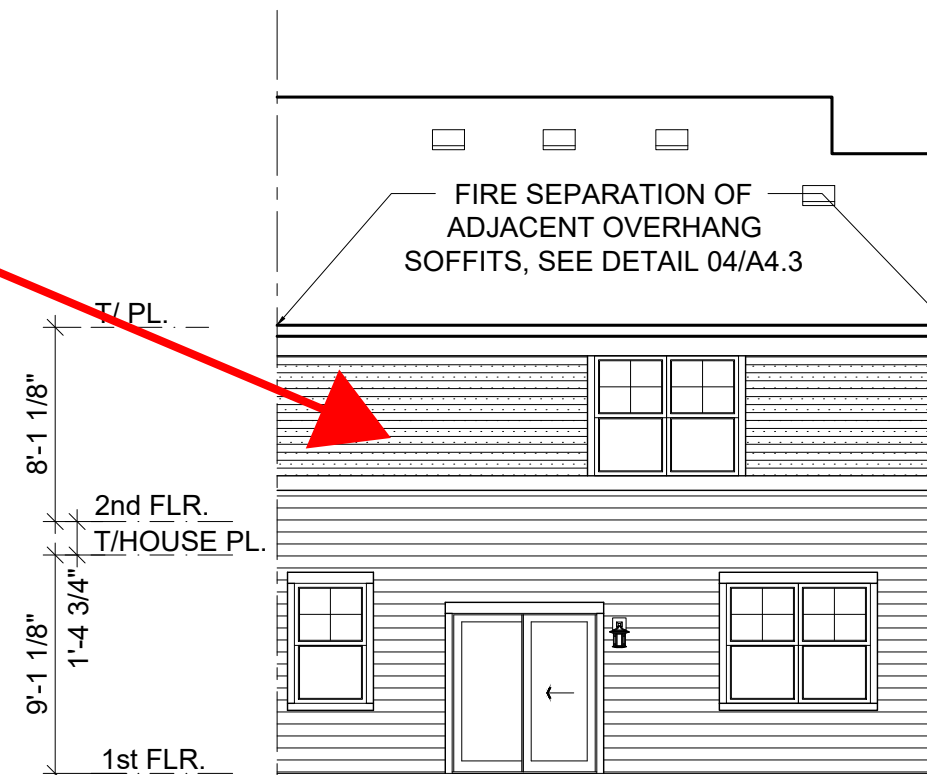
04 FIRE-RATED EAVE
SCALE: 3/4" = 1'-0"



05 GABLE TRIM DETAIL
SCALE: 1/2" = 1'-0"



06 SIDE ELEVATION-INT. UNIT
SCALE: 1/8" = 1'-0"

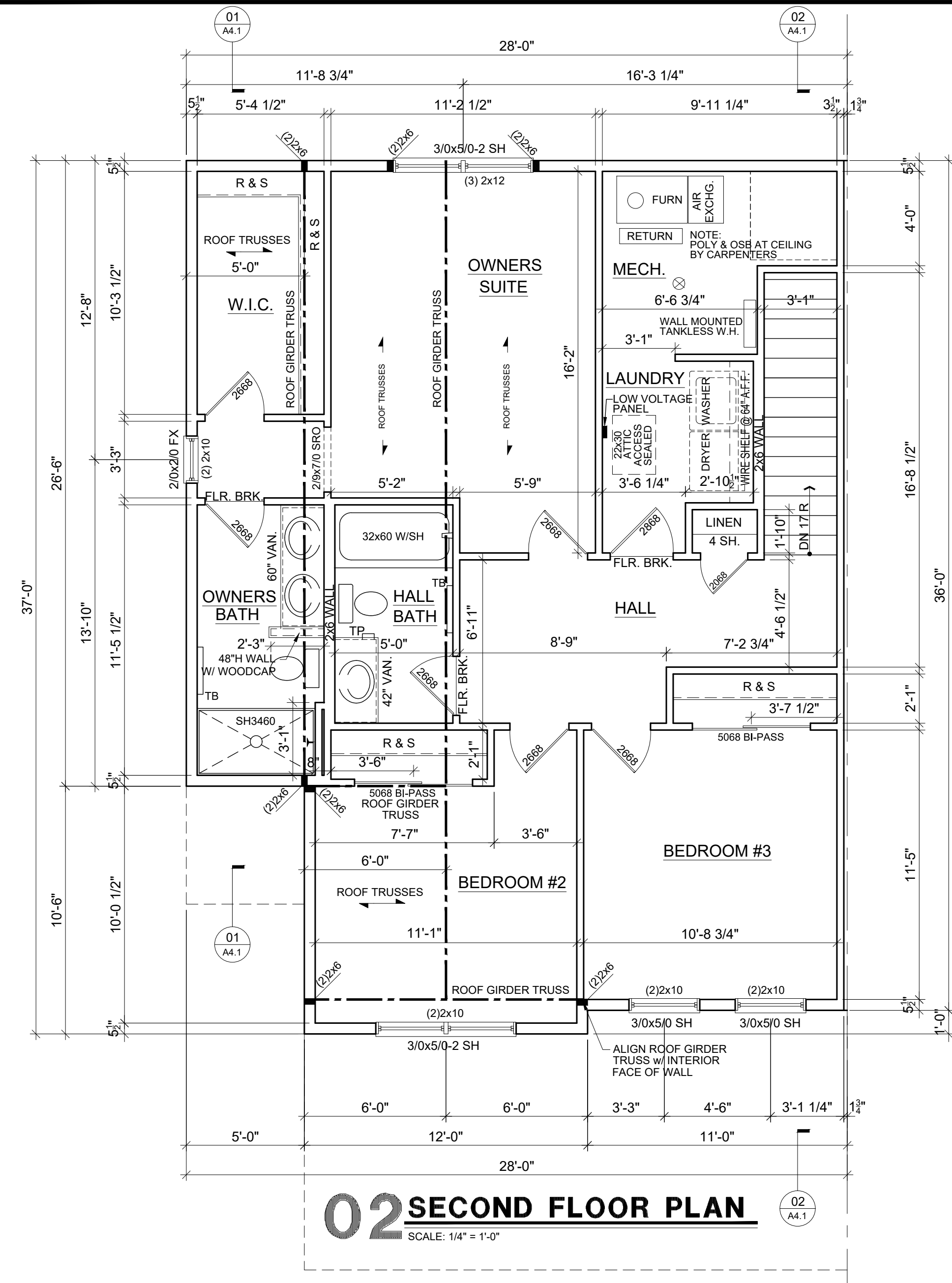


03 REAR ELEVATION
SCALE: 1/8" = 1'-0"

REV. #	DATE	REMARKS
1	2-7-2024	ISSUE FOR BID
2	1-09-25	MISC. REVISIONS
3	12-1-2025	Q1 2026 PLAN REVISIONS
4		
5		
6		

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FILE NAME:	MODEL	SET NO.	DRAWN BY	COMMUNITY NAME	INTERIOR UNIT
XREFS:	COLUMBIA	EC11	EC11	LAKEVILLE TH.	INTERIOR UNIT
SHEET NUMBER:	ELEVATIONS / ROOF PLAN				
A1.11					



GENERAL PLAN NOTES:

- ALL INTERIOR WALLS ARE (2x4) 3 1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" X FIRECODE GYPSUM BOARD. USE 5/8" FIRECODE GYPSUM BOARD ON ALL GARAGE CEILINGS AND AJJOINING HOUSE WALLS
- ALL EXTERIOR WALLS ARE (2x6) 5 1/2" UNLESS NOTED OTHERWISE.
- SHADED WALLS INDICATE INTERIOR BEARINGS WALLS W/ 2X4 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE.
- ALL WINDOWS AND DOOR HEADERS IN BEARING WALLS TO BE (3) 2X6 W/ 1/2" PLYWOOD PLATE AND (1) 2X6 JACK STUD EA END UNLESS NOTED OTHERWISE.
- ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
- BATHROOM FANS TO BE VENTED TO EXTERIOR.
- TOWEL BARS MOUNTED AT 54" AFF AND TOILET PAPERHOLDERS MOUNTED AT 24" AFF.
- ALL CLOSETS HAVE (1) ROD AND (1) SHELF UNLESS NOTED OTHERWISE.
- ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.
- SEE CABINET SHOP DRAWINGS FOR SIZES AND LAYOUT.

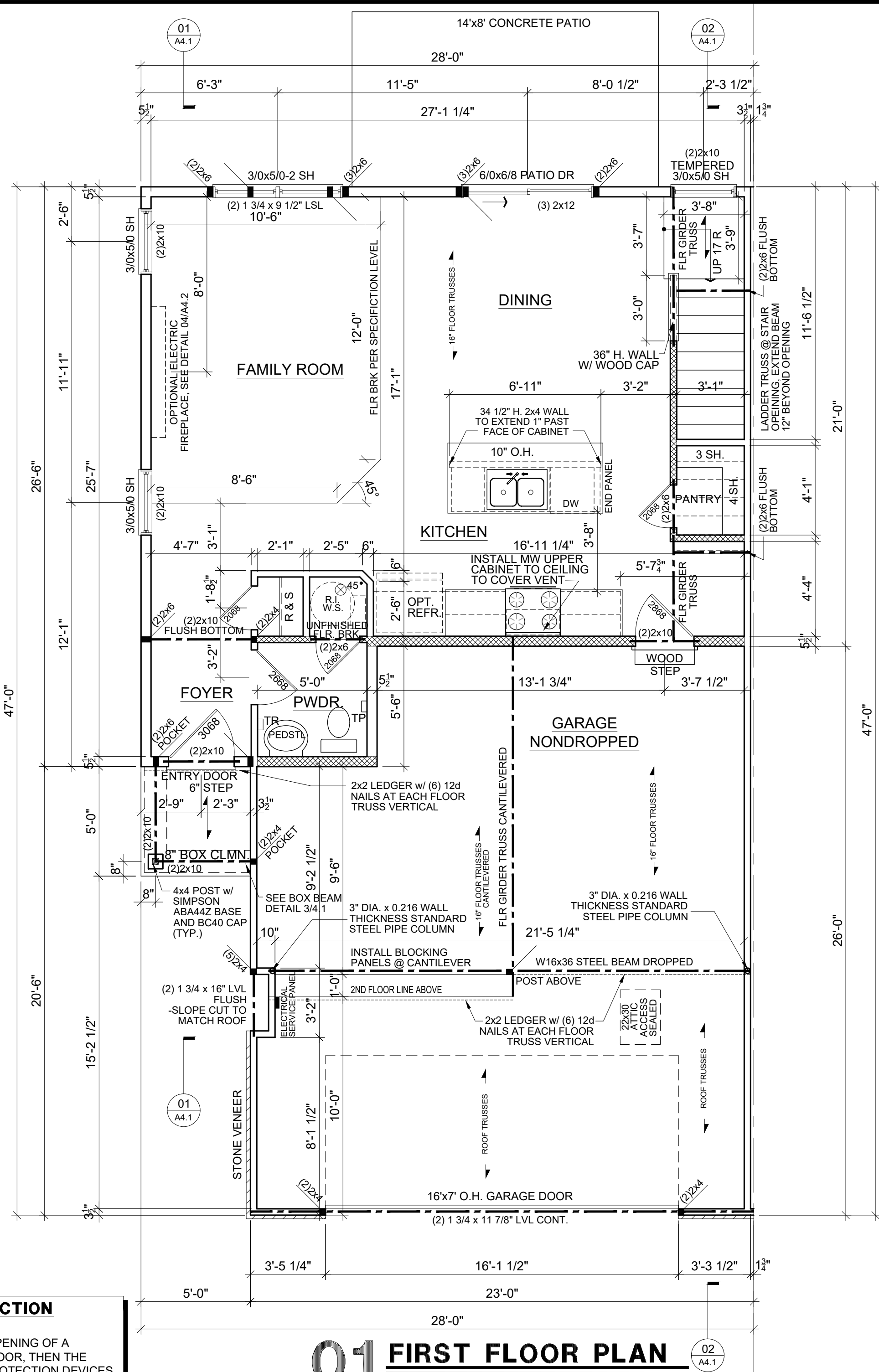
NOTE:
NFPA 13D AUTOMATIC FIRE
SPRINKLER SYSTEM INSTALLED IN
TOWNHOME UNIT.

NOTE: WINDOW FALL PROTECTION

PER SECTION R312.2 OF 2020 MRC:
WHEN THE LOWEST PART OF THE CLEAR OPENING OF A WINDOW IS WITHIN 36" OF THE FINISHED FLOOR, THEN THE WINDOW MUST BE PROVIDED WITH FALL PROTECTION DEVICES THAT COMPLY WITH ASTM F 2090 OR WITH WINDOW OPENING CONTROL DEVICES THAT DO NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE WHEN THE WINDOW IS OPEN. WHEN THE WINDOW OPENING CONTROL DEVICE IS RELEASED, THE WINDOW MUST STILL MEET THE MINIMUM NET CLEAR OPENING REQUIREMENTS FOR EMERGENCY ESCAPE PER R310.1 MRC

AREA CALCULATIONS

FIRST FLOOR	607 SF
SECOND FLOOR	973 SF
TOTAL	1580 SF
GARAGE	540 SF



01 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FILE NAME:		LENNAR®			
XREFS:		MODEL		SET NO.	
		COLUMBIA EC11		EC11	
		DRAWN BY			
		SHEET		COMMUNITY NAME	
		FLOOR PLANS		LAKEVILLE TH.	
SHEET NUMBER:		OPTION INFO:		END UNIT	
A3.10					



985 TOTAL S.F. (2nd flr area)
 985/300 (IRC) = 3.28 S.F. VE
 3.28 X 50% (% ROOF VENT)
 1.64 / .4167 (PER VENT) = 3

*GAF #RT65 - 16X20 VENTS
 60 SQ. IN. VENTED AREA. (

BOARD &
BATTEN
ABOVE
THE
BAND
BOARD



ANTLERS RIDGE SIDING NOTE:
1. SIDING TO BE "LP" ON ALL 4 SIDES.

ELEVATION NOTES:

- ~~1. STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.~~
- ~~2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.~~

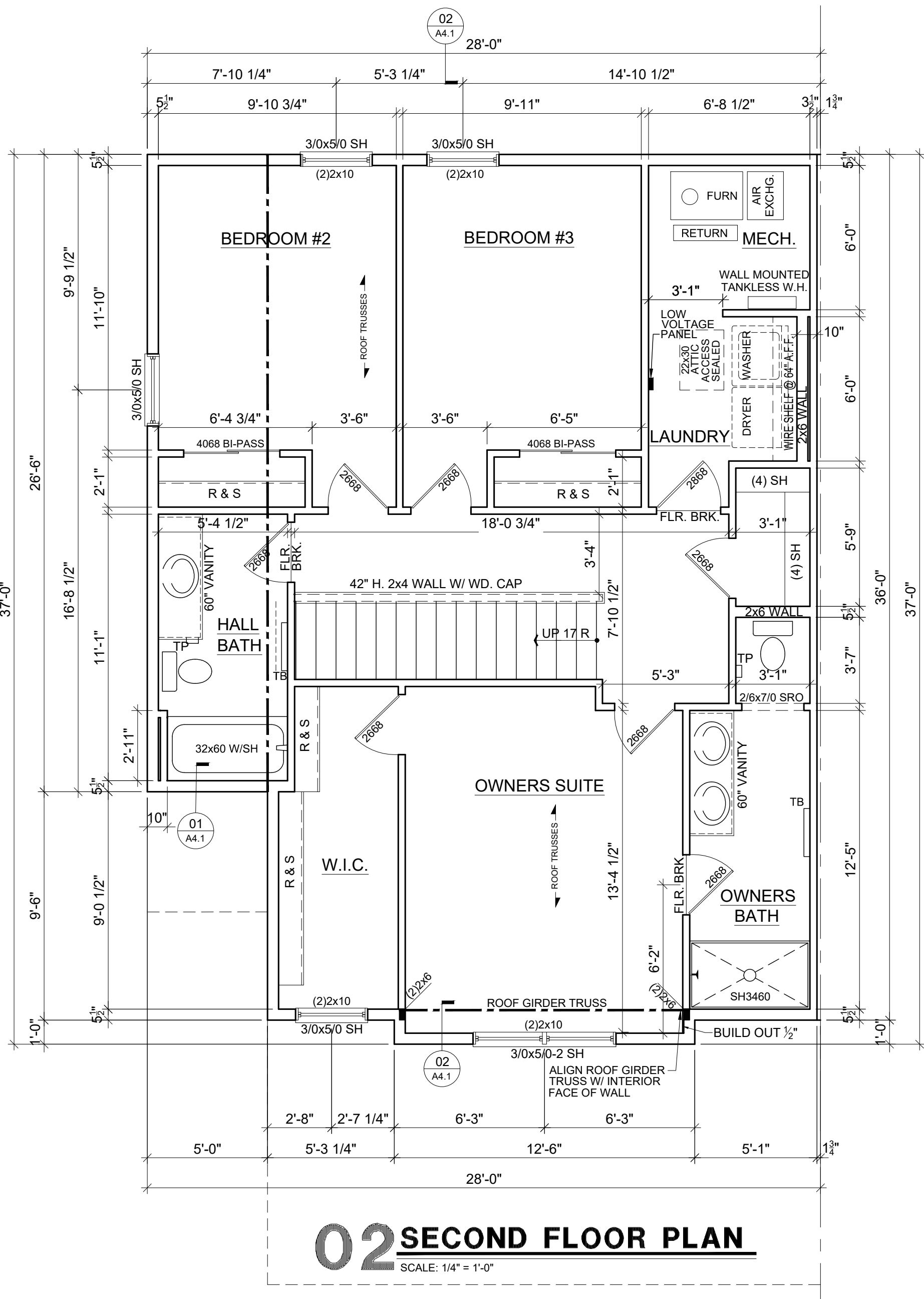


*WINDOW & DOOR AREAS ARE OMITTED FROM CALCULATIONS

REV. #	DATE	REMARKS
	2-07-2024	ISSUE FOR BID
	12-1-2025	Q1 2026 PLAN REVISIONS

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FILE NAME:	LENNAR®		
XREFS:	MODEL	SET NO.	
	CHARLESTON EC12	EC12	
	SHEET	DRAWN BY	
	ELEVATIONS / ROOF PLAN	COMMUNITY NAME	
SHEET NUMBER:	OPTION INFO:	LAKEVILLE TH.	
A1.11	INTERIOR UNIT	INTERIOR UNIT	



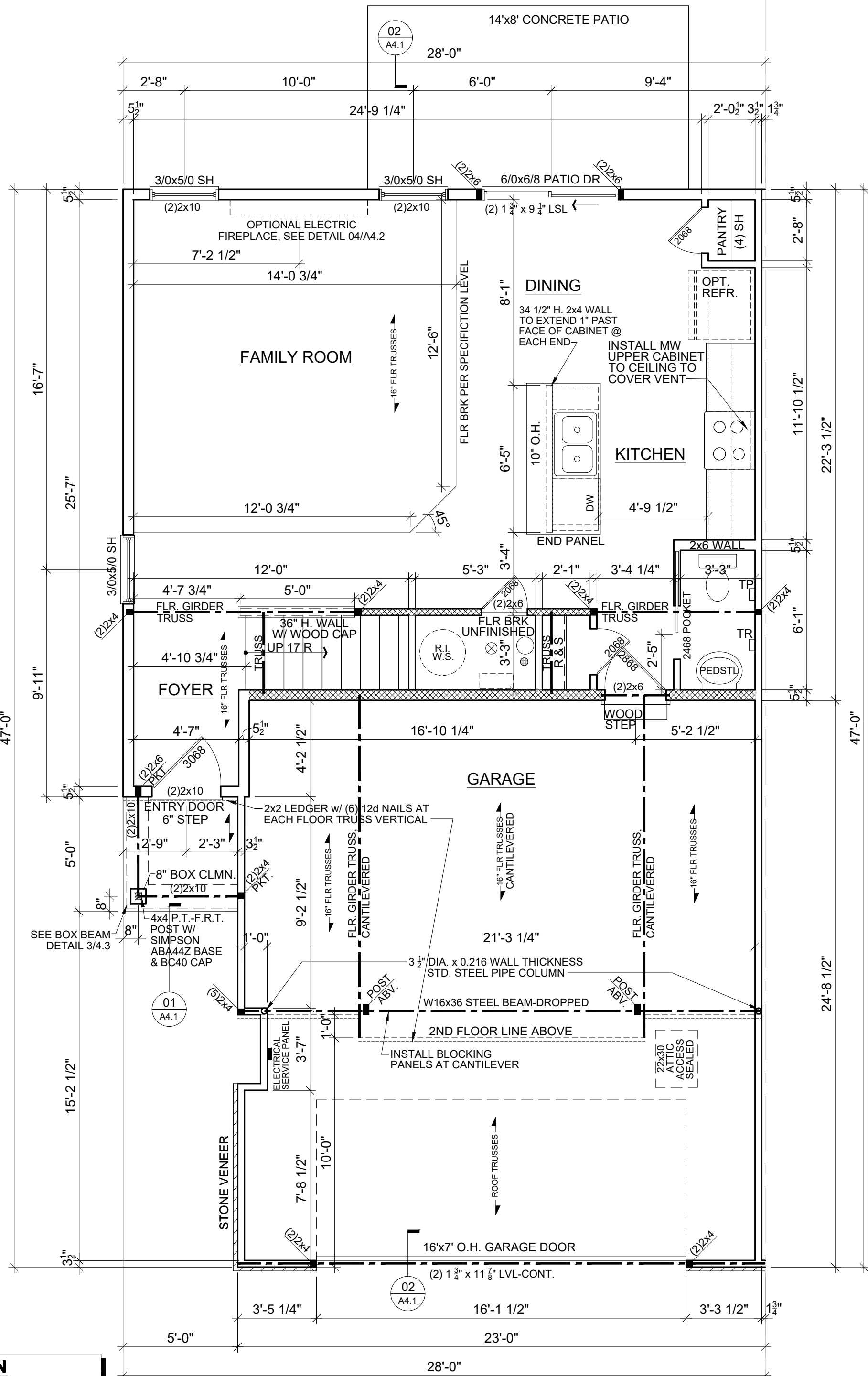
GENERAL PLAN NOTES:

- ALL INTERIOR WALLS ARE (2x4) 3 1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" X FIRECODE GYPSUM BOARD. USE 5/8" FIRECODE GYPSUM BOARD ON ALL GARAGE CEILINGS AND AJOINING HOUSE WALLS
- ALL EXTERIOR WALLS ARE (2x6) 5 1/2" UNLESS NOTED OTHERWISE.
- SHADED WALLS INDICATE INTERIOR BEARINGS WALLS W/ 2X4 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE.
- ALL WINDOWS AND DOOR HEADERS IN BEARING WALLS TO BE (3) 2X6 W/ 1/2" PLYWOOD PLATE AND (1) 2X6 JACK STUD EA END UNLESS NOTED OTHERWISE.
- ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
- BATHROOM FANS TO BE VENTED TO EXTERIOR.
- TOWEL BARS MOUNTED AT 54" AFF AND TOILET PAPERHOLDERS MOUNTED AT 24" AFF.
- ALL CLOSETS HAVE (1) ROD AND (1) SHELF UNLESS NOTED OTHERWISE.
- ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.
- SEE CABINET SHOP DRAWINGS FOR SIZES AND LAYOUT.

NOTE:
NFPA 13D AUTOMATIC FIRE SPRINKLER
SYSTEM INSTALLED IN TOWNHOME UNIT.

NOTE. WINDOW FALL PROTECTION
PER SECTION R312.2 OF 2020 MRC:
WHEN THE LOWEST PART OF THE CLEAR OPENING OF A WINDOW IS WITHIN 36" OF THE FINISHED FLOOR, THEN THE WINDOW MUST BE PROVIDED WITH FALL PROTECTION DEVICES THAT COMPLY WITH ASTM F 2090 OR WITH WINDOW OPENING CONTROL DEVICES THAT DO NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE WHEN THE WINDOW IS OPEN. WHEN THE WINDOW OPENING CONTROL DEVICE IS RELEASED, THE WINDOW MUST STILL MEET THE MINIMUM NET CLEAR OPENING REQUIREMENTS FOR EMERGENCY ESCAPE PER R310.1 MRC

AREA CALCULATIONS	
FIRST FLOOR	600 SF
SECOND FLOOR	973 SF
TOTAL	1573 SF
GARAGE	540 SF



01 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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LENNAR®

MODEL
CHARLESTON EC12

SHEET
FLOOR PLANS

OPTION INFO:
A3.16

COMMUNITY NAME
LAKEVILLE TH.

END UNIT

REV. #	DATE	REMARKS
2-07-2024	ISSUE FOR BID	
12-1-2025	Q1 2026 PLAN REVISIONS	

CODE REVIEW

JURISDICTION: LINO LAKES, MINNESOTA
2020 MINNESOTA BUILDING CODE
MINNESOTA BUILDING CODE -CHAPTER 1305
MINNESOTA ELECTRICAL CODE -CHAPTER 1315
MINNESOTA MECHANICAL AND FUEL GAS CODE-CHAPTER 1346
MINNESOTA PLUMBING CODE -CHAPTER 4714
MINNESOTA ENERGY CODE -CHAPTERS 1322 AND 1323
MINNESOTA FIRE CODE -CHAPTERS 7511

CONSTRUCTION TYPE: TYPE VB

USE GROUP: R-3 PER 310.4
DWELLING UNITS SEPARATED BY 2-HOUR FIRE RATED PARTY WALL AS INDICATED IN SECTION 106.1.1 AND TABLE 106.4. PARTY WALL EXTENDS FROM TOP OF FOUNDATION, THRU ATTIC, TO UNDERSIDE OF ROOF SHEATHING. PARTY WALL ALSO EXTENDS THRU SOFFIT SPACE AT ROOF OVERHANGS TO BACKSIDE OF GUTTER BOARD.

DWELLING UNIT SEPARATION: 2-HOUR UL FIRE TESTED ASSEMBLY U347 OR U366, SEE D1. SOUND TRANSMISSION STC RATING 61 ON U347 / 66 ON U366. PER SECTION 1206.2 AND 1206.3, STC RATING OF MIN. 50 (45 FIELD TESTED) FOR BOTH AIRBORNE SOUND AND STRUCTURE BORNE SOUND.

GARAGE/ DWELLING UNIT SEPARATION: PER SECTION 406.3.2.1, 1/2" GYPSUM BD. APPLIED TO WALLS SEPARATING GARAGE AND HABITABLE ROOMS, AND 5/8" TYPE X GYPSUM BD. APPLIED TO GARAGE CEILINGS WITH HABITABLE ROOMS ABOVE.

BUILDING AREA: UNLIMITED AREA PER TABLE 506.2

NUMBER OF STORIES: 2-STORIES (3-STORIES ALLOWABLE PER TABLE 504.4)

FIRE SPRINKLERS: NFPA 13D AUTOMATIC SPRINKLER SYSTEM PER SECTION 903.3.1.3

ACCESSIBILITY REQUIREMENTS: PURSUANT TO CHAPTER 1341, MINNESOTA ACCESSIBILITY CODE, NO ACCESSIBILITY REQUIRED PER SECTIONS 1107.6.3 AND 1107.1.2 FOR A MULTI-STORY DWELLING UNIT OR SLEEPING UNIT THAT IS NOT PROVIDED WITH ELEVATOR SERVICE IS NOT REQUIRED TO BE A TYPE B UNIT.

ATTIC VENTILATION PROVIDE ATTIC VENTILATION IN THE EAVES AND AT THE RIDGE OF THE ROOF EQUAL TO 1/300 OF THE AREA OF THE ATTIC SPACE PER SECTION 1202.2.

ATTIC ACCESS PER SECTION 1208.2, PROVIDE ATTIC ACCESS INTO ATTIC SPACE WITH ACCESS PANEL IN CEILING LOCATED AS SHOWN ON DRAWINGS. CLEAR OPENING SIZE TO BE 22"X30" AND CLEAR HEADROOM ABOVE OPENING TO BE 30" MINIMUM.

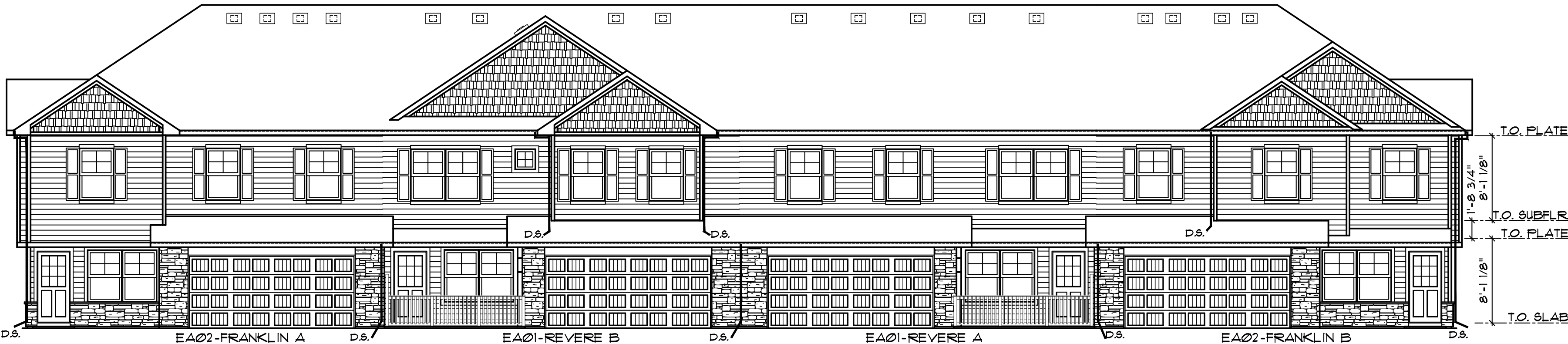
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A2L UNIT EA02-A FRANKLIN PLANS & ELEVATIONS
A2R UNIT EA02-A FRANKLIN PLANS & ELEVATIONS
A3L UNIT EA02-B FRANKLIN PLANS & ELEVATIONS
A3R UNIT EA02-B FRANKLIN PLANS & ELEVATIONS
A4L UNIT EA01-A REVERE PLANS & ELEVATIONS
A4R UNIT EA01-A REVERE PLANS & ELEVATIONS
A5L UNIT EA01-B REVERE PLANS & ELEVATIONS
A5R UNIT EA01-B REVERE PLANS & ELEVATIONS
A8 DETAILS
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911 GENERAL ENGINEERING NOTES
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93.1 EA02 FRANKLIN A RIGHT ENGINEERING
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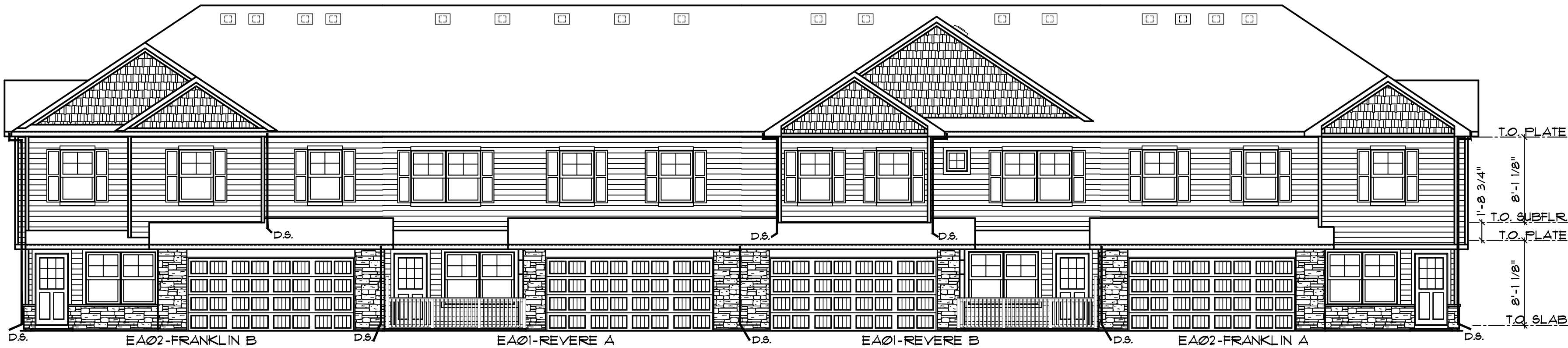
UNIT SIZES - ANSI

UNIT TYPE	MAIN LEVEL	UPPER LEVEL	TOTAL SQ. FT.
REVERE - A	652 SQ. FT.	1,156 SQ. FT.	1,808 SQ. FT.
REVERE - B	652 SQ. FT.	1,171 SQ. FT.	1,823 SQ. FT.
FRANKLIN - A	652 SQ. FT.	1,188 SQ. FT.	1,840 SQ. FT.
FRANKLIN - B	652 SQ. FT.	1,181 SQ. FT.	1,833 SQ. FT.

GARAGE SQ. FT. FOR EACH UNIT = 536



NOTE:
SEE INDIVIDUAL ELEVATIONS FOR MATERIALS

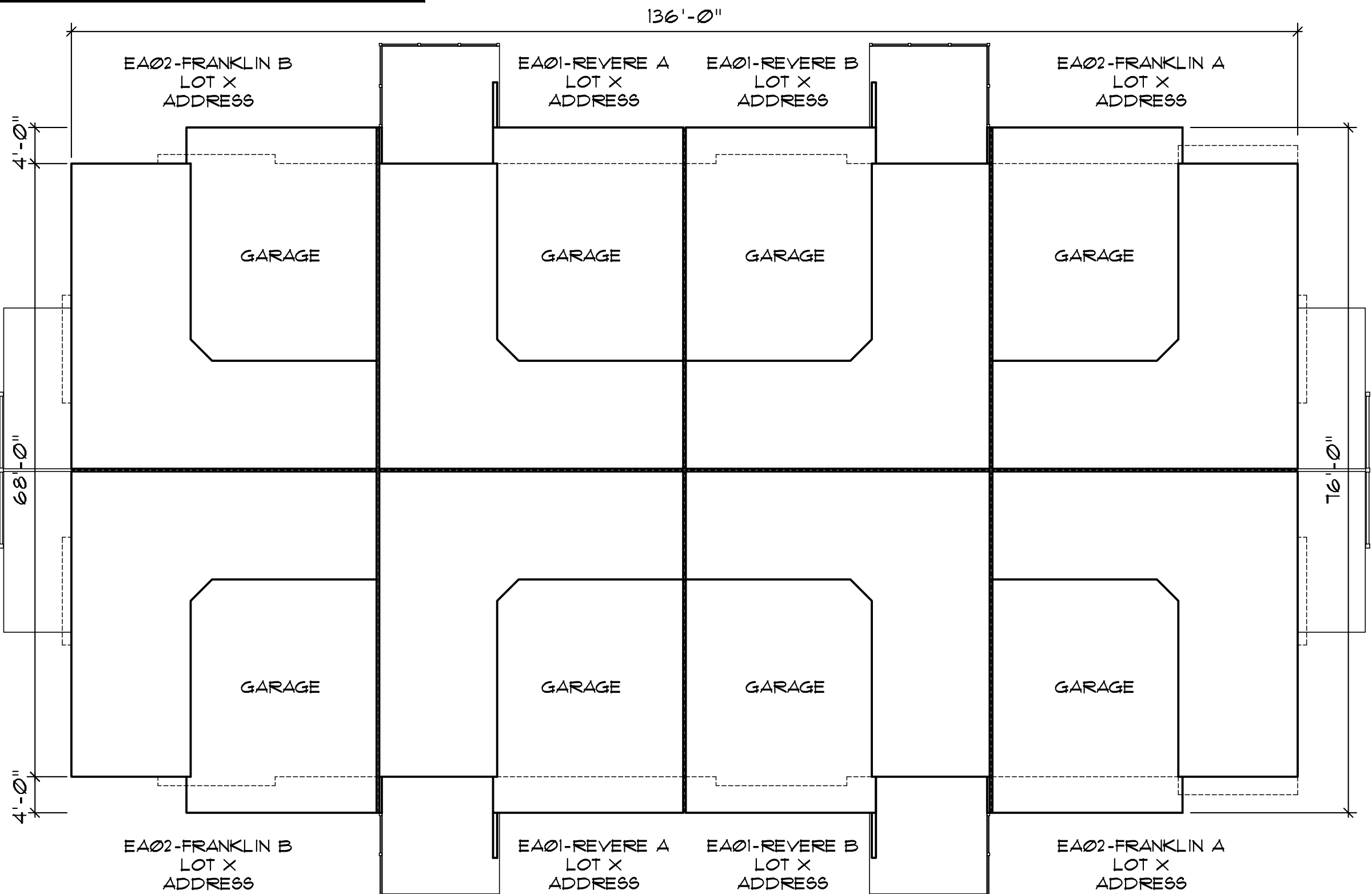
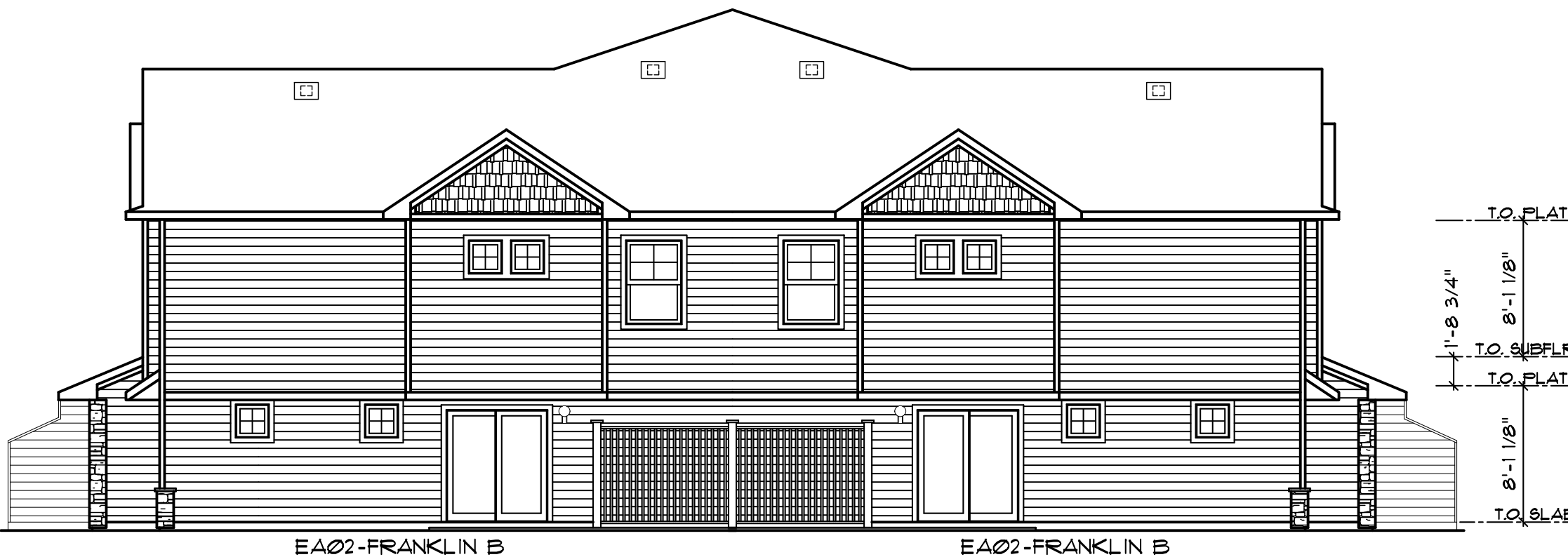


ROOF VENT INSTALLATION NOTES:
1. ALL ROOF VENTS TO BE INSTALLED OVER 8" W. x 9" H. OPENINGS INTO THE ROOF SHEATHING. SOFFIT MATERIAL TO BE 10" AERATED. REFER TO SPECIFICATIONS FOR MANUFACTURER INFORMATION.
2. STANDARD LOCATION OF ROOF VENTS ON ROOFS TO BE 16" DOWN FROM THE ROOF RIDGE TO THE TOP OF THE 8"x8" OPENING.
3. ROOF SHEATHING TO BE REMOVED FROM UNDERNEATH OVER-FRAMED OR PERPENDICULAR ROOF SYSTEMS FOR PROPER AIR MOVEMENT.
4. NO ROOF VENTS, RADON PIPE EXHAUST, PLUMBING VENTS OR MECHANICAL VENTS WITHIN 4' OF PROPERTY/CENTER LINES BETWEEN UNITS.

FRANKLIN ROOF VENT CALCULATIONS:
1,278 TOTAL S.F. (HOUSE + GAR)
1,278 / 300 (IRC) = 4.26 S.F. VENT REQ.
4.26 X 50% (% ROOF VENT) = 2.13
2.13 / .4167 (PER VENT) = 5.11 = 6
*GAF #RT65 - 16X20 VENTS W/
60 SQ. IN. VENTED AREA. (60/144 = .4167 S.F.)

REVERE ROOF VENT CALCULATIONS:
1,241 TOTAL S.F. (HOUSE + GAR)
1,241 / 300 (IRC) = 4.14 S.F. VENT REQ.
4.14 X 50% (% ROOF VENT) = 2.07
2.07 / .4167 (PER VENT) = 4.96 = 5
*GAF #RT65 - 16X20 VENTS W/
60 SQ. IN. VENTED AREA. (60/144 = .4167 S.F.)

BUILDING-MAIN FLOOR-EIGHT UNITS (INCLUDING GARAGES) 9,930 S.F.
BUILDING-SECOND FLOOR- EIGHT UNITS 9,406 S.F.
TOTAL BUILDING 19,336 S.F.



OVERALL LAYOUT - 8 UNIT BUILDING
SCALE: NOT TO SCALE

DATE: 01-21-20
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LENNAR

OWNER: EA02 FRANKLIN / EA01 REVERE
PROJECT ADDRESS:
DEVELOPMENT: COLONIAL MANOR CMA - LINO LAKES - OPTION 1

LOT NO.
BLOCK NO.
ADDITION NO.

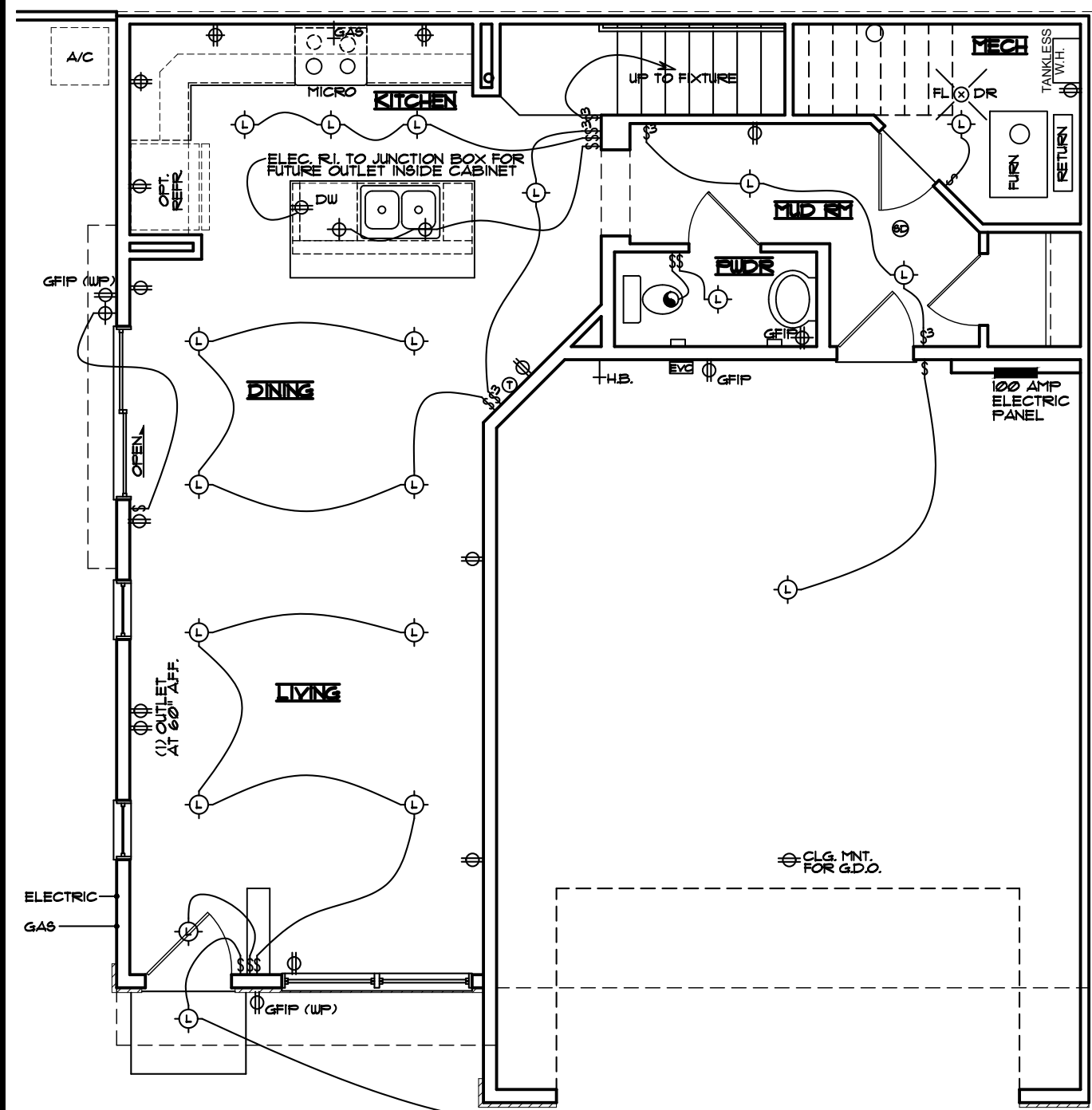
PN:
TITLE: COVER
SHEET: A1

ELECTRICAL KEY

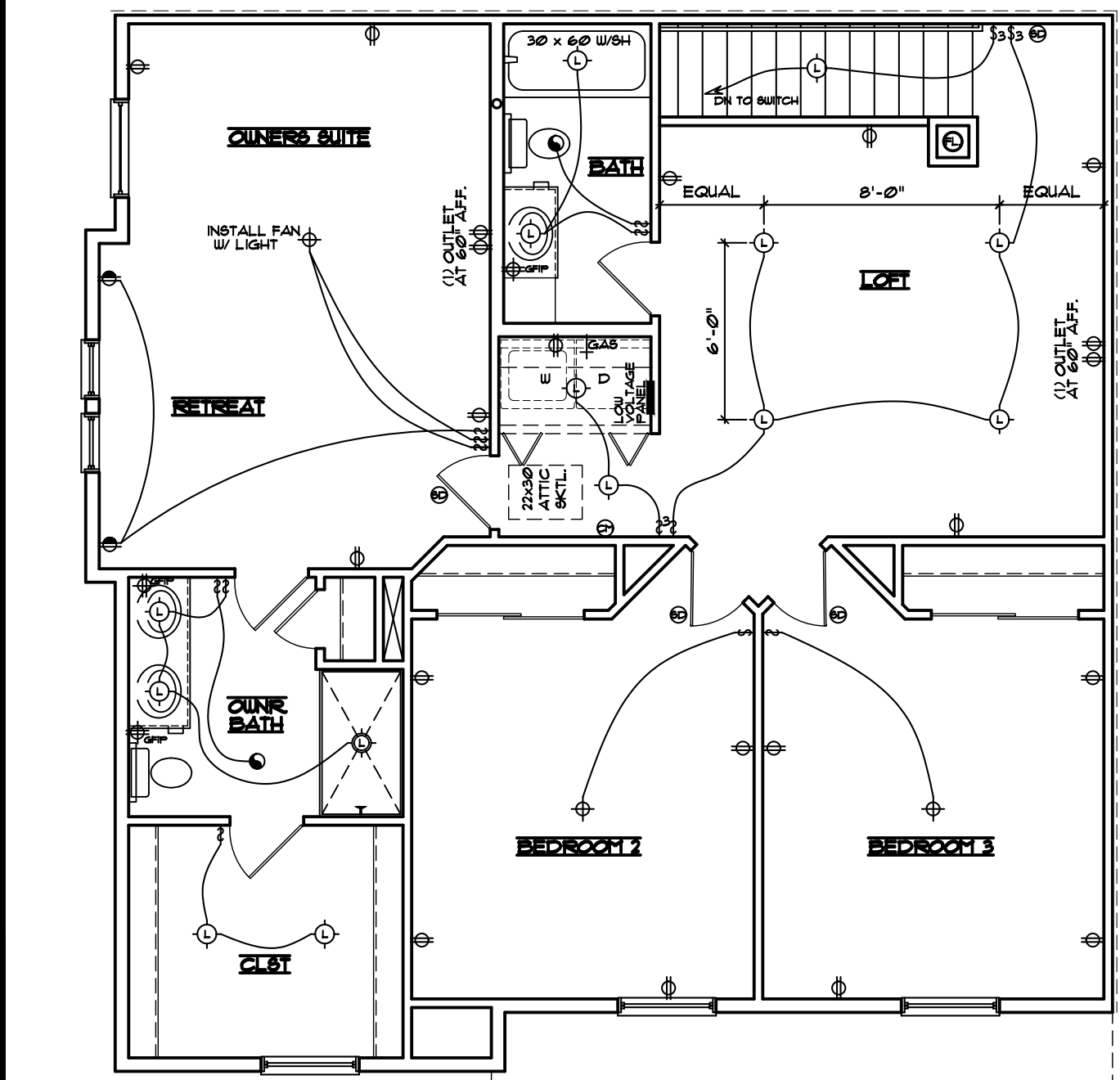
- Ⓛ- DUPLICATION OUTLET
- Ⓛ- DUPLICATION OUTLET ABOVE COUNTER
- Ⓛ- WEATHERPROOF DUPLICATION OUTLET
- Ⓛ- DUPLICATION OUTLET (GROUND FAULT PROTECTED)
- Ⓛ- HALF-SWITCHED DUPLICATION OUTLET
- Ⓛ- DUPLICATION OUTLET IN FLOOR
- Ⓛ- 220 VOLT OUTLET
- Ⓛ- WALL SWITCH
- Ⓛ- THREE-WAY SWITCH
- Ⓛ- FOUR-WAY SWITCH
- Ⓛ- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- Ⓛ- LED FIXTURE
- Ⓛ- LIGHT FIXTURE WITH PULL CHAIN
- Ⓛ- FLOURESCENT LIGHT FIXTURE
- Ⓛ- EXHAUST FAN
- Ⓛ- CHIMES
- Ⓛ- SMOKE DETECTOR - HARDWIRED / INTERCONNECTED
- Ⓛ- CARBON MONOXIDE DETECTOR-HARDWIRED/INTERCONNECTED
- Ⓛ- THERMOSTAT
- Ⓛ- ELECTRIC PANEL
- Ⓛ- LOW VOLTAGE PANEL-BOTTOM OF PANEL SET AT 42" AFF
- Ⓛ- ELECTRIC VEHICLE CHARGER ROUGH-IN (OPTIONAL)

GENERAL NOTES

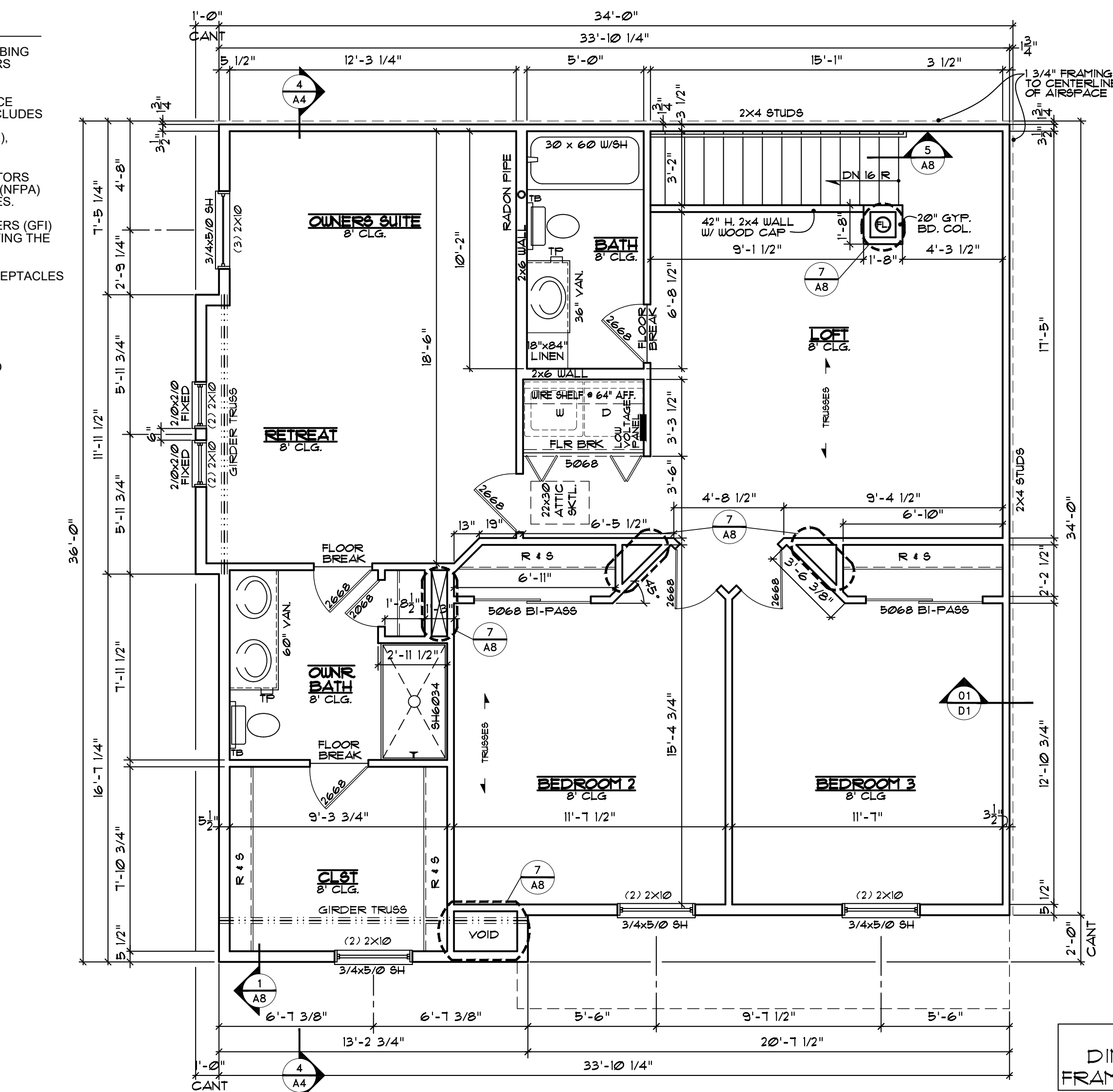
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SWITCHES.....42"
OUTLETS.....14"
TELEPHONE.....14"
TELEVISION.....14"
6. KITCHEN ISLAND PENDANT LIGHTS TO BE CHANGED TO LED FIXTURES PER SPECIFICATION LEVEL.



5 MAIN FLR. ELEC. PLAN
SCALE: 3/16" = 1'-0"

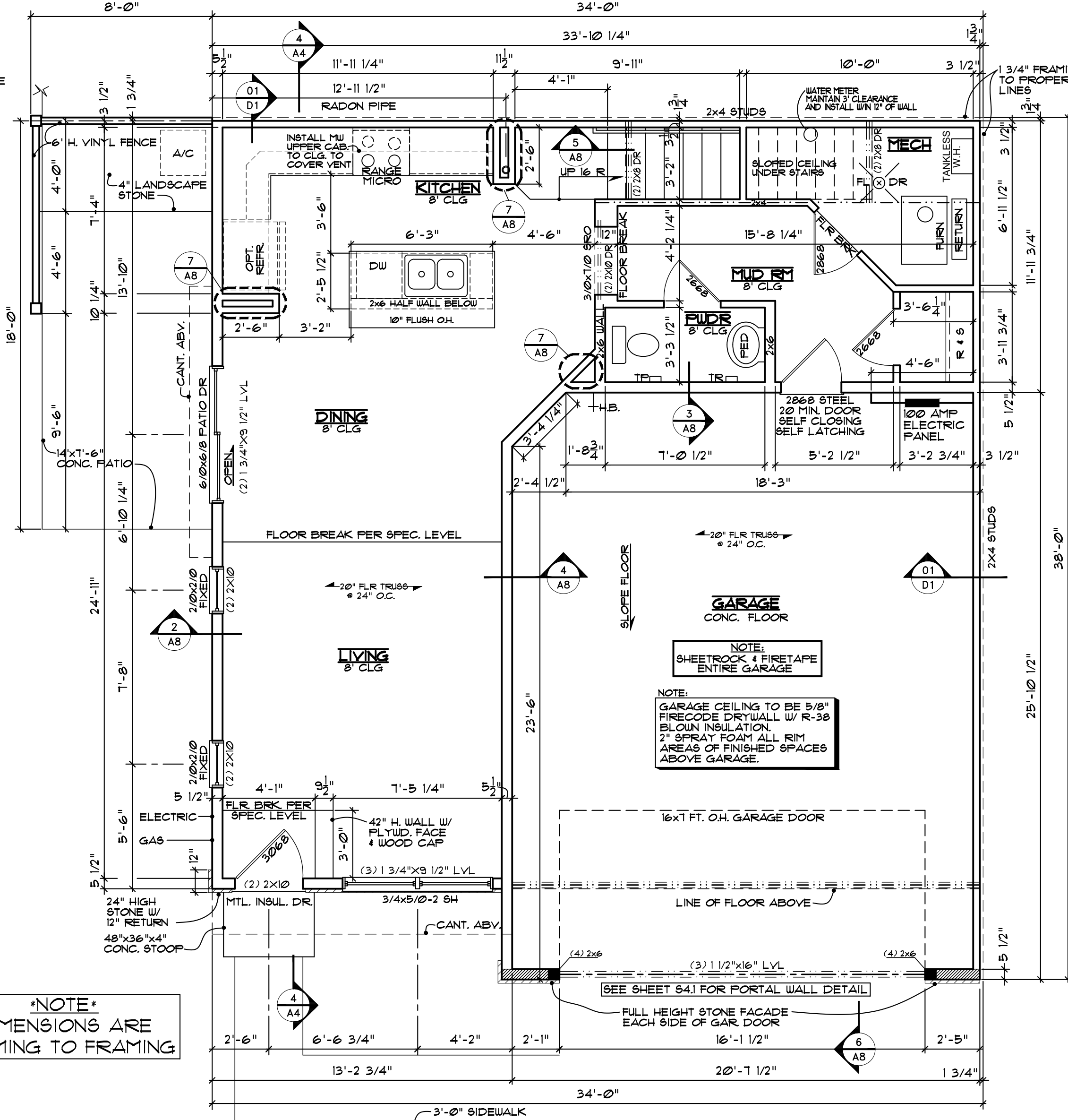


6 UPPER FLR. ELEC. PLAN
SCALE: 3/16" = 1'-0"

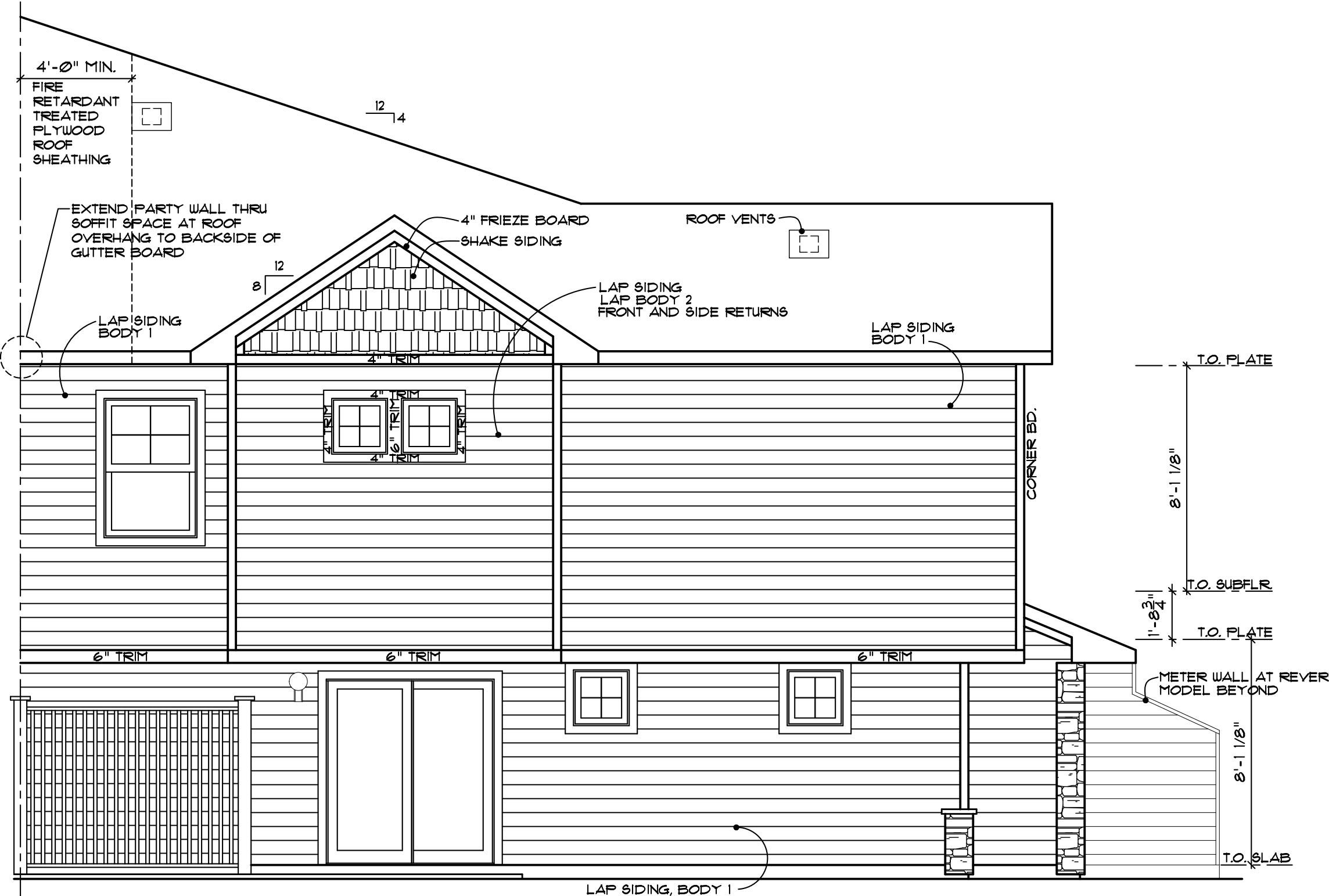


2 EA02 A2 - FRANKLIN UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

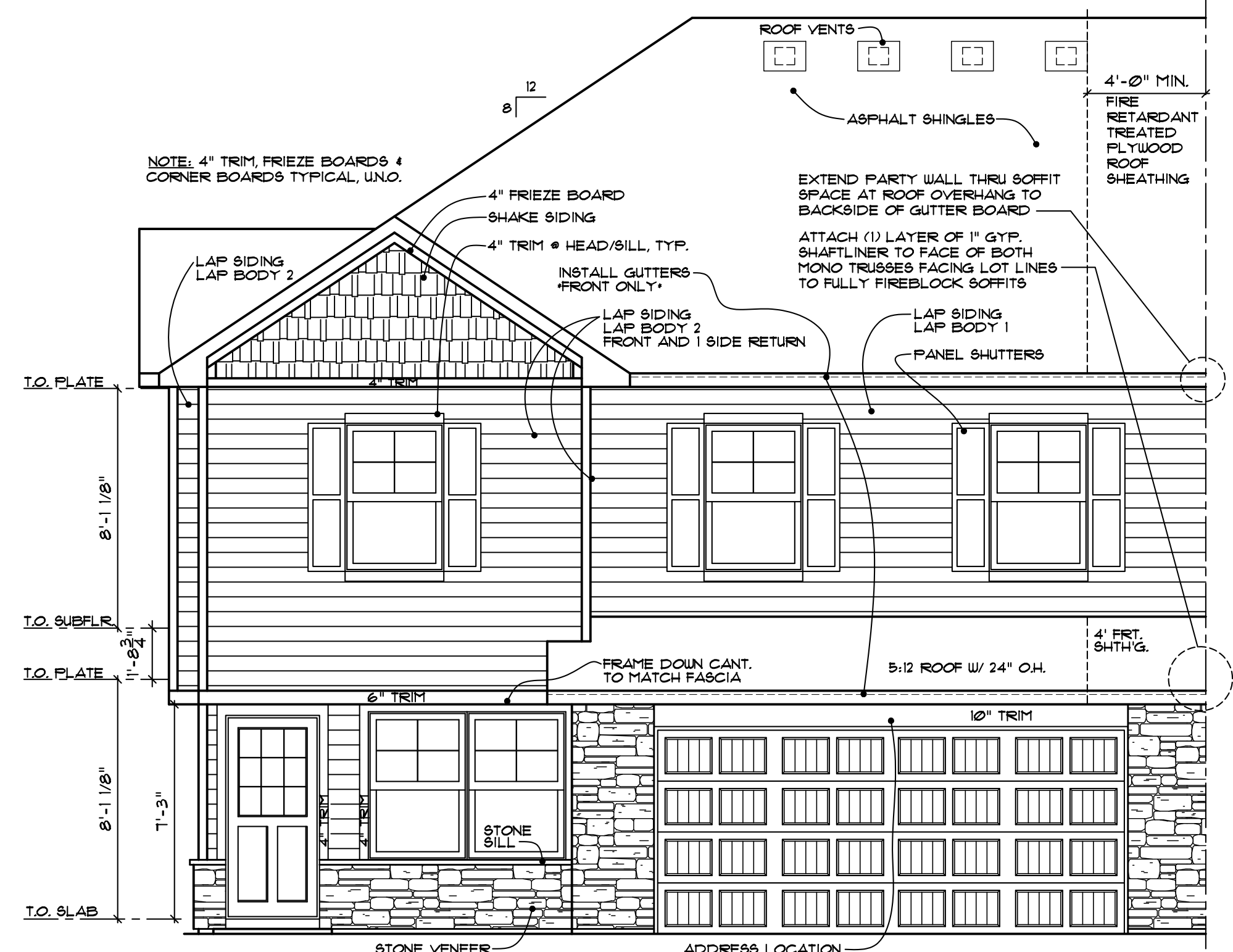
NOTE
DIMENSIONS ARE
FRAMING TO FRAMING



1 EA02 A2 - FRANKLIN MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 EA02 A2 - FRANKLIN SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 EA02 A2 - FRANKLIN FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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LENNAR

OWNER: EA02 - FRANKLIN
PROJECT ADDRESS:
DEVELOPMENT:
LOT NO.
BLOCK NO.
ADDITION NO.
PN: TITLE: EA02-A
SHEET: A2R

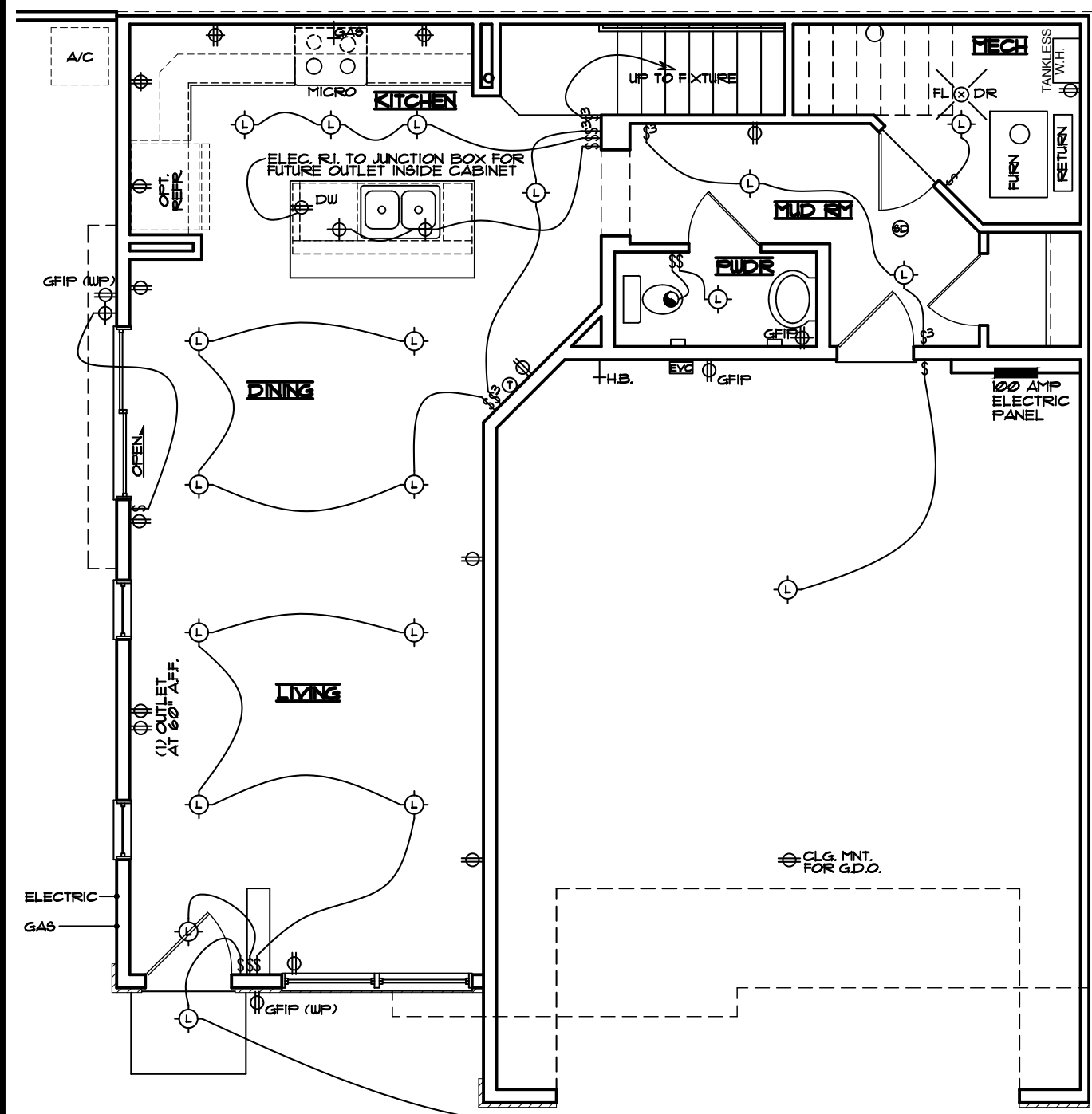
COLONIAL MANOR SERIES - CMA - LINO LAKES

ELECTRICAL KEY

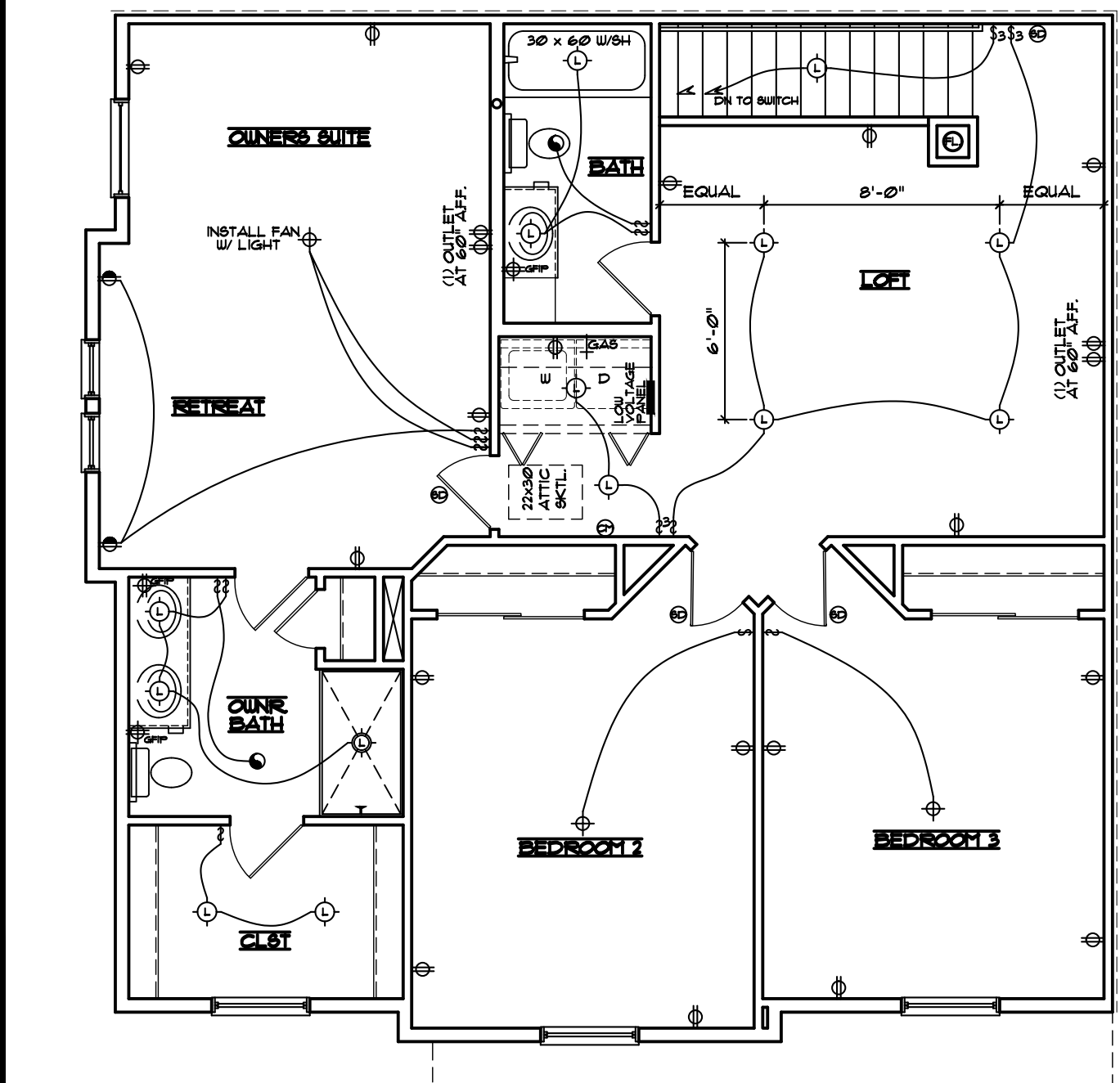
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- ⊕ DUPLEX OUTLET ABOVE COUNTER
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- ⊕ DUPLEX OUTLET (GROUND FAULT PROTECTED)
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- ⊕ THREE-WAY SWITCH
- ⊕ FOUR-WAY SWITCH
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- ⊕ LED FIXTURE
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- ⊕ ELECTRIC PANEL
- ⊕ LOW VOLTAGE PANEL-BOTTOM OF PANEL SET AT 42" AFF
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GENERAL NOTES

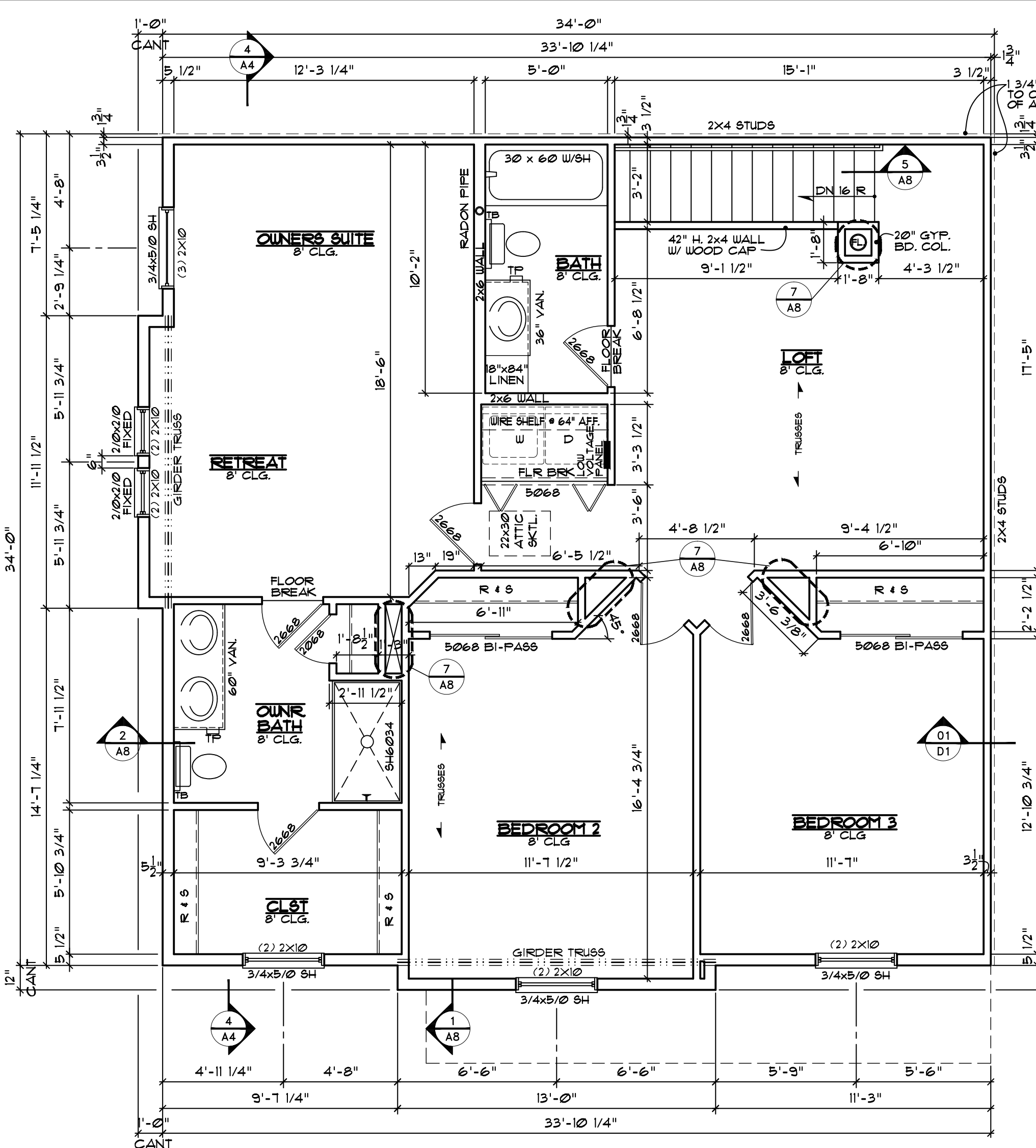
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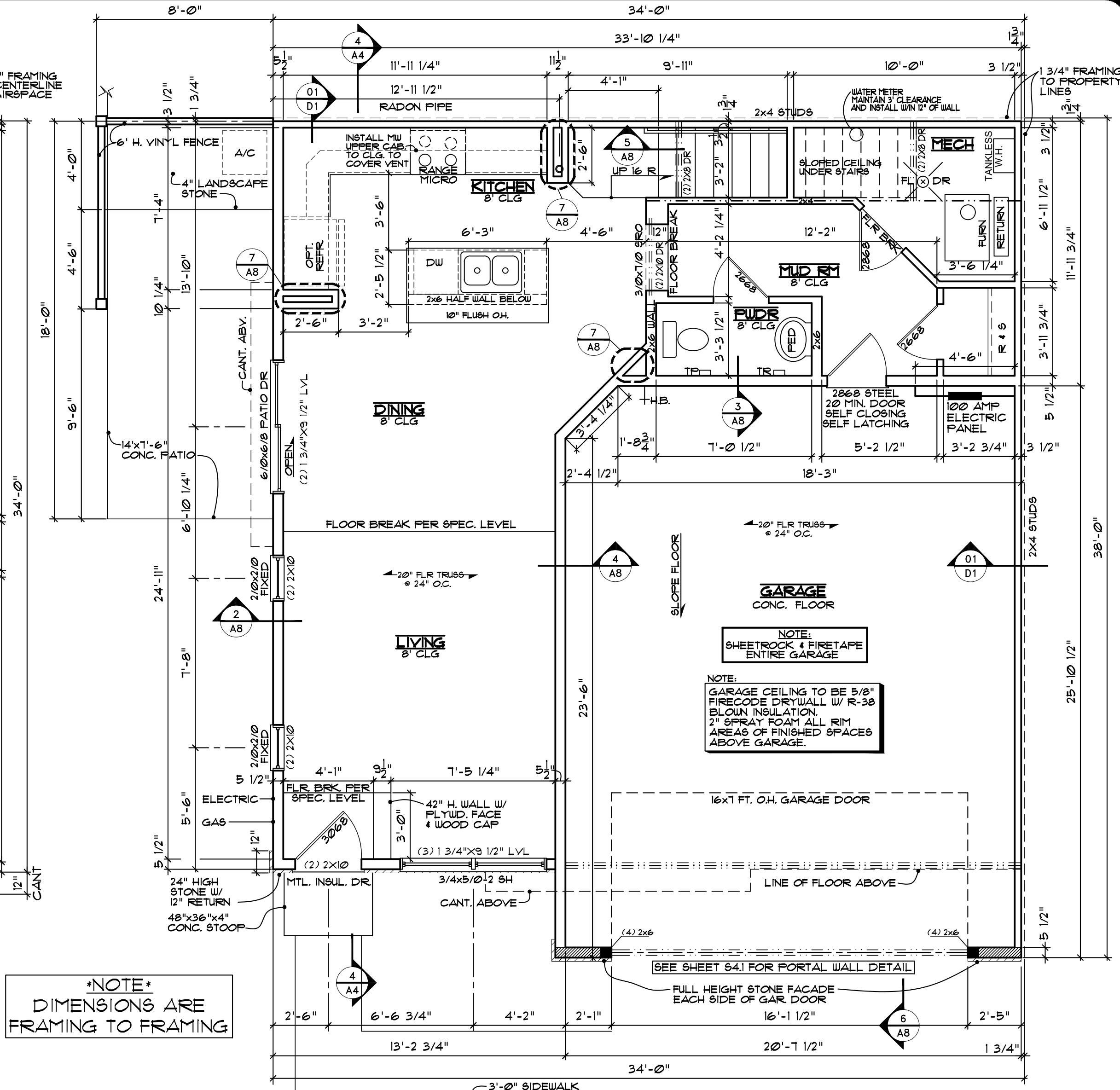
5 MAIN FLR. ELEC. PLAN
A3R SCALE: 3/16" = 1'-0"



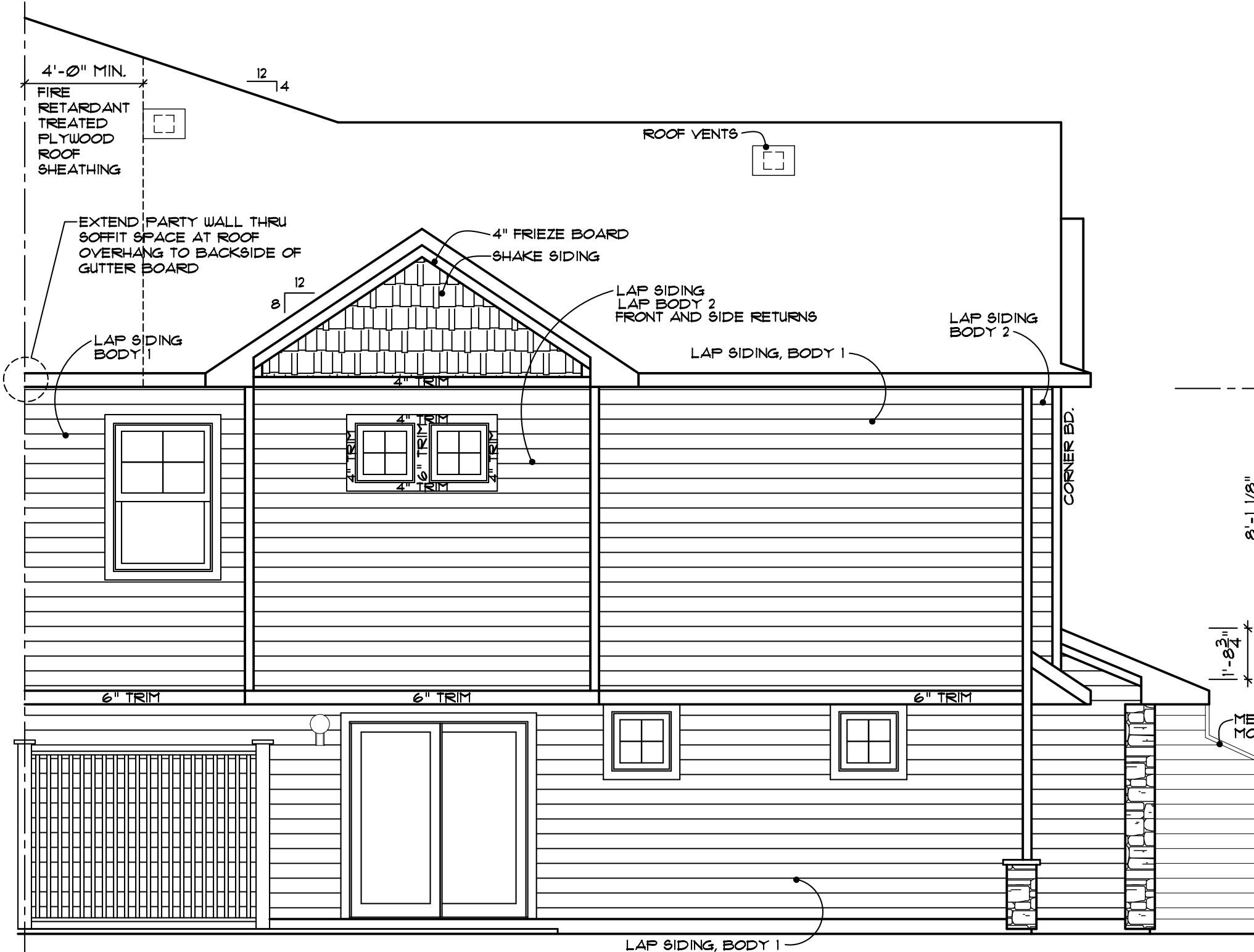
6 UPPER FLR. ELEC. PLAN
A3R SCALE: 3/16" = 1'-0"



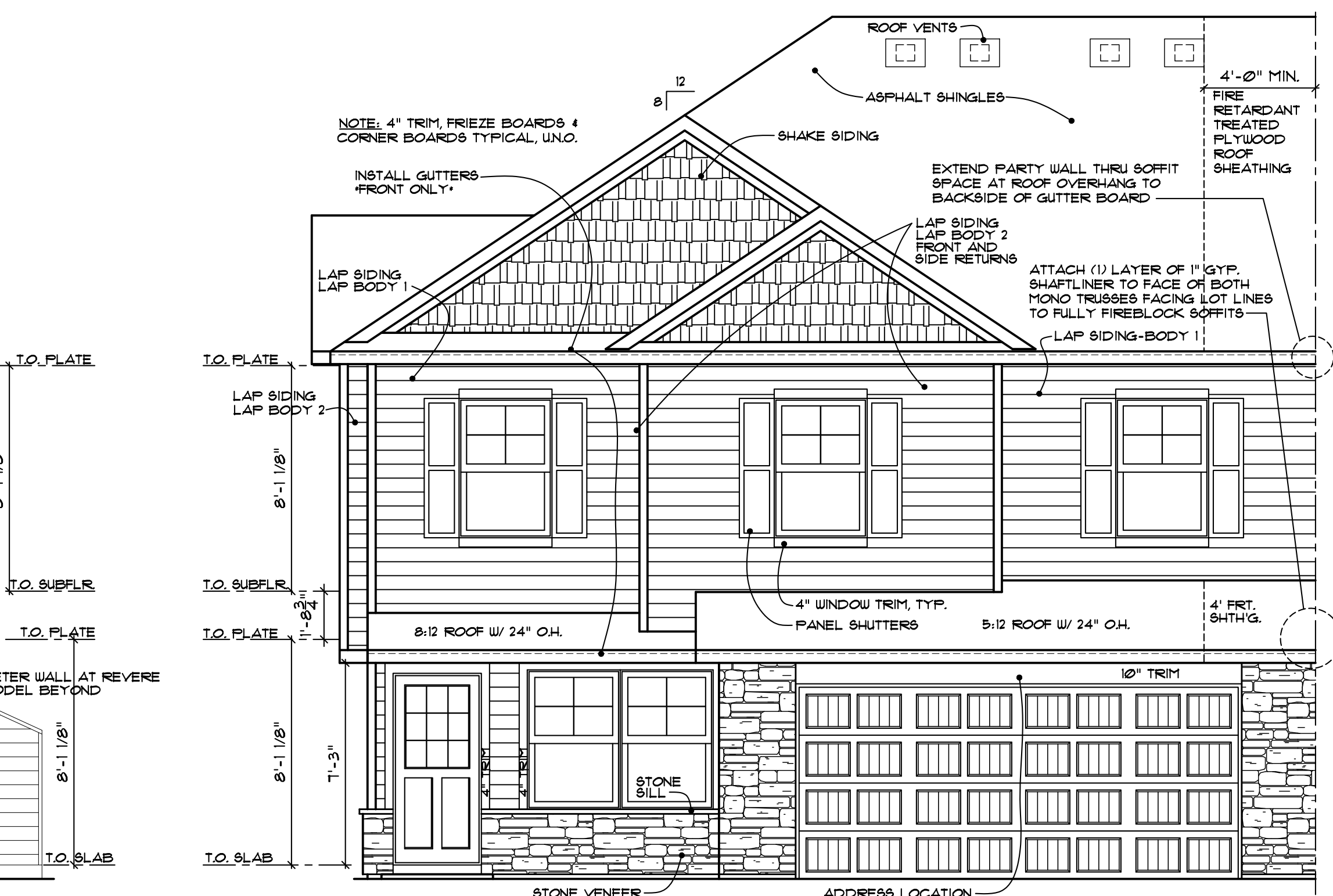
2 EA02 B2 - FRANKLIN UPPER FLOOR PLAN
A3R SCALE: 1/4" = 1'-0"



1 EA02 B2 - FRANKLIN MAIN FLOOR PLAN
A3R SCALE: 1/4" = 1'-0"



4 EA02 B2 - FRANKLIN SIDE ELEVATION
A3R SCALE: 1/4" = 1'-0"



3 EA02 B2 - FRANKLIN FRONT ELEVATION
A3R SCALE: 1/4" = 1'-0"

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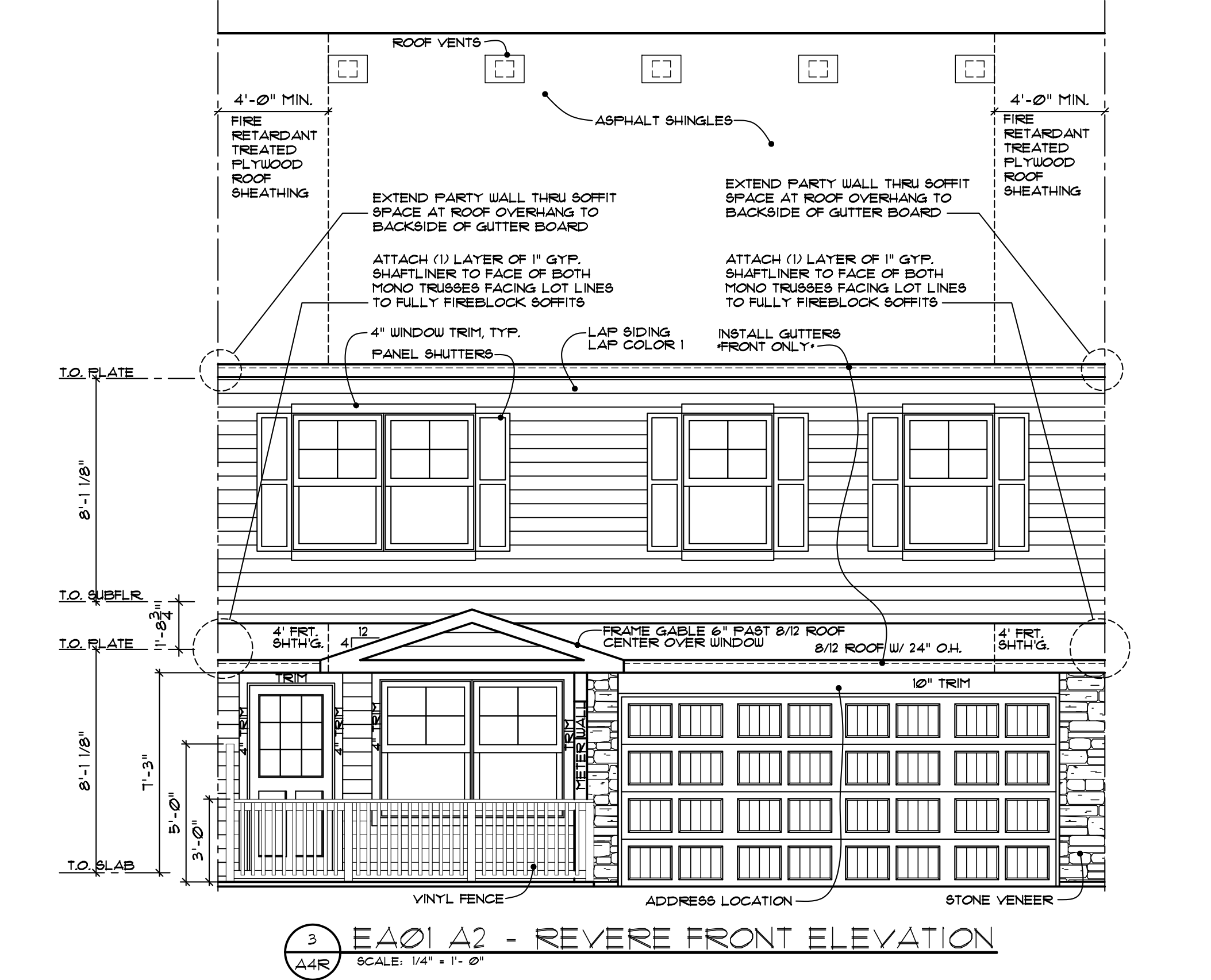
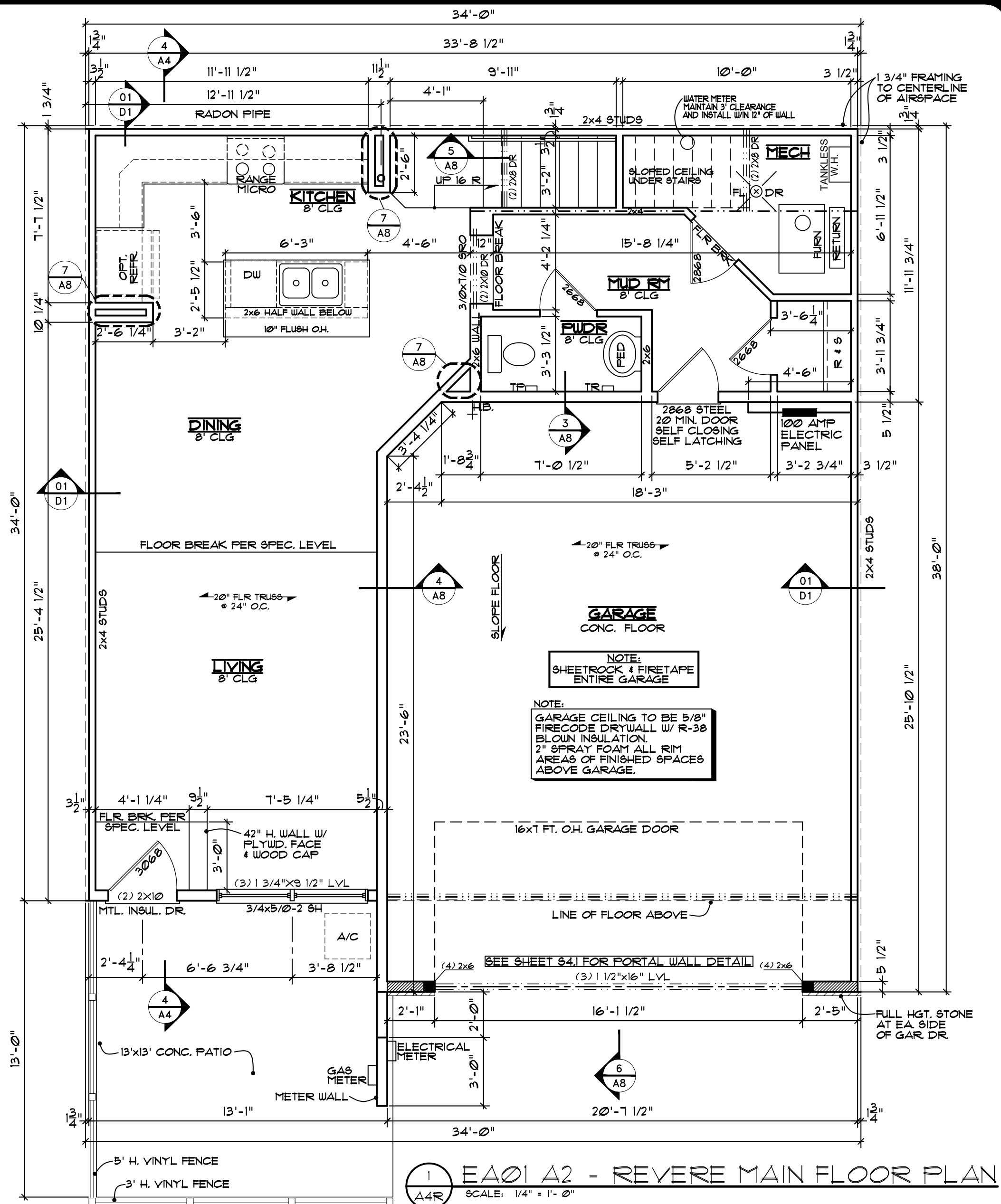
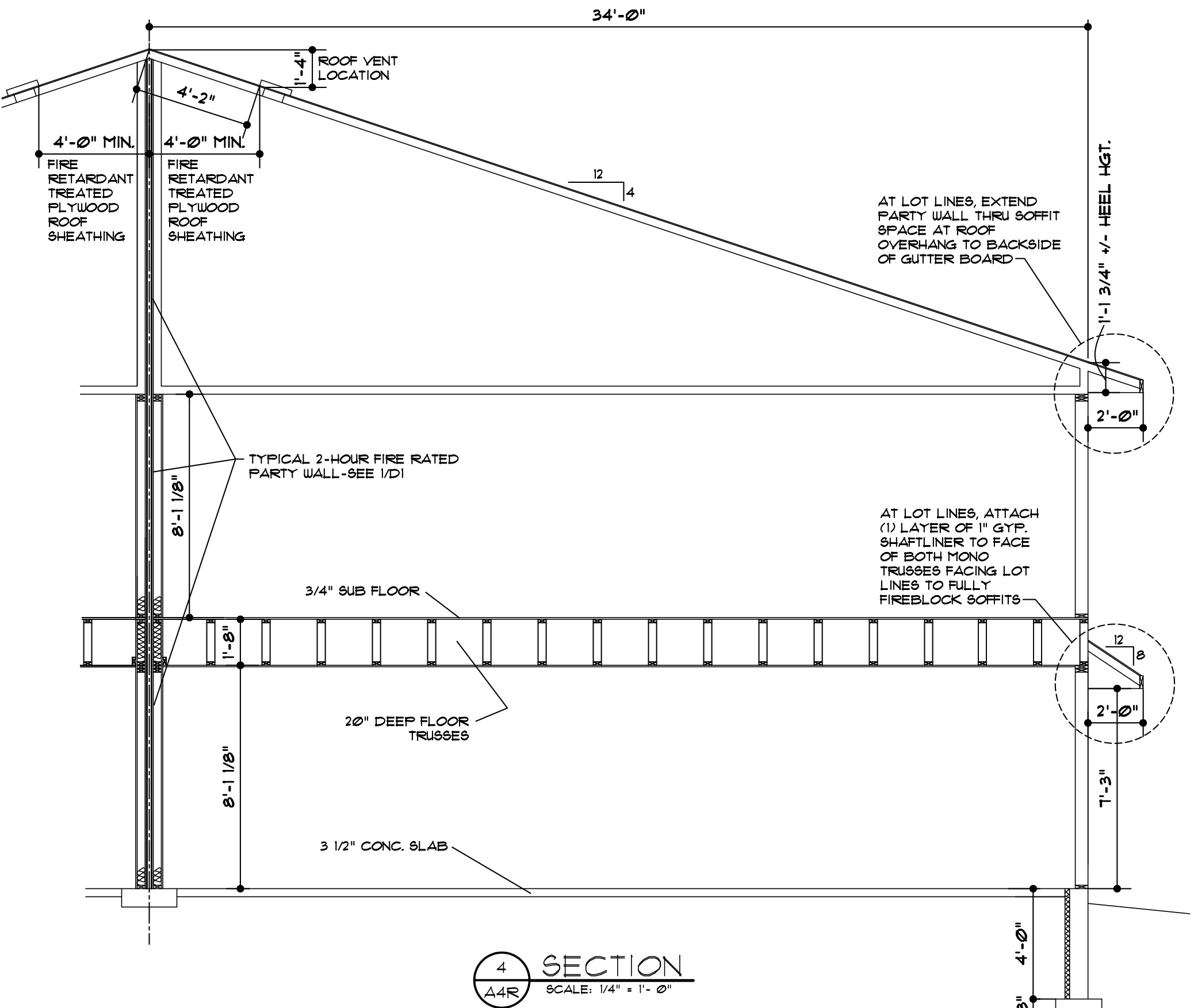
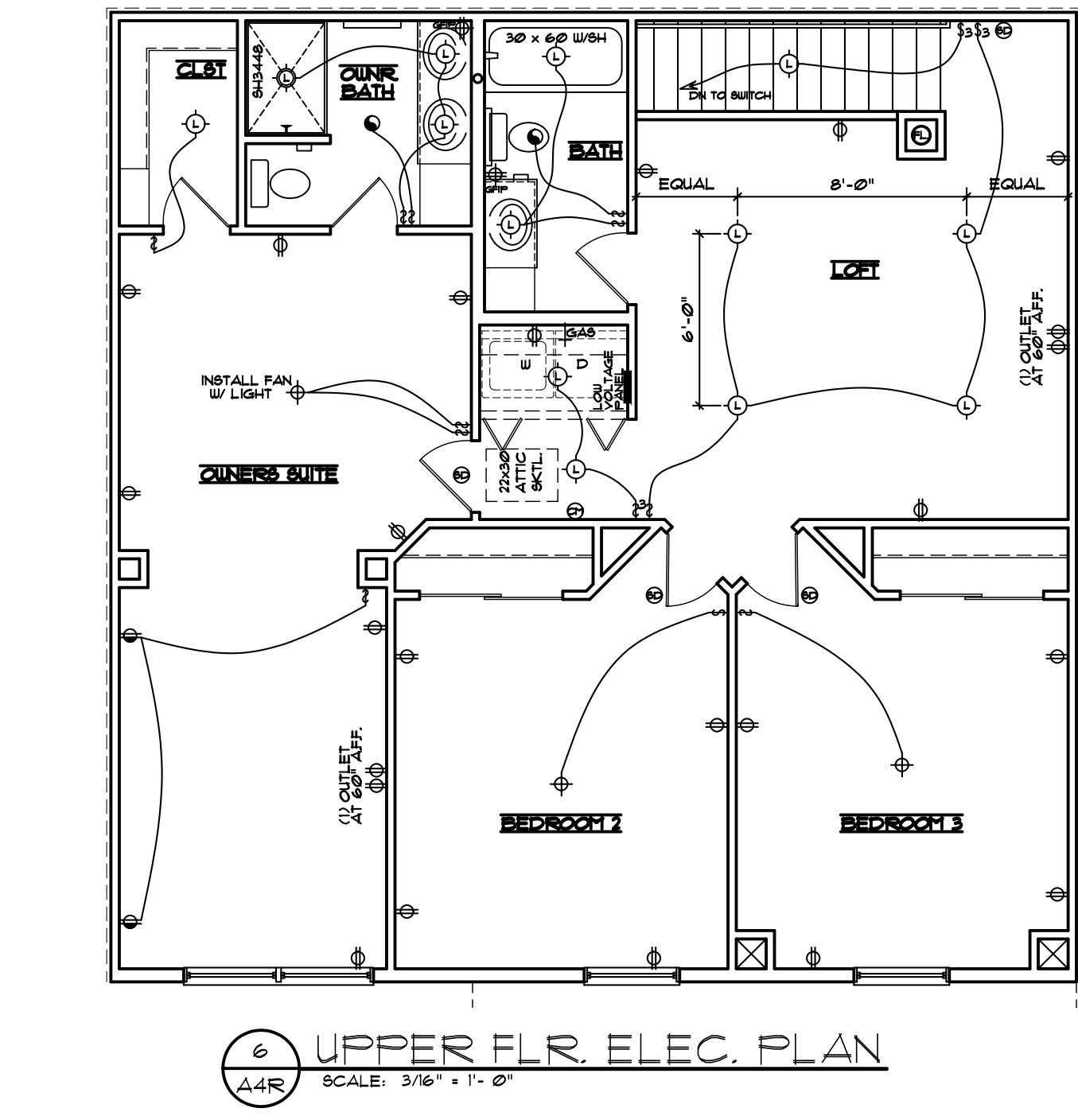
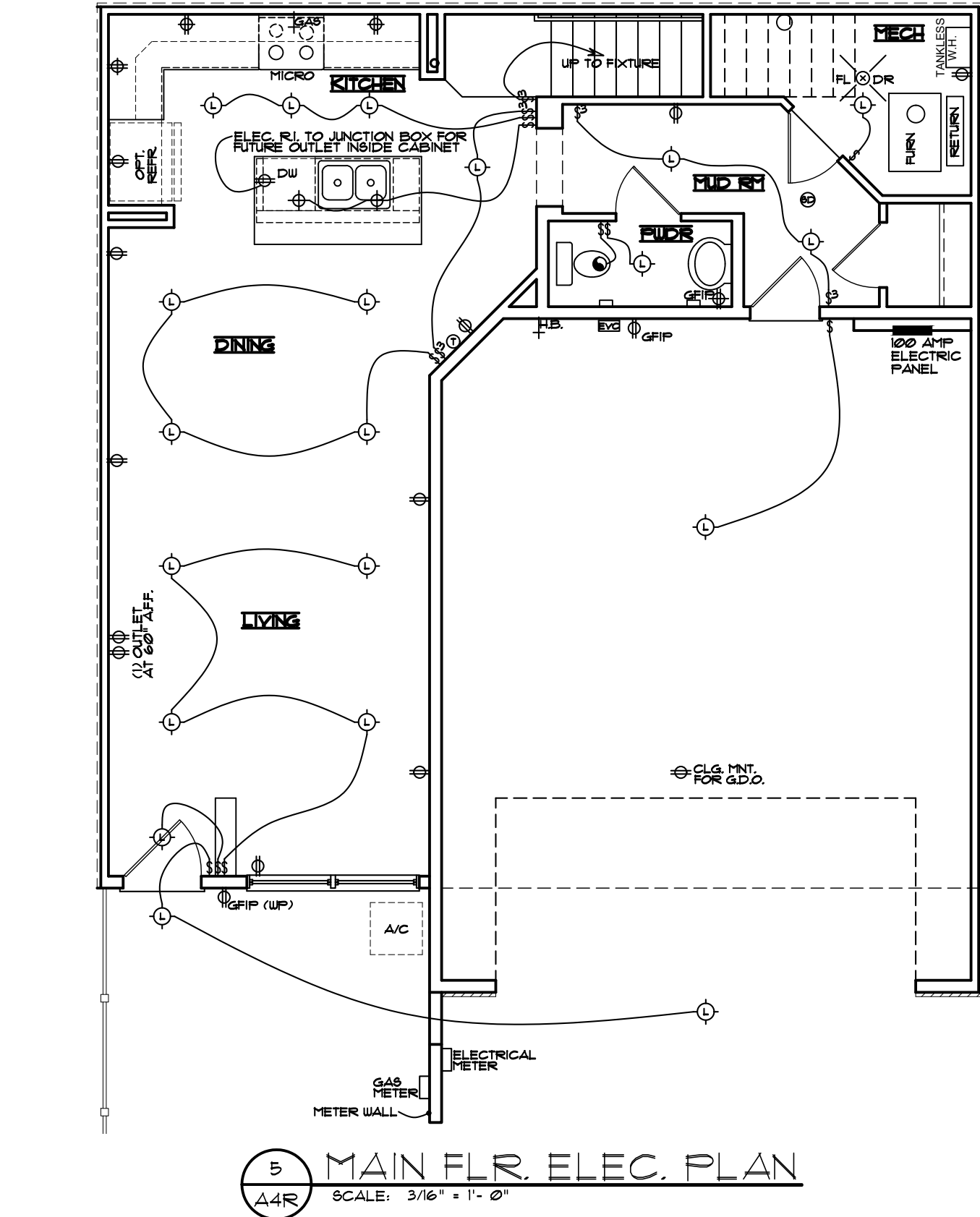
LENNAR

OWNER: EA02 - FRANKLIN
PROJECT ADDRESS:
DEVELOPMENT:
LOT NO.
BLOCK NO.
ADDITION NO.
PN:
TITLE: EA02-A
SHEET: A3R

COLONIAL MANOR SERIES - CMA - LINO LAKES

- ELECTRICAL KEY**
- ⊕ DUPLEX CONVENIENCE OUTLET
 - ⊕ DUPLEX OUTLET ABOVE COUNTER
 - ⊕ WEATHERPROOF DUPLEX OUTLET
 - ⊕ DUPLEX OUTLET (GROUND FAULT PROTECTED)
 - ⊕ HALF-SWITCHED DUPLEX OUTLET
 - ⊕ DUPLEX OUTLET IN FLOOR
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 - ⊕ LED FIXTURE
 - ⊕ LIGHT FIXTURE WITH PULL CHAIN
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 - ⊕ CHIMES
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 - ⊕ CARBON MONOXIDE DETECTOR-HARDWIRED/INTERCONNECTED
 - ⊕ THERMOSTAT
 - ⊕ ELECTRIC PANEL
 - ⊕ LOW VOLTAGE PANEL-BOTTOM OF PANEL SET AT 42" AFF
 - ⊕ ELECTRIC VEHICLE CHARGER ROUGH-IN (OPTIONAL)

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LENNAR

OWNER: **EA01 - REVERSE**
PROJECT ADDRESS:
DEVELOPMENT:

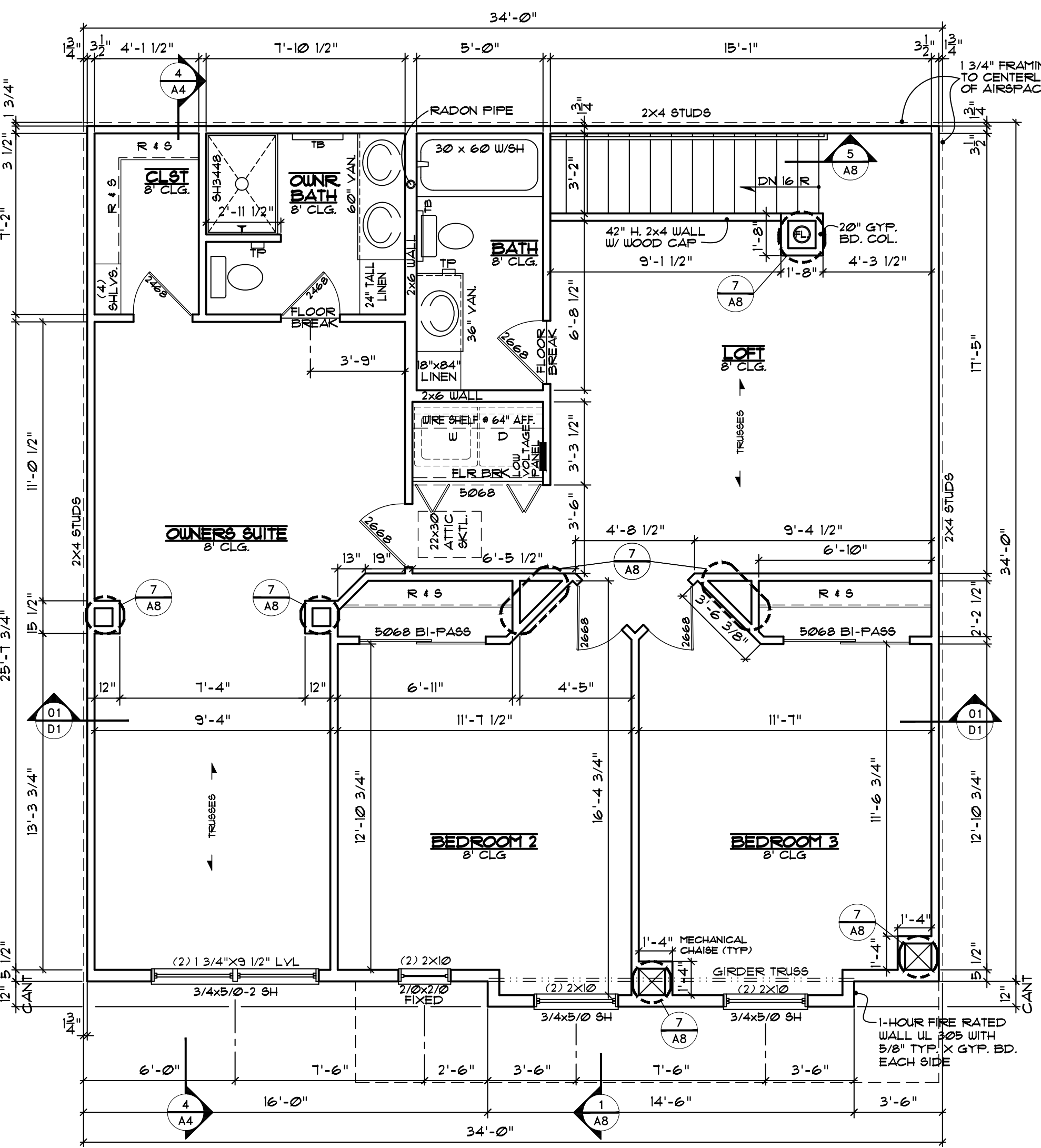
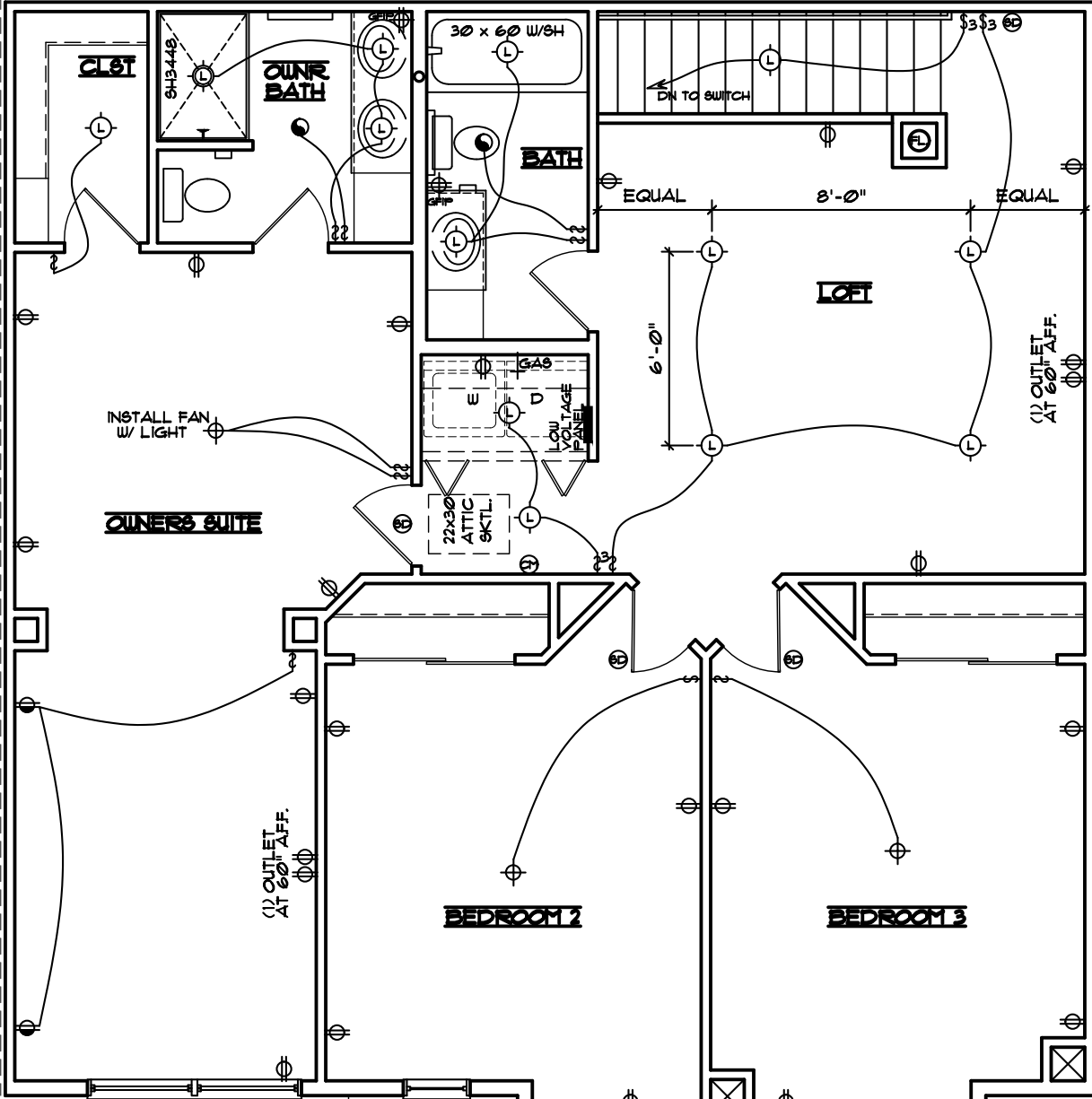
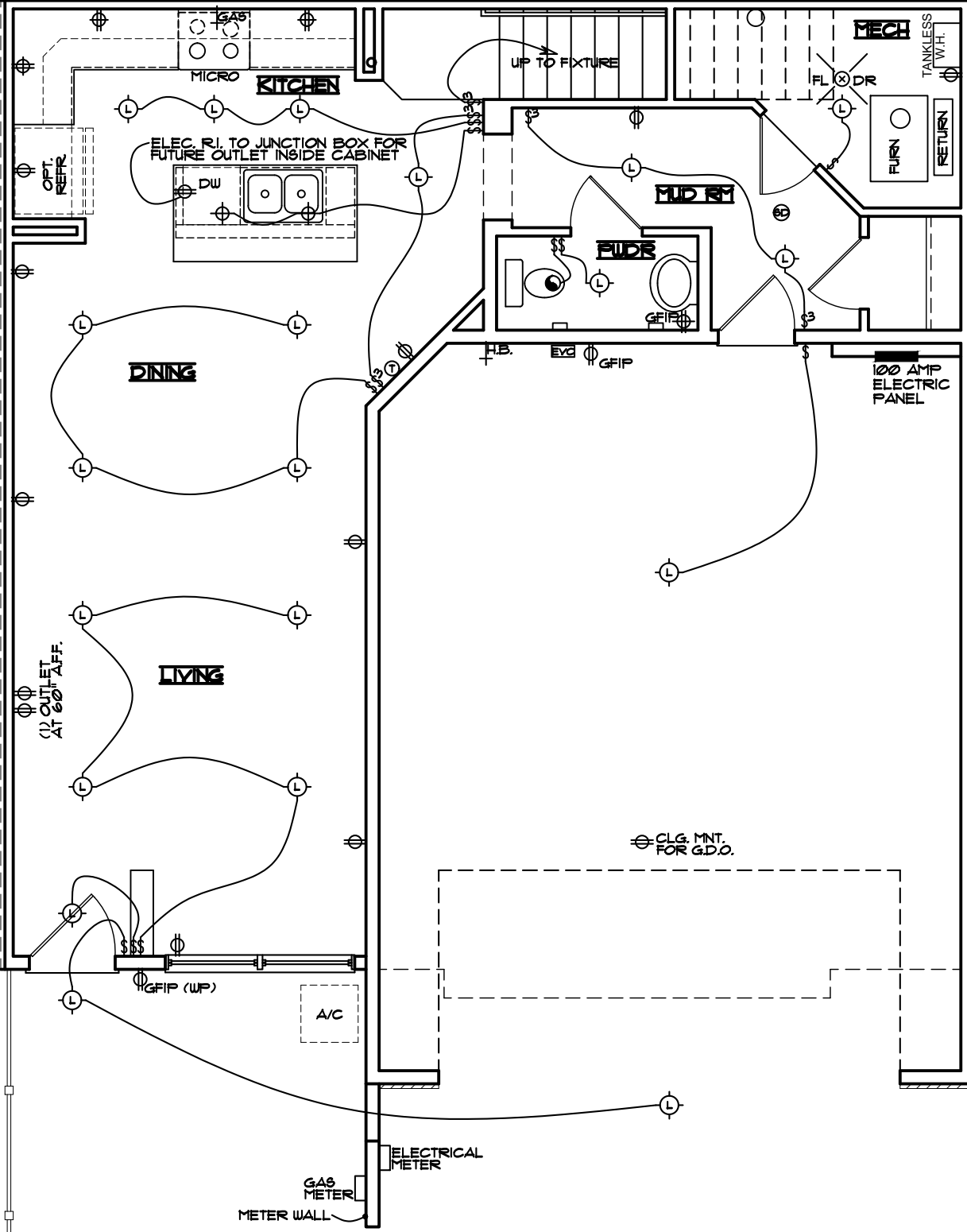
LOT NO.
BLOCK NO.
ADDITION NO.

PN: 429-A
SHEET: **A4R**

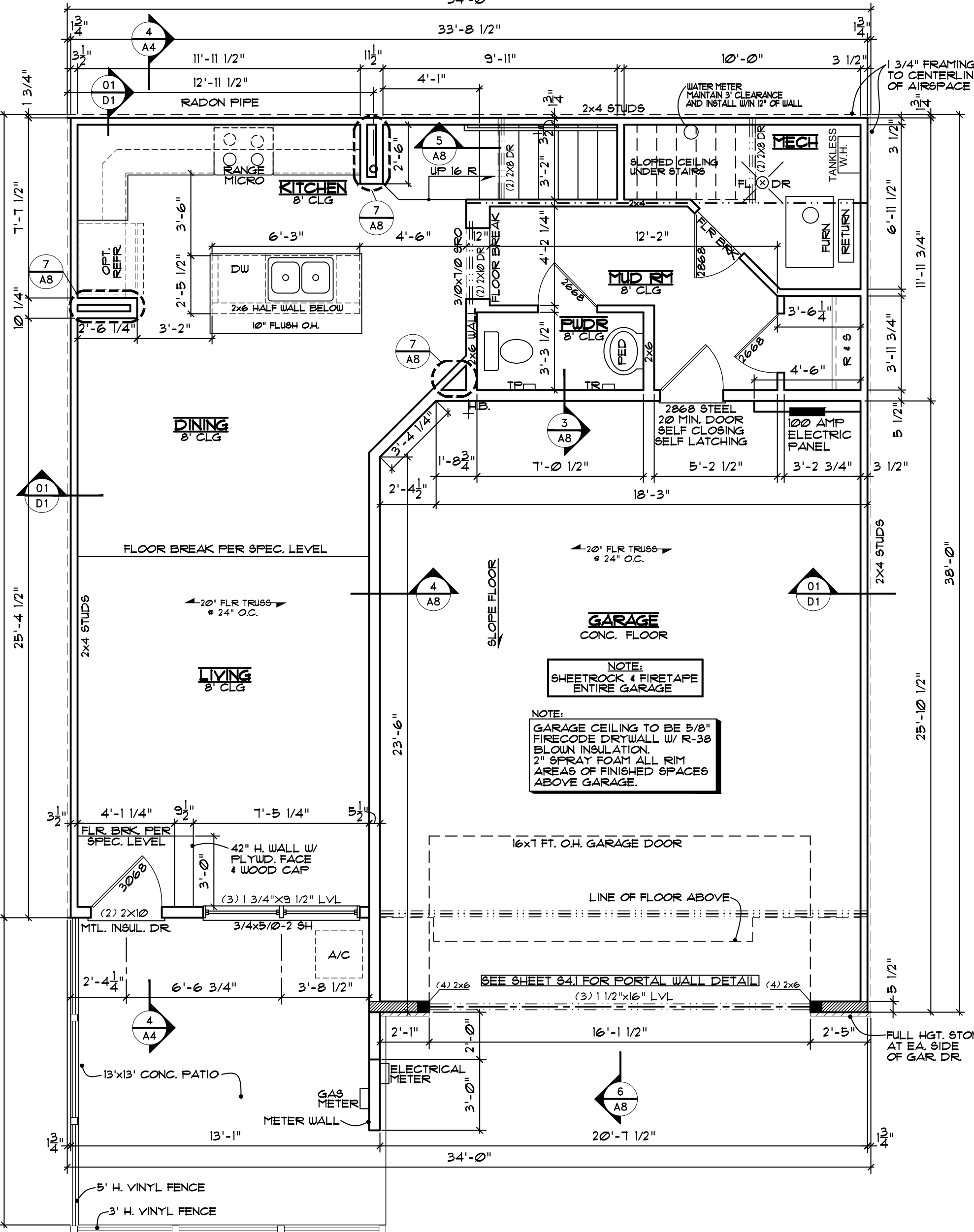
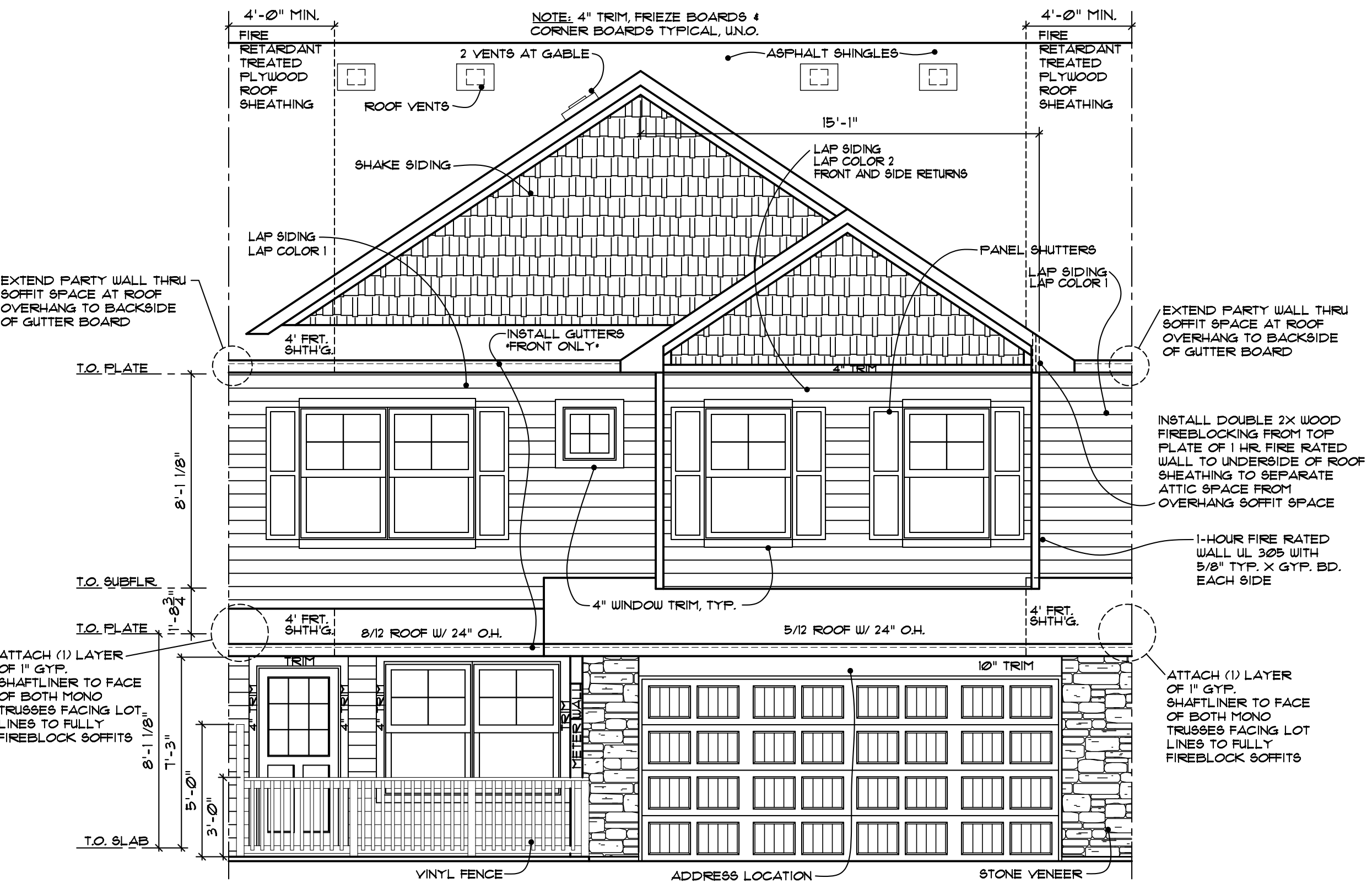
COLONIAL MANOR SERIES - CMA - LINO LAKES

- ELECTRICAL KEY**
- ⊕ DUPLEX CONVENIENCE OUTLET
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 - ⊕ ELECTRIC VEHICLE CHARGER ROUGH-IN (OPTIONAL)
 - ⊕ PLUGMOLD

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NOTE
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FRAMING TO FRAMING



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LENNAR

OWNER: EA01 - REVERE
PROJECT ADDRESS:
DEVELOPMENT:

LOT NO.
BLOCK NO.
ADDITION NO.

PN:
SHEET: 429-B
A5R

COLONIAL MANOR SERIES - CMA - LINO LAKES

PELTIER PONDS

PUD Land Use and Conventional Zoning District Guidelines Chart

Preliminary Plat dated February 10, 2026

Based on CPA-Proposed Land Use Plan			Development Standards/Guidelines			Proposed Development			PUD Flexibility Required?
PUD Land Use	Correlating Conventional Zoning District	Housing Type or Use	Lot Width (ft)	Lot Depth (ft)	Lot Size (sf)	Lot Width (ft)	Lot Depth (ft)	Lot Size (sf)	
Low Density Res	R-1, Single Family	single family	80	135	10,800	80	135	10,800	No
	R-2, Two Family Residential	single family	60	125	7,500	65	130	8,450	No
	R-2, Two Family Residential	single family	60	125	7,500	65	135	8,775	No
Medium Density Res	R-2, Two Family Residential	single family	60	125	7,500	55	125	6,875	Yes
	R-2, Two Family Residential	single family	60	125	7,500	55	130	7,150	Yes
	R-2, Two Family Residential	single family- corner lot*	75	125	9,375	72.5	125	9,063	Yes
	R-3, Medium Density Residential	townhomes	100	NA	24,000	300	NA	256,870	No
High Density Res	R-3, Medium Density Residential	townhomes	100	NA	24,000	400	NA	400,000	No

*Corner lots require an additional 20ft of lot width. A 55ft wide lot would require a 75ft corner lot width.



PELTIER PONDS NEIGHBORHOOD MEETING SUMMARY

A Neighborhood Meeting was held on May 20th at the Watermark Amenity Center. Notices were mailed to over 120 addresses which are located within 600 feet of the subject property.

Topics of discussion:

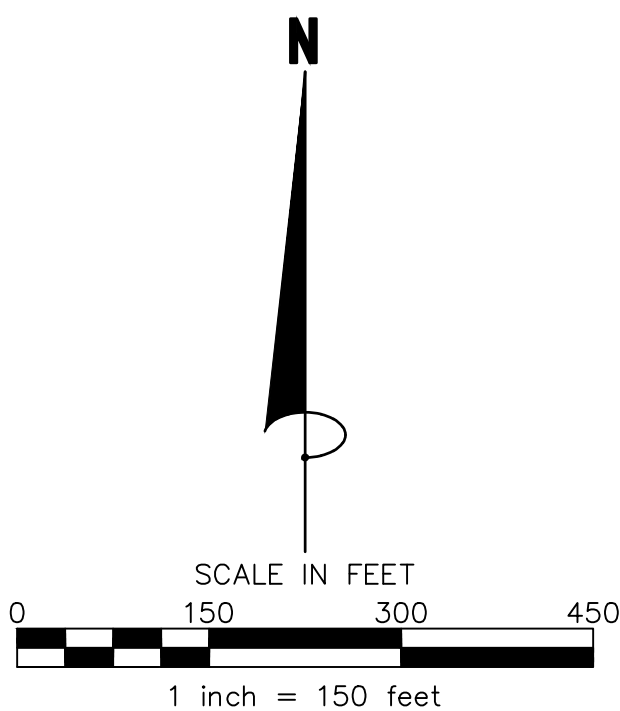
- Concerns with existing drainage (or lack thereof) along the rear yards of properties located on the south side of Rehbein Street.
- Plans for Peltier Lake Drive to be condemned and eventually converted to a public trail corridor.
- Eventual connection of Gordon Ave to Old Mill Rd if and when the 7482 Peltier Lake Dr develops.
- Access to the site via 20th Ave and Gordon Ave.
- Trail and Park plans. Public vs. private. Parking facilities for the public park.
- Existing and proposed stormwater drainage patterns.
- Which school district the subject property lies in.
- Lot sizes, housing types.
- Site development construction schedule and phasing.
- Home building and sales timing.
- Tree removal and preservation along the north property line.
- Questions if residents on Rehbein, Gordon, and 77th St will be required to connect to City sewer and water.
- What will happen with exception parcels at the west edge of the proposed community.
- HOA establishment, will there be private amenities.

Attendees:

Dan Flanagan – 1920 Rehbein St
Larry Miller – 1910 Rehbein St
Dan Tuomie – 1870 Rehbein St
Dan & Deb Johnson – 1860 Rehbein St
Dave Pecchia – 7609 Peltier Lake Dr
Jill Lee – 1910 77th St E
Kevin & Terry Larsen – 7625 Gordon Ave
John Bender – James R. Hill Engineering
Josh Metzger - Lennar

 EXISTING WETLAND EDGE
 PROPOSED WETLAND BUFFER (10' TYPE I)
 WETLAND IMPACT = 48,700 SF
 WETLAND LOWERED = 15,175 SF
 WMC WETLAND BUFFER = 486,474 SF
 WETLAND BUFFER SIGN

PROTECTED OPEN SPACE AREA Beyond this marker is a protected area of sensitive management features and natural ground cover sheltering a watercourse, wetland or open space. Felling, tree loss (and) any prohibitive activities that could disturb this natural area and adjoining water bodies, any channels such as dredging, filling, plowing, mowing and post-tension channels are prohibited.  *This has been prepared for the protection of the wetland and the adjacent area. It is not intended to be used for any other purpose.	SPECIFICATIONS: <u>MONUMENT</u> CONSISTS OF A POST AND A PROTECTED OPEN SPACE SIGN <u>WETLAND BUFFER SIGNS</u> MOUNTED FLUSH WITH THE TOP OF THE POST FASTENED WITH NON-REMOVABLE SCREWS OR BUNTS SIZE: 5.87" H x 3.75" W ALUMINUM SHALL BE 5052-1158 OR 6061-16 ALLOY. GAUGE SHALL BE 0.030 <u>SIGN COLOR</u> COLOR SHALL BE GREEN AND BLUE LETTERS ON A WHITE BACKGROUND.
4 X 4 TREATED POST	<u>POST MATERIALS</u> 4" X 4" SQUARE TREATED WOOD OR OTHER CITY APPROVED MATERIAL <u>POST INSTALLATION</u> MOUNTED TO A HEIGHT OF FOUR FEET ABOVE GRADE SET AT LEAST 42 INCHES IN THE GROUND INSTALLED AT EACH LOT LINE WHEN IT CROSSES A WETLAND BUFFER WITH A MAXIMUM SPACING OF 300 FEET BETWEEN SIGNS. (IF NO BUFFER IS REQUIRED THE MONUMENT SHALL BE AT THE EDGE OF THE WETLAND). PLACE ADDITIONAL POSTS AS NECESSARY TO FOLLOW BUFFER CONTOUR LINE
	WETLAND BUFFER SIGN
DIGITAL COPY OF SIGN AVAILABLE FROM ENGINEERING DEPARTMENT	JANUARY, 2004 GEN-22



PELTIER PONDS
PRELIMINARY LANDSCAPE PLANS
FEBRUARY 12TH, 2026



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PRELIMINARY
Print Name: J. Pender
Signature: [Signature]
Title: [Title]

PELTIER PONDS
LINO LAKES, MINNESOTA
LANDSCAPE TITLE SHEET
FOR
LENNAR

DRAWN BY
BH
DATE
04/11/2025

REVISIONS
04/15/2025 CITY COMMENTS
05/09/2025 REV SITE PLAN
11/03/2025 REV SITE PLAN
02/12/2026 REV SITE PLAN

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24205-L
PROJECT NO.
24205
L1.0

Landscape Sheet Index:

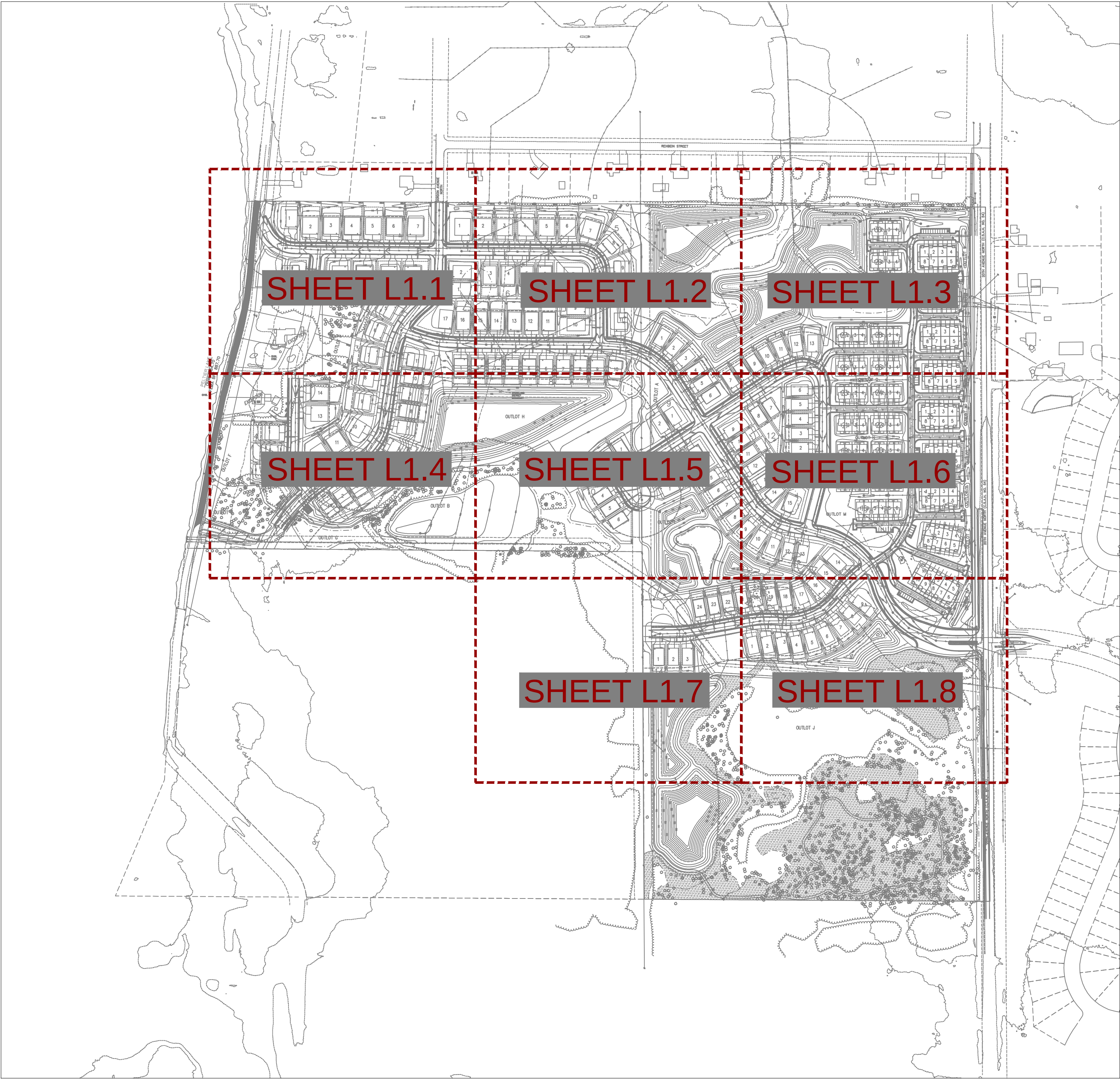
- L1.0 Title Page
- L1.1 Landscape Plan
- L1.2 Landscape Plan
- L1.3 Landscape Plan
- L1.4 Landscape Plan
- L1.5 Landscape Plan
- L1.6 Landscape Plan
- L1.7 Landscape Plan
- L1.8 Landscape Plan
- L1.9 Details + Schedules Sheet
- L1.10 Typical 4 Unit Foundation Planting
- L1.11 Typical 5 Unit Foundation Planting
- L1.12 Typical 8 Unit Foundation Planting
- L1.13 Tree Preservation & Mitigation Plan

Surveyor + Civil Engineer:



General Notes:

- Actual locations of trees may vary, depending on final location of driveways and utilities.
- See Civil Engineer's plans for grading layout and requirements
- Contractor to coordinate all work in the city right-of-way with City of Lino Lakes Public Works Department.
- Sod all disturbed areas except plant beds and areas noted to receive seed.
- Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
- See Sheet L1.9 for Landscape Details & Plant Schedule.
- See Sheet L1.10-12 for Townhome Foundation Plantings.



OVERALL LANDSCAPE PLAN:



General Landscape Requirements:

All lot areas not used for off-street parking, off-street loading, sidewalks, driveways, building sites, or other requirements shall be landscaped with grass, shrubs, trees or other acceptable vegetation, or treatment as required by this chapter prior to issuance of a certificate of occupancy.

Canopy Coverage Requirements:

Canopy cover requirements do not apply to single-family residential development, multi-family residential development without surface parking other than individual unit driveways and permitted outdoor storage areas in Industrial Districts.

Buffer Landscape Requirements:

Screening Required: 6' Screening between Residential and Arterial or Collector Streets (between CSAH 54 and the proposed residential development)

Screening Proposed: Berm (per civil plans), Large Shrubs, Evergreen Trees, Overstory Deciduous Trees, Ornamental Trees, and Vinyl Screen Fencing

Open Area Landscape Calculations:

Open Area Landscape Requirements do not apply to single family lots. The following requirements apply to the townhome units only:

Townhome Open Area*: approx. 72,100 sq ft
*Landscape Area Not Being Used for Buffering, Street Trees, & Foundation Plantings

Large Trees
(1) Large Tree per 2,500 square feet
Calculation: 72,100 / 2500 = 29 Large Trees
Large Shrubs
(2) Large Shrubs per 2,500 square feet
Calculation: (72,100 / 2500) x 2 = 58 Large Shrubs

Yard Tree Landscape Calculations:

Single Family Tree Requirement:
(1) Street Tree in the Front Yard Per Lot

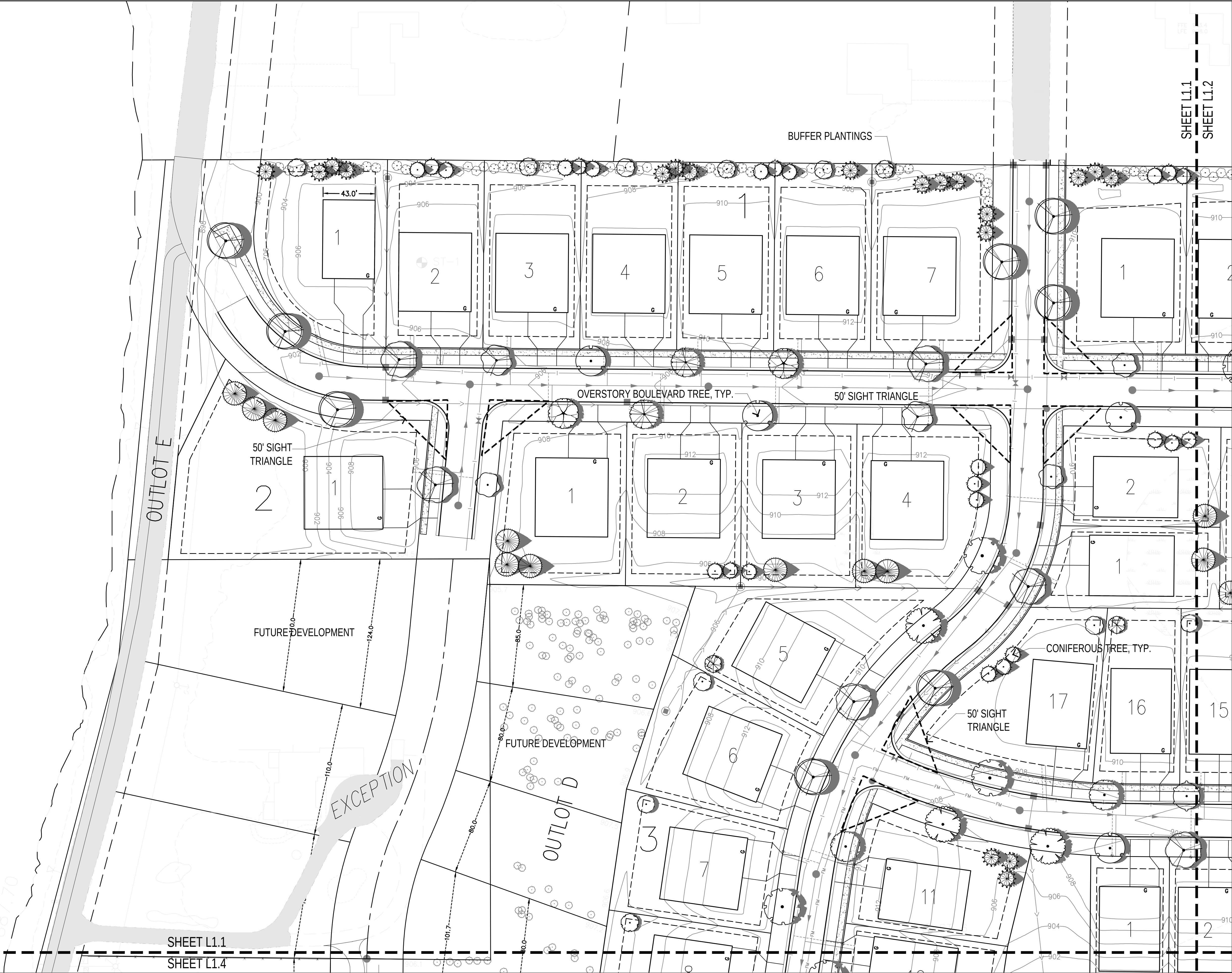
Multi-Family Tree Requirement:
(1) Street Tree per 70 lineal feet of Street Frontage

Total No. of Single Family Dwelling Units:	146
Total No. of Single Family Front Yard Trees Required:	146
Total No. of Townhome Dwelling Units:	136
Townhome Street Frontage:	7,960 Lineal Feet
Total No. of Townhome Trees Required:	136+143 = 279
Total Lot Trees Required:	282

Proposed Tree Summary:

UPDATE:	
Total Lot Trees Required:	282
Total Lot Trees Shown:	282
Total Mitigation Trees Required:	83
Total Mitigation Trees Shown:	83
Total Open Area Trees Required:	29
Total Open Area Trees Shown:	29
Total Open Area Shrubs Required:	58
Total Open Area Shrubs Shown:	58
Total Required Trees Shown:	425
Total Buffer Trees Shown:	73

Total Trees Proposed on Site: 581 (Overstory) & 100 (Ornamental)



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PRELIMINARY
Print Name: J. Pender
Signature: [Signature]
Title: [Title]

PELTIER PONDS
LINO LAKES, MINNESOTA
LANDSCAPE PLAN
FOR
LENNAR

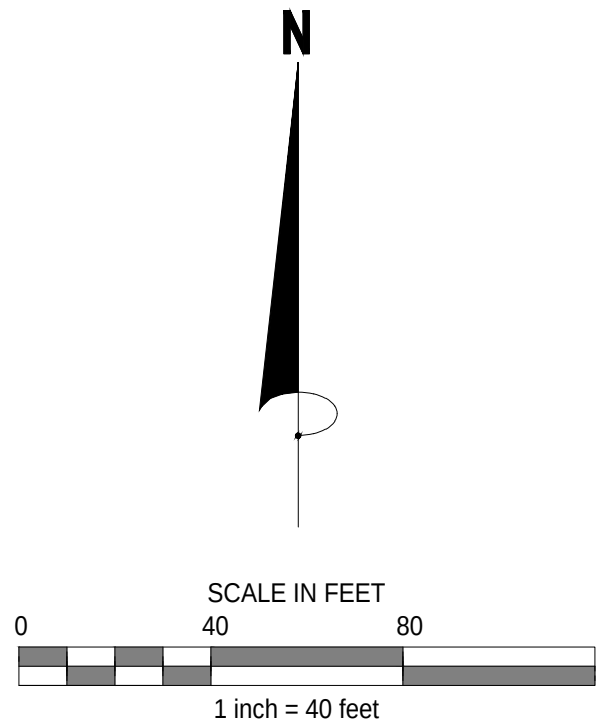
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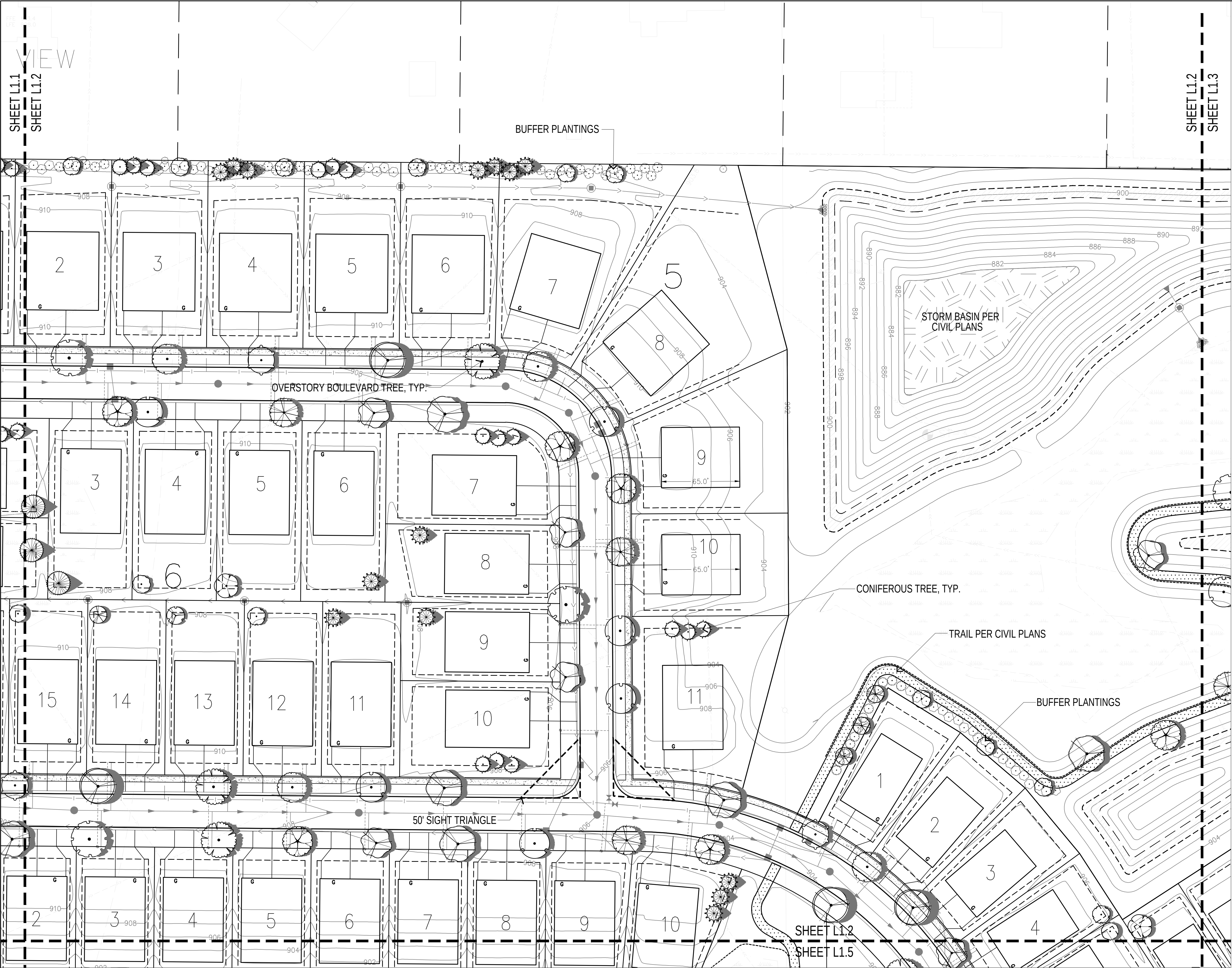
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5. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
6. See Sheet L1.9 for Landscape Details & Plant Schedule.
7. See Sheet L1.10-12 for Townhome Foundation Plantings.



LANDSCAPE LAYOUT PLAN:

See Sheet L1.9 for Planting Details, Notes, and Requirements



LANDSCAPE LAYOUT PLAN:

See Sheet L1.9 for Planting Details, Notes, and Requirements



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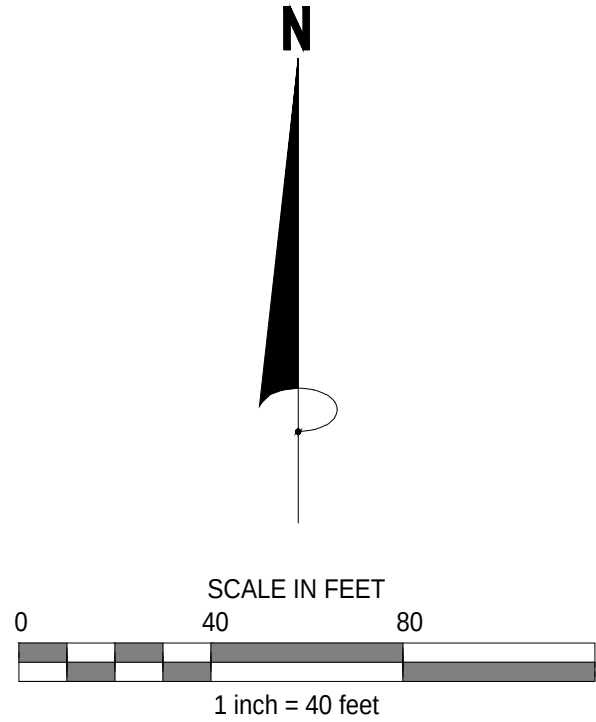
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Date: 04/11/25

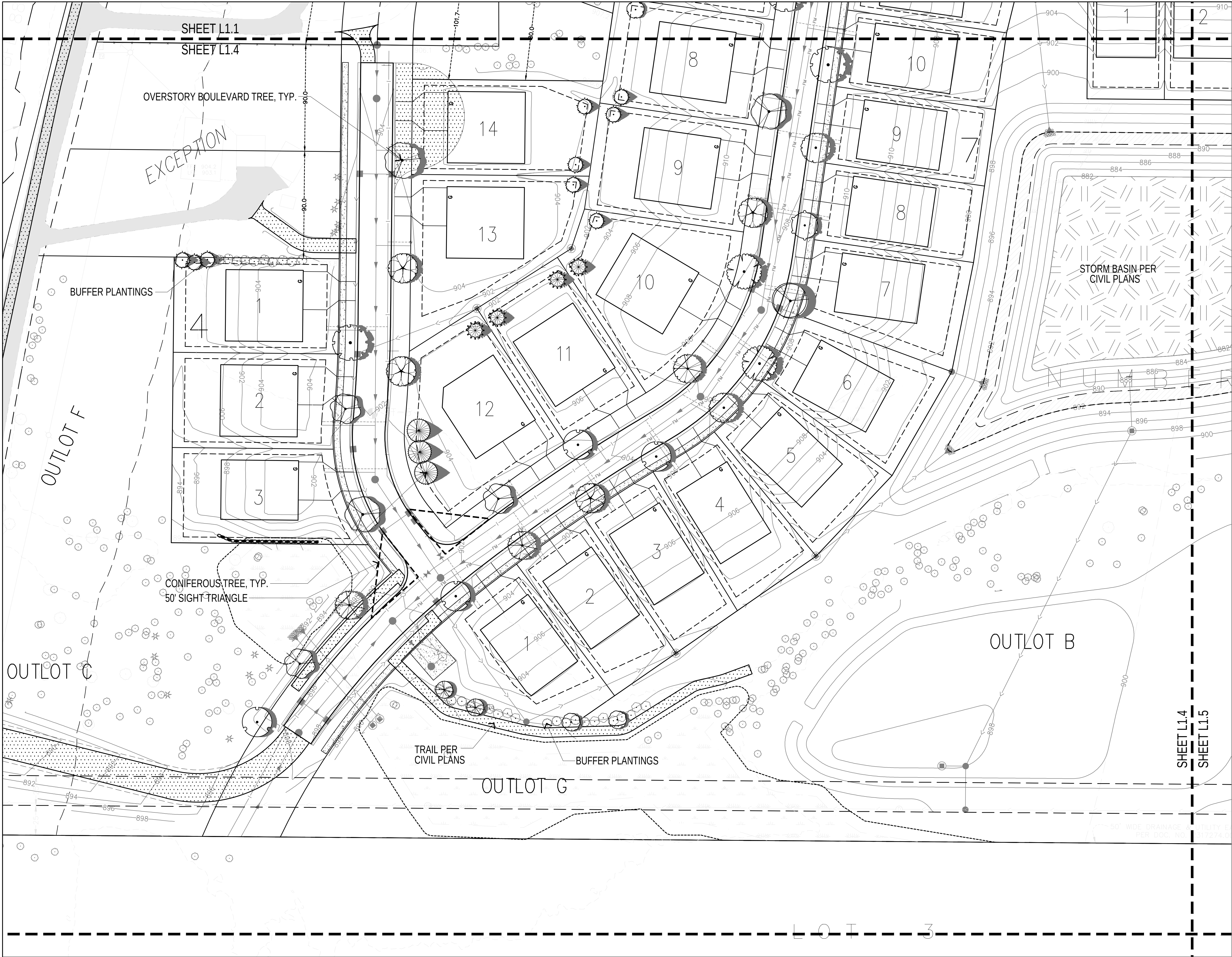
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LANDSCAPE LAYOUT PLAN:

See Sheet L1.9 for Planting Details, Notes, and Requirements



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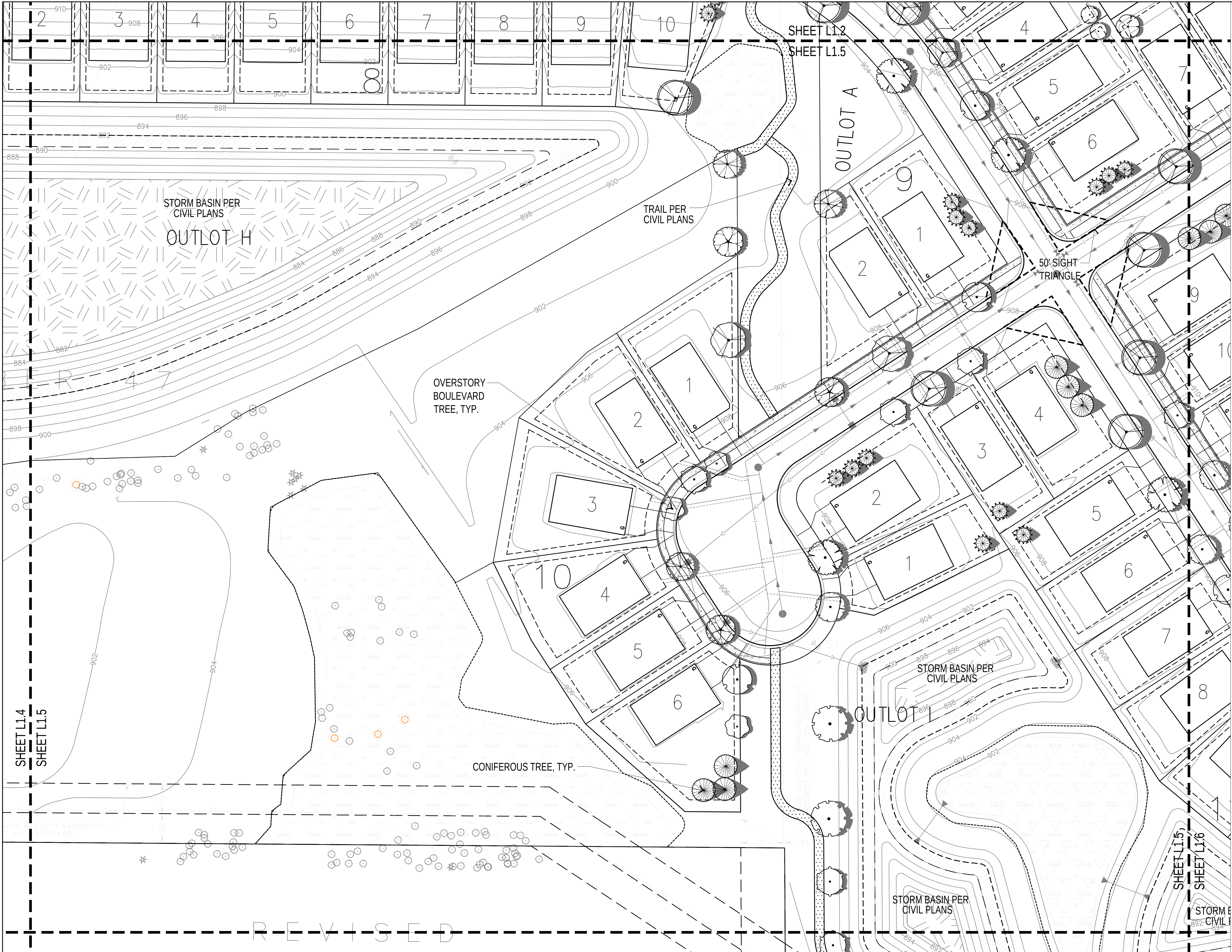
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Date: 04/11/2025

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L1.4



LANDSCAPE LAYOUT PLAN:

See Sheet L1.9 for Planting Details, Notes, and Requirements



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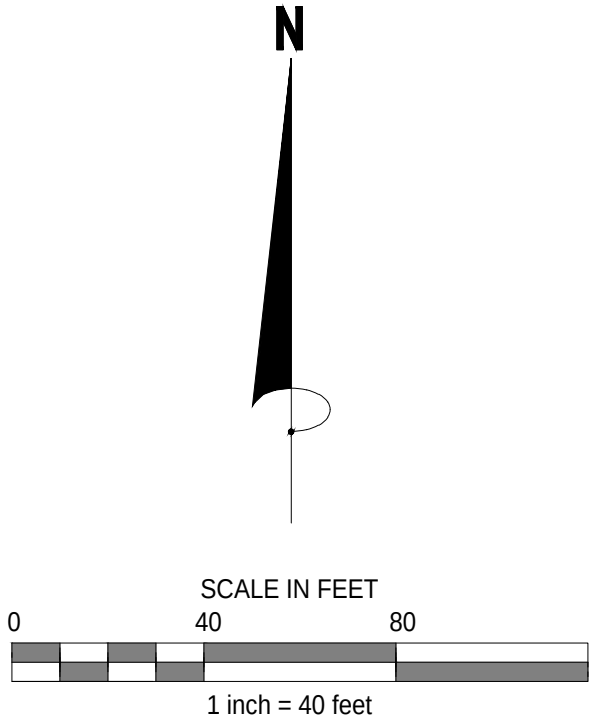
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Print Name: J. Pender
Signature: J. Pender
Title: Associate Engineer

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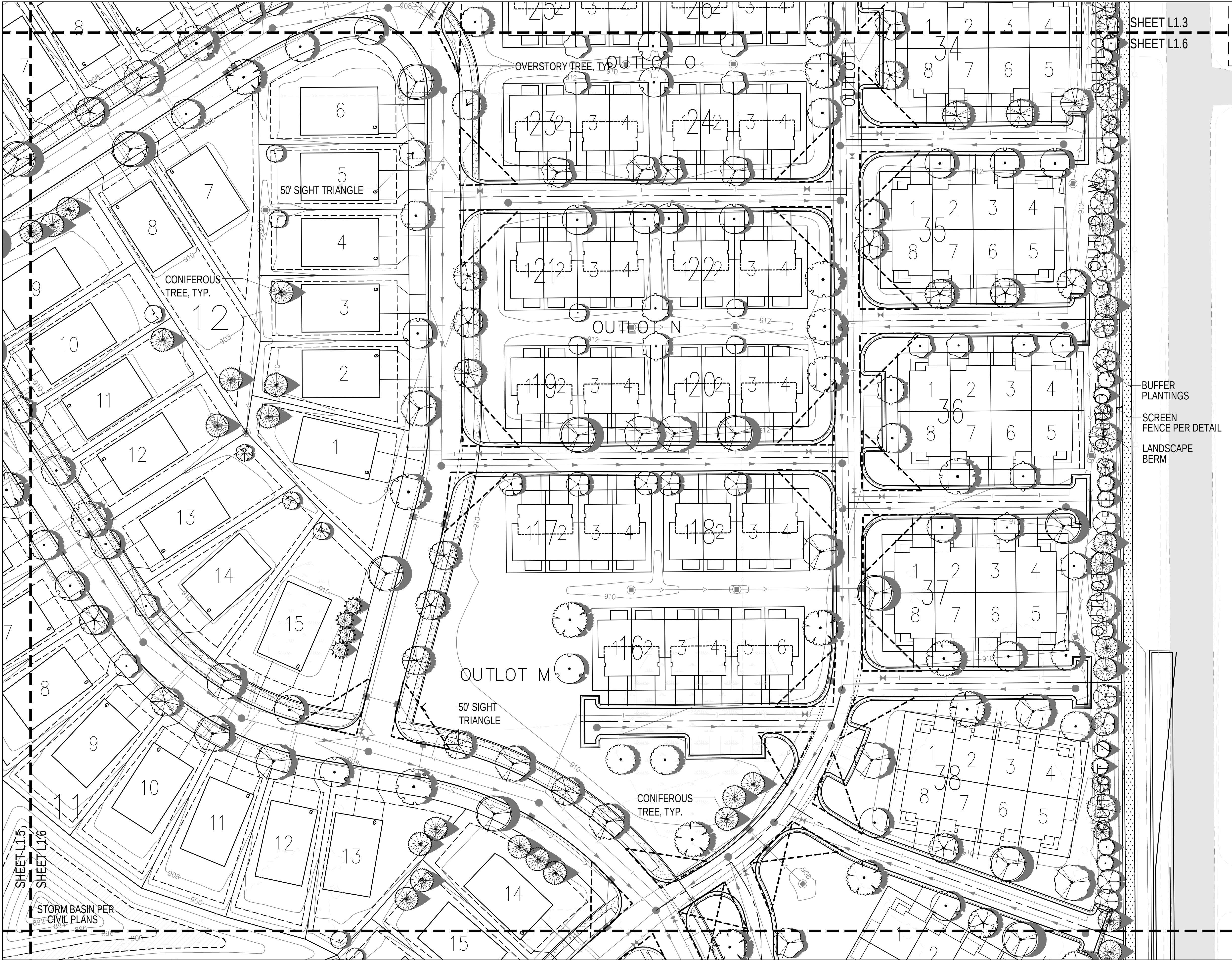
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PROJECT NO.
24205
L1.5



General Notes:

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SHEET L1.3
SHEET L1.6

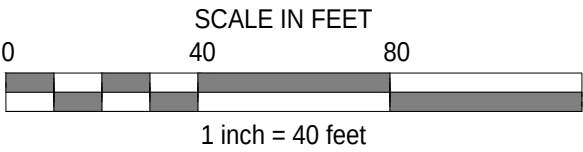
BUFFER
PLANTINGS

SCREEN
FENCE PER DETAIL

LANDSCAPE
BERM

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SHEET L1.5
SHEET L1.6

STORM BASIN PER
892-CIVIL PLANS

LANDSCAPE LAYOUT PLAN:

See Sheet L1.9 for Planting Details, Notes, and Requirements



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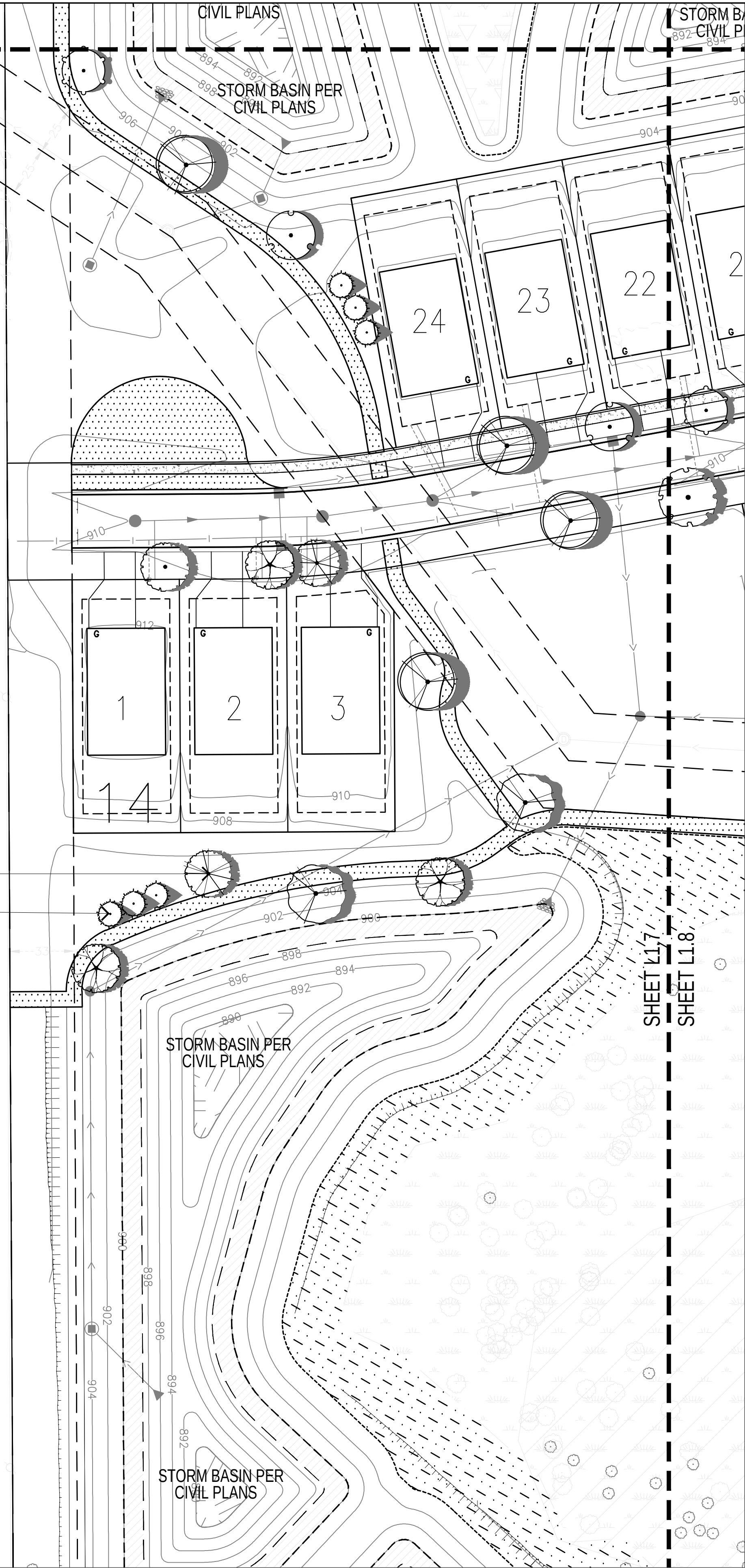
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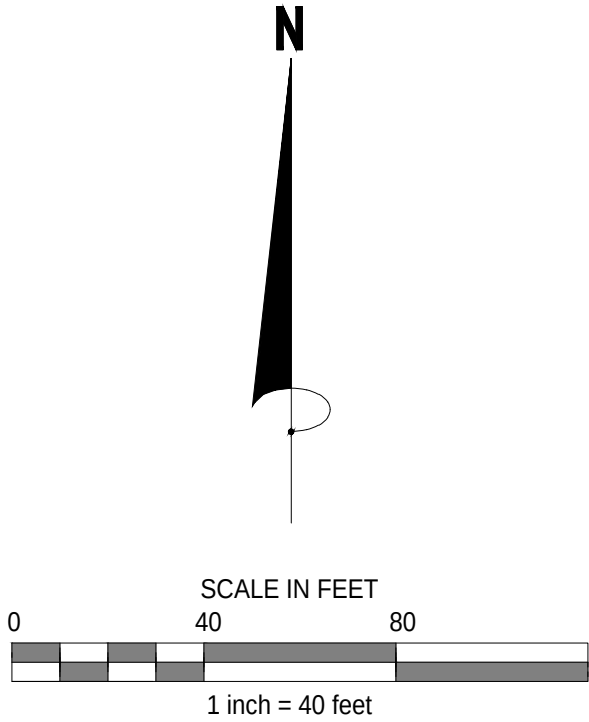
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L1.6

REVISED

OVERSTORY TREE, TYP.
CONIFEROUS TREE, TYP.



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LANDSCAPE LAYOUT PLAN:

See Sheet L1.9 for Planting Details, Notes, and Requirements



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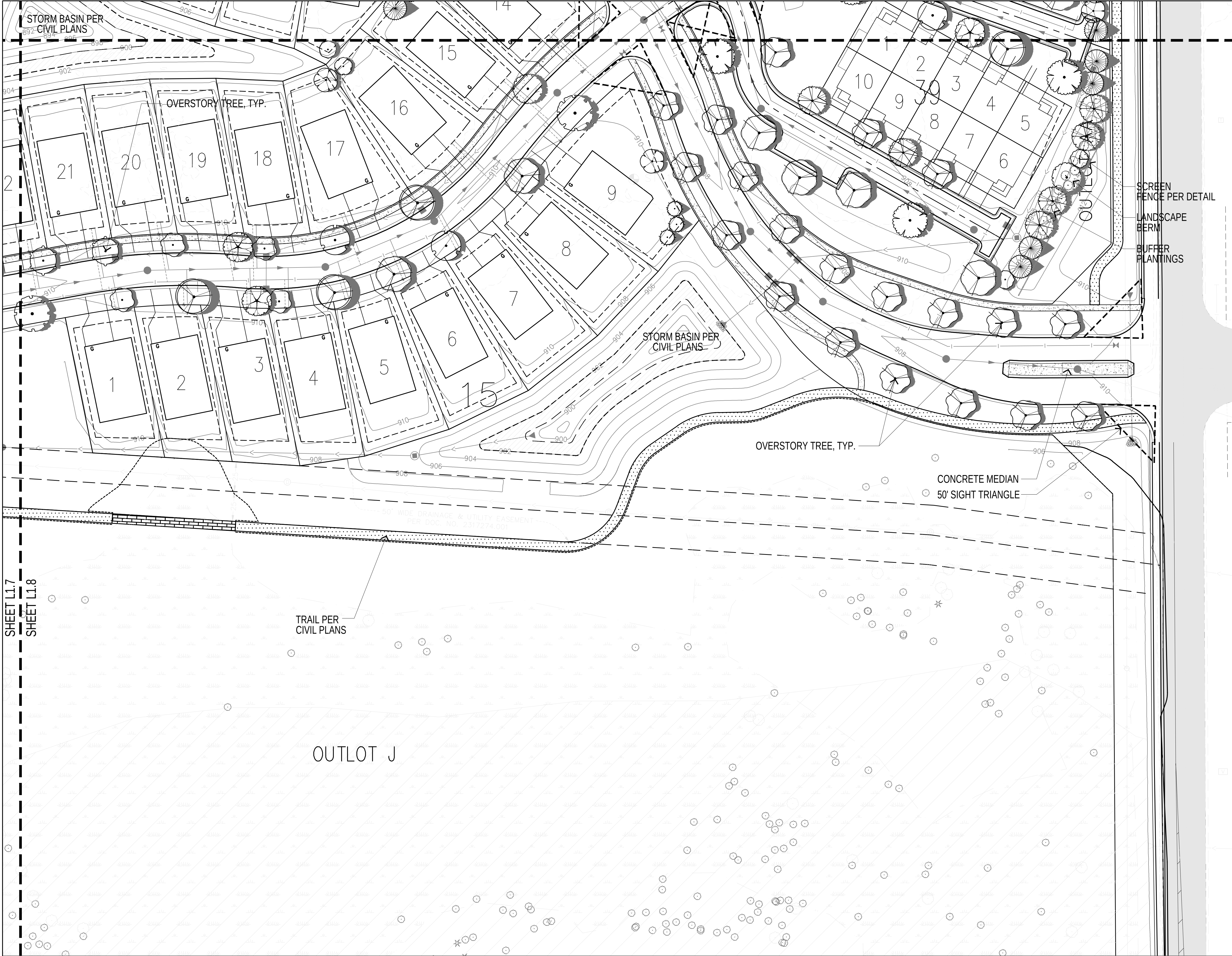
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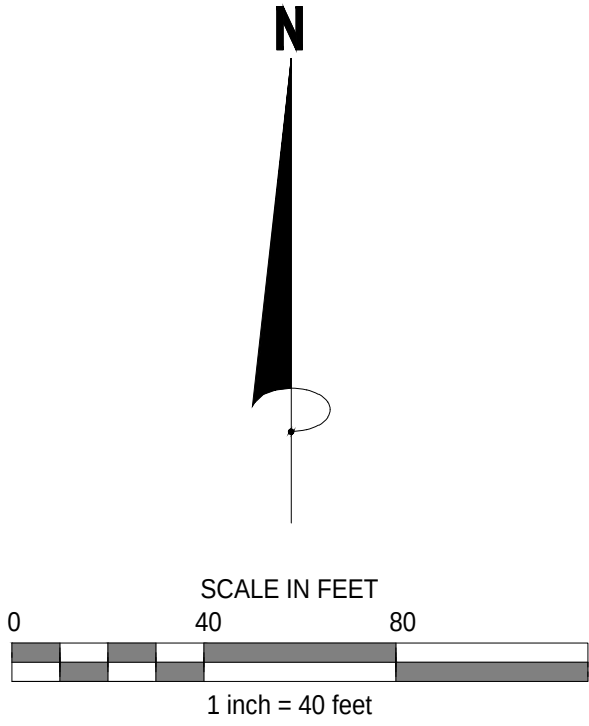
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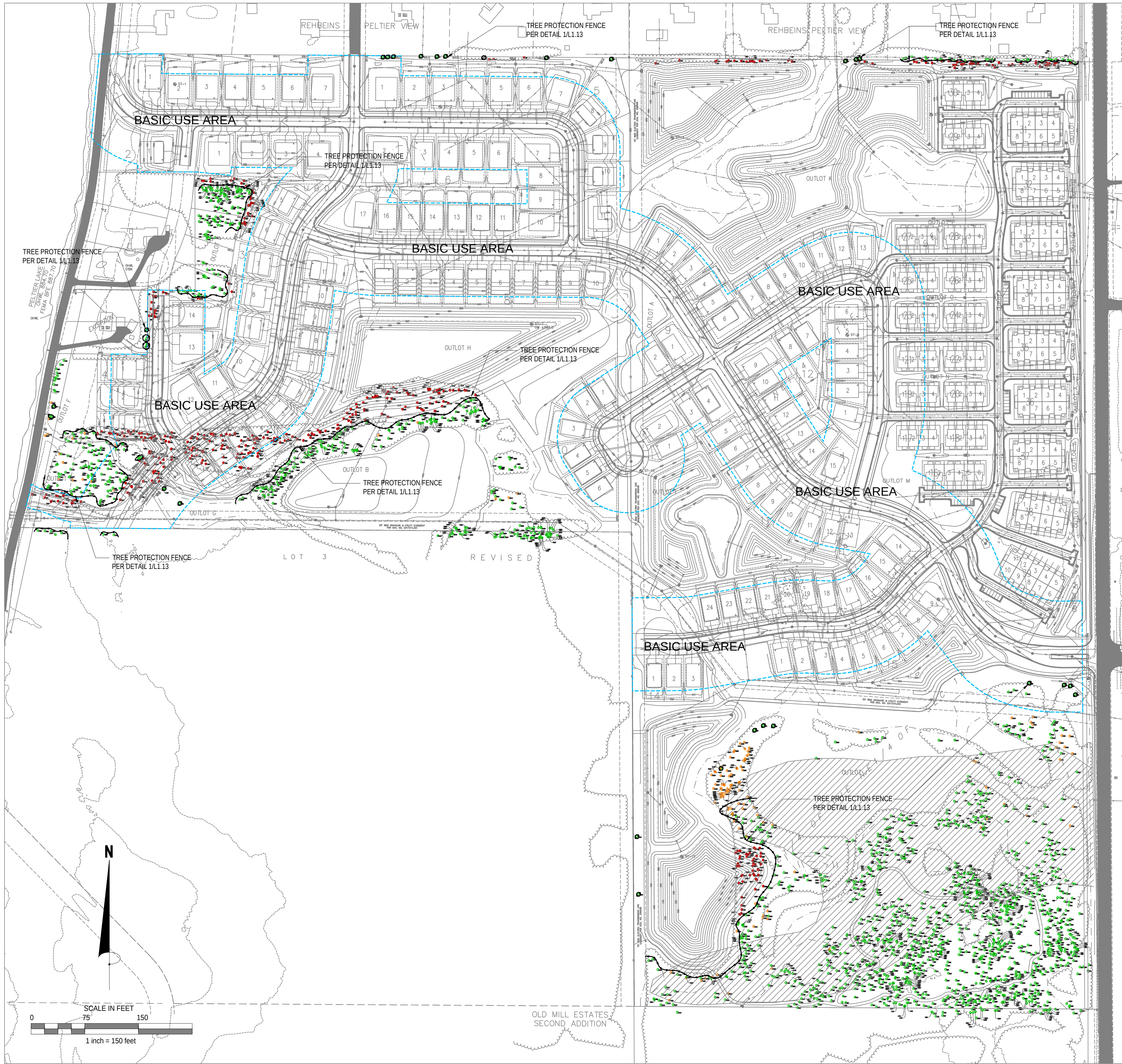
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LANDSCAPE LAYOUT PLAN:

See Sheet L1.9 for Planting Details, Notes, and Requirements



TREE PRESERVATION & MITIGATION PLAN:

Legend:

- Existing Tree to be Removed
- Existing Tree to Remain
- Existing Tree Affected by Emerald Ash Borer (EAB)
- Basic Use Area
- Tree Protection Fencing



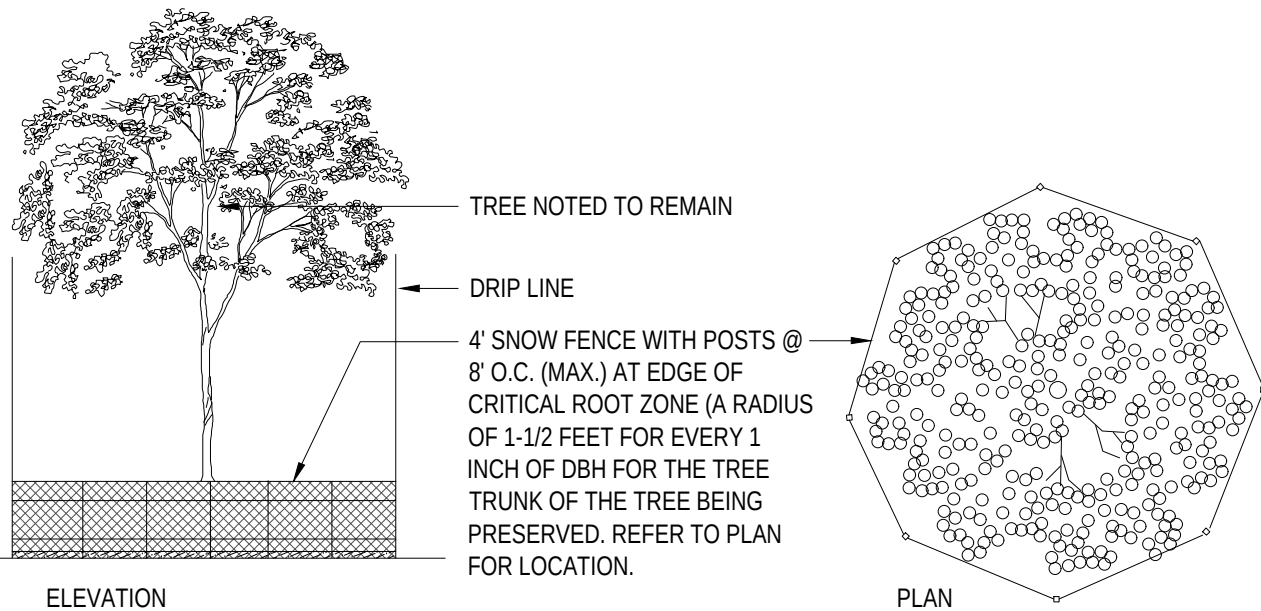
Tree Preservation & Mitigation Summary*:

Existing Trees to be Preserved: 1,783 (19,761 inches)
Existing Trees to be Removed: 403 (5,182 inches)
Tree Removals Exempt Due to Emerald Ash Borer (EAB): 20 (205 inches)
Tree Removals Exempt Within Basic Use Area (BUA): 148 (1,886 inches)
Tree Removals Exempt Due to 'Undesirable' Designation: 168 (2,423 inches)

Total Qualifying Tree Removals Requiring Mitigation: 67 (668 inches)
Qualifying Removals 6-12 inches DBH or evergreens 12'-20' tall: 51 (1:1 replacement)
Qualifying Removals >12 inches DBH or evergreens >20' tall: 16 (2:1 replacement)

Total Mitigation Trees Required: 83
Total Mitigation Trees Proposed: 83 (Refer to Sheets L1.0-L1.8)
Additional Buffer Trees Proposed: 198 (Refer to Sheets L1.0-L1.8)

* NOTE: REFER TO THE CIVIL SHEET SERIES FOR TREE INVENTORY AND REMOVALS CHART *



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

1 TYPICAL TREE PROTECTION DETAIL
L1.13 NOT TO SCALE

Tree Preservation & Protection Notes:

Existing boundary, location, topographic, and utility information shown on this plan is from a field survey provided by James R Hill, Inc.

- Do not begin tree clearing work until tree protection measures are in place and to the permit approval of the City Forester has been granted.
- Critical Root Zone:**
Install high density polyethylene safety fence, 4 ft. high, international orange, at the Drip Line or at the Critical Root Zone whichever is greater, of trees to be preserved per detail, prior to commencement of earthwork activity. Field-staking of the fence location(s) subject to City approval.
- Where silt fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the silt fence, double-staked at the break-point.
- Refer to Tree Protection Detail
- The contractor shall prune the canopy of existing trees to remain where the canopy is in jeopardy of damage due to the new improvements shown. It is recommended that the contractor hire a certified arborist to perform the pruning. Any branches broken during construction shall be immediately trimmed and wounds painted to prevent further damage.
- Perform work in accordance with the laws, ordinances, rules, regulations, and orders of public authority having jurisdiction. Secure and pay for permits, governmental fees and licenses necessary for the proper execution of the demolition work.
- Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the demolition site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property.
- Remove debris, waste, and rubbish promptly from the site. On-site burial of debris is not permitted. Burn no debris on the site. Salvage material not otherwise indicated to be reused shall become the Contractor's property and is to be removed promptly from the site and disposed of in strict accordance with all applicable laws, regulations, and/or statutes.
- Buildings, features, surfaces, and other descriptive references shown on this drawing are for informational purposes only. Field verify all information relevant to the project prior to proceeding with the work. Visit the site and determine all site conditions and hazards.
- This plan is a guide as to the anticipated amount of disturbance expected due to proposed improvements. The contractor is expected to take all necessary precautions to ensure trees noted to remain are not damaged during construction. Do not store material or drive within the drip line of existing trees to remain. Be aware of overhead branches for clearance of material and equipment.
- This plan is not a guarantee that existing trees will survive during/post construction, but rather a guide to help assure their protection and greatest chances of survival at the surface level. Further protection measures outside this scope could involve ecologists, foresters and arborists.
- Notify the Owner's Representative when tree protection fencing is taken down to perform work in conjunction with the new improvements noted in this plan set. The contractor is responsible for re-erecting the tree protection fence immediately after the work is complete, when ever possible
- Trees shown as existing to remain (be preserved) that are damaged / killed as a result of construction activities are subject to replacement per the City Tree Replacement penalty. Replacement trees are to be paid for at no additional expense to the Owner.

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PRELIMINARY
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
Print Name: JAMES R. HILL, P.E.
Signature: [Signature]
Title: P.E.

PELTIER PONDS
LINO LAKES, MINNESOTA
TREE PRESERVATION & MITIGATION PLAN
FOR
LENNAR

DRAWN BY
BH
DATE
04/11/25

REVISIONS
04/15/2025 CITY COMMENTS
05/08/2025 REV SITE PLAN
11/03/2025 REV SITE PLAN
02/12/2028 REV SITE PLAN

CAD FILE
24205-L
PROJECT NO.
24205
L1.13

Zoning Flexibility

MIN. LOT SIZE (sq ft)	MIN. LOT WIDTH - INTERIOR (feet)	MIN. LOT WIDTH - CORNER (feet)	MIN. LOT DEPTH (feet)	FRONT YARD SETBACK (feet)	SIDE YARD SETBACK (feet)	REAR YARD SETBACK (feet)	MAX. IMPERVIOUS SURFACE	MAX. IMPERVIOUS SURFACE (SHORELAND)	SHORELAND OVERLAY LOT AREA	SHORELAND OVERLAY LOT WIDTH
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R-1 District	10,800	80	100	135	30	10 & 5	30	65%	35%	10,800	80
80-foot Lots	10,800	80	100	135	30	10	30	48%	48%	10,800	80
R-2 District	7,500	60	80	125	25	10 & 5	25	65%	35%	10,800	80
65-foot Lots	7,500	65	80	130	25	7.5	25	48%	48%	8,450	65
55-foot Lots	6,875	55	72.5	125	25	7.5	25	48%	48%	N/A	N/A

PUBLIC STREET SETBACK (feet)	SIDE YARD SETBACK (feet)	REAR YARD SETBACK (feet)	SETBACK FROM LOW DENSITY RESIDENTIAL
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R-3 District	30	10	30	35
Row THs	25	10	25	35
Back-to-Back THs	25	10	NA	35

These will all be side elevations with enhanced architecture.

Architectural Flexibility-Single Family Homes

	Min. Building Footprint, minus garage	Garage Width	Garage Square Footage	Porch Depth	Porch Façade	Garage Protrusion from Front Porch		Garages					
						2-story home	1-story home	2-story home		1-story home			
CITY STANDARD	Rambler: 1,050 sf Split-level: 980 sf 2-story: 850 sf	20 feet	520 sf	min. 6-feet	100% remaining façade	no protrusion allowed	no protrusion allowed	50% garage façade max. unless 2nd story above	2nd floor extends over 2-car portion of garage	50% garage façade max.	—	garage doors contain windows	garages over 2 stalls have 2-foot recess
WATERMARK STANDARD	N/A (new ordinance)	N/A (new ordinance)	N/A (new ordinance)	min. 6-feet	100% remaining façade	6 feet	no protrusion allowed	50% garage façade max. unless 2nd story above	complies with standard	67% garage façade max.	if over 50% house must have window in largest gable	complies with standard	garages over 2 stalls have 2-foot recess
PELTIER PONDS STANDARD	Rambler: 1,050 sf Split-level: 980 sf 2-story: 734 sf	20 feet	445 sf	min. 6-feet	100% remaining façade	6 feet	2 feet	50% garage façade max. unless 2nd story above	complies with standard	67% garage façade max.	if over 50% house must have window in largest gable	complies with standard	garages over 2 stalls have 1-foot recess
			<i>Lewis - 445 sf Vanderbilt - 473 sf Markham - 698 sf Burnham - 704 sf Drake - 698 sf Biscayne - 606 sf Cascade - 606 sf Sequoia - 603 sf Carlsbad - 658 sf Clark - 602 sf</i>										

Architectural Flexibility-Townhomes

	Min. Livable Floor Area	Unit Width	Garage Width	Garage Square Footage	Exterior Stone (cumulative all sides)	Max. Singular Exterior Finish Percentage (front)	Max. Singular Exterior Finish Percentage (rear)	Max. Singular Exterior Finish Percentage (side)
CITY STANDARD	1,000 sf	24 feet	20 feet	520 sf	25%	75%	75%	75%
WATERMARK STANDARD (row townhome)	1,804 sf	32 feet	18'-1.5"	379 sf	no City standard (existing 7% stone)	75%	no City standard (existing 85% lap)	no City standard (existing 85% lap)
WATERMARK STANDARD (back-to-back townhome)	1,769 sf	32 feet	18'-7.5"	405 sf	no City standard (existing 8% stone)	75%	N/A (no rear elevation)	no City standard (existing 94% lap)
previous PELTIER PONDS STANDARD (row townhome)	1,804 sf	32 feet	18'-1.5"	379 sf	7%	75%	85% (lap siding)	85% (lap siding)
previous PELTIER PONDS STANDARD (back-to-back townhome)	1,769 sf	32 feet	18'-7.5"	405 sf	8%	75%	N/A (no rear elevation)	94% (lap siding)
current PELTIER PONDS STANDARD (row townhome)	1,573 sf	28 feet	23'-0"	540 sf	8% 43% lap 30% board & batten 19% trim 8% stone	75%	complies with standard	complies with standard
current PELTIER PONDS STANDARD (back-to-back townhome)	1,808 sf	34 feet	20'-7.5"	536 sf	7% 53% lap 27% trim 9% shake 7% stone 5% shutter	75%	N/A (no rear elevation)	complies with standard

Memorandum

To: Katie Larsen, Lino Lakes City Planner

From: Kris Keller PE, WSB
Diane Hankee PE, Lino Lakes City Engineer

Date: February 17, 2026

Re: Peltier Ponds
Preliminary Plat Review
027404-000

WSB's review of the Preliminary Plat for the Peltier Ponds development in Lino Lakes, MN, prepared by James R. Hill and received February 10, 2026. Our comments were made on the following documents:

- Preliminary Plat Plans prepared by Hil Incorporated, dated February 10, 2026.
- Traffic Impact Study prepared by Traffic Impact Group, Updated December 12, 2025.
- Stormwater Management Plan prepared by Hil Incorporated, Updated February 9, 2026.

The following review comments should be responded to in writing by the applicant. There are additional redline comments on the plan set that should be responded to as well. Not all redline comments are in the review memo.

WSB (11/6/2024) original comments in black

Hill (11/10/2025) responses in red.

WSB (12/3/2025) responses in blue.

WSB (1/7/2026) responses in green.

Hill (2/9/2026) responses in purple. See also responses to plan redlines.

WSB (2/17/2026) responses and new comments in orange.

Engineering

• General

The Peltier Ponds development includes 125 acres between 20th Avenue (CSAH 54) and Peltier Lake, south of Rehbein Street. The preliminary plat proposes 246 units and associated infrastructure. An AUAR was prepared for this area in 2005 and the City is currently finishing the 2025 update.

• Grading

The Peltier Ponds Development includes site grading for the 246 units as well as extensions of Peltier Lake Drive, Gordon Avenue, Watermark Way and approximately six local streets that are yet to be named.

Comments:

1. See redline comments on plans
2. ~~Provide high points at all locations in the street and green spaces including between all lots~~
~~Hill (11/10/2025) Plans revised as recommended.~~
WSB (12/3/2025) Complete
3. ~~Keep swale a minimum of 5' within drainage and utility easement~~
~~Hill (11/10/2025) Plans revised as recommended.~~
WSB (12/3/2025) Most areas revised. Some areas remain.
~~Hill (2/9/2026) Revised utilities and easements as recommended.~~
WSB (2/17/2026) Complete
4. ~~Verify whether the berm on the north side of the development needs to be higher than the EOFs to prevent directing water to the north~~
~~Hill (11/10/2025) Berm height of 0.5' minimum is provided to direct drainage to proposed storm sewer inlets.~~
WSB (12/3/2025) Verify all water for 100-yr storm event is directed to Pond 6.
~~Hill (2/9/2026) Due to space constraints, berm height cannot be raised. To ensure the 100-year storm routes to Pond 6, the storm sewer has been sized for the 100-year event — see storm sewer design spreadsheet.~~
WSB (2/17/2026) Complete
5. All grading and construction in the Electric Transmission line utility easement to be approved by the utility provider
 - a. Verify all revised clearances and cover around structures following proposed grading meet requirements
Hill (11/10/2025) Coordination with GRE is ongoing, including potential pole relocation, if needed.
WSB (12/3/2025) Continue coordination
Hill (2/9/2026) Coordination is ongoing. GRE is currently designing poll replacement/relocation to accommodate the development.
WSB (2/17/2026) Continue coordination
6. ~~Verify rear grade off the back of building pads to create a more usable back yard~~
~~Hill (11/10/2025) Plans revised as recommended.~~
WSB (12/3/2025) Complete
7. ~~Provide EOFs for all low points in the roadway and green spaces~~
~~Hill (11/10/2025) Plans revised as recommended.~~
WSB (12/3/2025) Complete
8. ~~All swale grades to meet minimum 2% slopes~~
~~Hill (11/10/2025) Plans revised as recommended.~~
WSB (12/3/2025) Complete
9. ~~WSB (12/3/2025) Flip driveways away from adjacent intersections where possible~~
~~Hill (2/9/2026) Revised as recommended.~~
WSB (2/17/2026) Complete
10. ~~WSB (12/3/2025) Keep proposed driveways out of side drainage and utility easements.~~
~~Hill (2/9/2026) Revised as recommended.~~
WSB (2/17/2026) Complete

- **Stormwater Management**

Stormwater management for the Peltier Ponds site consists of multiple sedimentation basins and irrigation reuse to provide treatment. Additional stormwater management requirements are set beyond standard City and RCWD rules based on the site's location within the Northeast Drainage Area Comprehensive Stormwater Management Plan (CSMP). ~~Based on City interpretation of the CSMP, it appears the design is generally compliant with these requirements, though additional information is requested.~~ Upon review of the CSMP with RCWD, site design requires further refinement to meet those requirements. The 0.1 cfs/acre requirement must be met for all discharge points on the site since all flows ultimately route to Peltier Lake. Existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing - Peltier	24.29	51.03	116.82	N/A
Proposed - Peltier	15.03	28.57	59.50	N/A
Existing - South	9.71	20.08	44.23	N/A
Proposed - South	3.60	10.86	28.38	N/A
Existing - North	3.37	7.33	12.88	N/A
Proposed - North	1.65	4.18	7.76	N/A

Comments:

1. This development falls within the CSMP area and as such is beholden to additional rate control and volume reduction requirements. These volume reductions are demonstrated for flows to/through Wetland 4. As the CSMP is intended to limit flooding concerns on Peltier Lake and the entire site drains there, all peak outflows must be limited to 0.1 cfs/acre. With the total site size of 125 acres, the maximum total outflow in the 100-year event is 12.5 cfs.
Hill (11/10/2025) RCWD, Hill and City Staff have coordinated as requested.
WSB (12/3/2025) Noted. More detailed comments below outline additional efforts that can be made to control flows per the CSMP.
2. Stormwater flows must route to the trunk system passing through the site.
 - a. A sluice gate must be added at the manifold structure (101) of the trunk system for CSMP operations.
WSB (12/3/2025) Design must be included in future submittals.
Hill (2/9/2026) A proposed manhole with a sluice gate upstream of the manifold has been added to the plans. The City-provided detail of the sluice gate has been added to the plans, also.
WSB (2/17/2026) Noted, structure diameter will need to be specified with final design.

3. ~~Modeling should include a “gate closed” condition where no outflows occur to Peltier Lake during flood stages. 100-year event HWLs must be analyzed in this condition as controlling elevations for freeboard to proposed structures.~~
~~WSB (12/3/2025) Remains an open comment, snowmelt modeling does not include “gate closed” condition with no outflows. This should be included as a standalone model.~~
~~Hill (2/9/2026) A ‘gate closed’ condition has been added to the model as recommended.~~
~~WSB (2/17/2026) Complete.~~
4. ~~An additional requirement for development within the CSMP is provision of more detailed water quality/reuse calculations. Please provide existing and proposed TP/TSS loading calculations for the proposed BMPs, including stormwater reuse. Additionally, please request a copy of the Reuse Design Worksheet from RCWD to quantify potential reuse volumes.~~
~~Hill (11/10/2025) Requested data are included with the enclosed stormwater management report.~~
~~WSB (12/3/2025) Reported values are P8 inputs, not outputs. For ease of review, Hill (2/9/2026) please include native P8 model files with future submittals.~~
~~Hill (2/9/2026) Updated p8 models provided as requested.~~
~~WSB (2/17/2026) Complete.~~
5. ~~Confirm ACD 72 flow capacity allowances with RCWD.~~
~~WSB (12/3/2025) Remains an open comment.~~
~~Hill (2/9/2026) Volume draining to ACD 72 is being reduced in the proposed condition.~~
~~WSB (2/17/2026) Complete.~~
6. Provide profile plans of proposed storm sewer, including utility crossings, for more detailed review and comment.
Hill (11/10/2025) Profiles will be provided with final plans.
WSB (12/3/2025) Noted, remains an open comment.
7. Provide calculations demonstrating spread at the catchbasins is 10’ or less for the 3-year storm event.
Hill (11/10/2025) Spread calculations will be provided with final plans.
WSB (12/3/2025) Noted, remains an open comment.
8. Rational method pipe capacity calculations must be provided showing storm sewer is sized to convey the 10-year storm event and flow velocities are minimum 3 ft/s.
Hill (11/10/2025) Included with this submittal as requested.
WSB (12/3/2025) Capacities are demonstrated sufficient. Recommend reducing slope on pipe between STM-122 and STM-121, velocities over 10 ft/sec may cause scouring long-term.
Hill (2/9/2026) Good recommendation. During final design, slopes will be adjusted to minimize scouring risk.
WSB (2/17/2026) Noted, remains an open comment for final design.
9. Confirm constructability of connecting proposed storm outlets into the existing trunkline risers.
Hill (11/10/2025) Connection design will be included with the final design.
WSB (12/3/2025) Noted, remains an open comment.

10. As the proposed ACD 72 ditch realignment will no longer need to provide subsurface drainage, nonperforated pipe can be specified in order to reduce loading to the tile.
~~Hill (11/10/2025) ACD 72 is no longer required; the draintile will be abandoned in place and/or removed.~~
11. Pending anticipated development, flows from area 41X/S can be eliminated as proposed drainage on that site is planned to route to the southeast rather than the west.
12. Impervious area calculations should be based on actual site impervious, not the percentages in HydroCAD land use types.
~~Hill (11/10/2025) Revised as recommended.~~
 - a. ~~Confirm the source of the 1,398,711 square feet of impervious in the SWMP.~~
13. Pond areas 2.5a and b should each be sized for NURP dead storage volumes separately according to their tributary areas. Pond flows only combine through Wetland 10 so undersized dead storage may contribute pollutant loading to the wetland.
~~Hill (11/10/2025) Each dead storage cell has been sized for its receiving area. Pond 3, which is down stream of Pond 4, has dead storage to accommodate the drainage area to both Ponds 3 & 4.~~
14. Please include node summary sheets on future HydroCAD reports so total modeled areas can be confirmed in existing and proposed conditions.
~~Hill (11/10/2025) Included in the report appendix as requested.~~
15. The 4.1X and 4X existing conditions HydroCAD subcatchment areas do not match the drainage area map.
16. The culvert modeled as 2XP/2P is a 21" CMP, not 18" RCP.
~~Hill (11/10/2025) Revised as recommended.~~
~~WSB (12/3/2025) The 21" pipe is modeled with an 18" orifice. Please clarify if this is an existing feature or intended to be constructed.~~
~~Hill (2/9/2026) Orifice is the existing inlet hole in the structure. Report has been modified to make this more explicit.~~
~~WSB (2/17/2026) Complete.~~
17. The outlet for 41XP/41P should be modeled with a pipe outlet, not just an orifice.
~~Hill (11/10/2025) N/A.~~
18. BMP outlet slopes should match between HydroCAD modeling and utility plans (ignoring backsloped skimmer pipes).
~~Hill (11/10/2025) Revised as recommended.~~
19. Based on the modeled results, culvert 2P will overtop Peltier Lake Dr in all storm events. Potential pipe replacement should be explored to minimize road overtopping.
~~Hill (11/10/2025) The road overtops in the existing condition. The proposed condition improves the situation by reducing the flooding frequency.~~
~~WSB (12/3/2025) Dual culverts are still recommended to further reduce overtopping.~~
~~Hill (2/9/2026) No modifications to direct discharge points to Lake Peltier are proposed.~~
~~WSB (2/17/2026) Noted.~~

20. ~~What is the purpose of the southern node of Pond 2.6? If it is proposed to be excavated for additional onsite fill, please label it separately as a lake to be consistent with other developments in the City.~~
~~Hill (11/10/2025) The deep pond cells are excluded from the dead storage calculations. Upstream NURP dead storage provide the required water quality.~~
21. ~~What is the purpose of the eastern node of Pond 4.1? If it is proposed to be excavated for additional onsite fill, please label it separately as a lake to be consistent with other developments in the City.~~
~~Hill (11/10/2025) The deep pond cells are excluded from the dead storage calculations. Upstream NURP dead storage provide the required water quality.~~
22. All proposed pond overflows need riprap stabilization.
Hill (11/10/2025) Will be detailed/included with final plans.
WSB (12/3/2025) Noted, remains an open comment.
23. Erosion control blankets are needed on all slopes 4:1 and steeper, including pond slopes above the OLE.
Hill (11/10/2025) Blanket is proposed on all slopes steeper than 4:1. If blanket is required on 4:1 slopes, it will be included with the final plans.
WSB (12/3/2025) It is not clear based on the hatching of the erosion control sheets if pond slopes will get erosion control blankets or just wet ditch seeding. Additionally, erosion control blankets will be needed for the proposed steep slopes west of the intersection of Streets G and H.
Hill (2/9/2026) Pond slopes above the NWL are 4:1 and are not proposed to be blanketed. Blanket to the G & H intersection has been added as recommended.
WSB (2/17/2026) Erosion control blankets should be added on 4:1 slopes around the pond slopes to reduce sediment loading during construction.
24. ~~Review tree planting against storm sewer plans to minimize overlap and reduce potential root intrusion on storm sewer. For example, trees near the pipe between CBMH-407—STMH-406 and CBMH-251—FES-250 should be shifted farther from the pipe alignment.~~
~~Hill (11/10/2025) Landscape plan has been revised to the new site plan and utility layout as recommended.~~
25. ~~Tree plantings should be removed from the 60" trunkline easement boundary to avoid potential future maintenance concerns.~~
~~Hill (11/10/2025) Revised as recommended.~~
26. ~~WSB (12/3/2025) Pond 6 should have a 10' bench, at least on the side nearest homes for safety.~~
~~Hill (2/9/2026) The safety benches have been denoted with hatching for clarity.~~
~~WSB (2/17/2026) Complete.~~
27. WSB (12/3/2025) Drainage Area 2.1S should be routed to the trunk storm sewer and included in the gate closed HWL analysis to maximize area included in the CSMP system. A grate inlet at STM-103 may allow storage to be shared with Pond 1 for additional flexibility. Runoff from 20S can be routed around using a ditch into the dual culvert crossing of Street G.
Hill (2/9/2026) As discussed with the Watershed and City Staff, a dry pond depression has been added to the plans in the proposed park area to increase the live storage, the outlet of which is routed to the 60" trunk storm. As much as feasible,

without impacting wetlands, drainage will be routed to Pond 1 and/or the dry pond. The runoff from 20S naturally routes to the existing Wetland 19 and the dual culverts. WSB (2/17/2026) The City requires that the park area be usable space. The current design uses the park as a standalone pond which was not the intent of the City considering allowing the park area to help address CSMP requirements. The park should have positive drainage to Pond 1 to ensure it usable while providing additional flood storage for Pond 1.. Applicant to reduce rate control and address RCWD comments. Applicant to address grading impacts on hydrology to wetlands 18 and 19.

28. ~~WSB (12/3/2025) Wetland 4 outlet should be rerouted south into Pond 1 and included in the gate closed HWL analysis to maximize area included in the CSMP system. Connecting into STM-136 appears feasible with some minor adjustments to storm sewer inverts. The overflow to the north can remain as-is.~~
~~Hill (2/9/2026) Wetland 4 is proposed to continue its existing routing of draining to the north. Total runoff volume to the north is reduced for all design events.~~
~~WSB (2/17/2026) Noted.~~
29. WSB (12/3/2025) How will Wetland 14 culverts work? The 1' pipe is only 0.6' below the trail elevation. Will the trail be paved or otherwise stabilized at overflow to prevent erosion?
Hill (2/9/2026) Details of the turf trail will be finalized with the construction plans. The likely solution will be raising the trail grade in the immediate area of the culverts with gravel for stability. Alternatively, well-draining rock trenches could be utilized in lieu of culverts.
WSB (2/17/2026) Noted, comment will be revisited in final design.
30. ~~WSB (12/3/2025) The outlet pipe for Pond 1 should be set at 887 or lower to ensure it can still function as a skimmer when the pond is drawn down to 889 for irrigation reuse.~~
~~Hill (2/9/2026) Revised as recommended.~~
~~WSB (2/17/2026) Complete.~~
31. ~~WSB (12/3/2025) The outlet grate for Wetland 5 should be modeled at 900.5 to match the OLE stated on the plans.~~
~~Hill (2/9/2026) Outlet is modeled as a horizontal orifice at 900.8 as recommended. The grading plan has been updated to match.~~
~~WSB (2/17/2026) Complete.~~
32. ~~WSB (12/3/2025) Provide vertical separation between STM-302 to STM-301 pipe and sanitary sewer below it.~~
~~Hill (2/9/2026) Sanitary revised to improve vertical separation.~~
~~WSB (2/17/2026) Complete.~~
33. WSB (12/3/2025) Recommend routing STM-101 to STM-121 to consolidate pond outfalls, if feasible.
Hill (2/9/2026) When utilities are finalized with construction plans, STM-122 will be routed between Lots 4 & 5, Block 7 to connect to STM-101.
WSB (2/17/2026) Noted, remains an open comment for final design.
34. WSB (1/7/2026) Further design efforts must be made to reduce site footprint flowing to Peltier Lake without rate control.

- a. Drainage area 1.2S and the north end of 1.1S could be routed back into storm sewer leading to Pond 1P. Alternatively or in combination, storage volume could be graded east of the trail with a restricted culvert inlet to reduce flow rates to the lake.
- b. Drainage area 2S and the south end of 1.1S could see rate control with a large graded swale east of the current roadway for additional storage with a restricted culvert inlet. In conjunction with the routing of 2.1S above in Comment 27, this should reduce the modeled 61.6 cfs currently leaving Pond 2aP.

Hill (2/9/2026) The rate control benefit is negligible since the time of concentration for the small areas near the lake are significantly smaller than the drainage area at large. Additionally, the storage available is negligible. When the land to the south develops, the pass-through drainage rate will be significantly reduced.

WSB (2/17/2026) While the interim rate control benefit may not be significant, once the southern land develops and restricts rates to 0.1 cfs/acre, these uncontrolled flows will still be well in excess of the 0.1 cfs/acre allowable rate per Peltier Ponds onsite area. When neglecting flows upstream of the Wetland 19 crossing, the drainage areas discussed contribute over 45 cfs in the 100-yr event. Some form of rate control must be provided for drainage areas 1.2S and 2S, plus as much of 1.1S that can be routed to this rate control. This may be ditch storage with a restrictor plate or potentially with underground storage if it's infeasible to chase grade up the slope. Web Soil Survey indicates a potential HSG B strip along the shore of Lake Peltier, opening the option for rate/volume control via infiltration.

- 35. WSB (2/17/2026) Final plat submittal to include Stormwater Reuse plan view layout and pump location.
 - a. Reuse agreement to be submitted. City to provide template.

- **Water Supply**

The City's water supply system well firm capacity should meet or exceed its maximum day demand. This criteria is currently constrained by poor water quality in some wells, the White Bear Lake court orders and ongoing litigation, and annual variability in water use due to drought and other factors. The City's existing firm capacity (excluding Well No. 2 due to poor water quality) is 4.38 million gallons per day (MGD). The City's maximum day demand from 2015 to 2024 was 3.87 MGD. Near-term development within the City is projected to increase the maximum day demand by 0.42 MGD, bringing it to 4.29 MGD. The City is actively pursuing Well No. 7 to increase firm capacity, but it will likely not be in service until the fall of 2026. Based on the wide annual variability in maximum day demand and its susceptibility to drought conditions, the City will continue to monitor water demands and reserves the right to impose water restrictions and to reevaluate water supply capacity prior to Peltier Phases 3 and 4.

The City has begun conversations with the Minnesota Department of Natural Resources (DNR) about permitting Well No. 7 and is awaiting confirmation whether it can be constructed at this time given the ongoing White Bear Lake litigation.

Applicant to verify water pressure is adequate for all locations within the development. The watermain will need to be looped through the site and will need to include a 12-inch

diameter trunk watermain stubbed to the north as identified in the Comprehensive Plan. All proposed units are required to be on the municipal water supply.

Based on the Estimated Daily Water Demand, which are reasonably conservative, the Peltier Ponds Development will increase the system's average day demand by about 71,775 gallons per day (gpd).

As shown on the Utility Plans, the existing 12" DIP trunk main on Watermark Way will be extended west through the development to its northern boundary similar to what is shown in the City's 2040 Comprehensive Plan. A 12" stub will be extended to the north towards Rehbein's Peltier View. There will need to be a connection to the 12" watermain stub on the west side of 20th Avenue at Rehbein Street and Rainy Lane. Otherwise, the development will include a water system with predominately 8- inch diameter PVC C900 water main with 1-inch Type K copper services being extended to each lot. Water supply will need to be evaluated in conjunction with current pending DNR water appropriation approvals. Additional water stubs will be extended to the south.

The south portion of the development is in the City's Drinking Water Supply Management Area (DWSMA) and would be subject to those requirements. Residential land use is consistent with the DWSMA vulnerability.

Comments:

1. ~~Avoid utility crossings where possible~~
 - a. ~~Keep watermain on west side along Gordon Ave/Street B~~
~~Hill (11/10/2025) Revised as recommended.~~
~~WSB (12/3/2025) Complete~~
2. ~~Provide utility profiles with final plat~~
 - a. All utilities outside the right of way require an easement that meets a 1:1 slope with the utility invert (minimum 20')
~~Hill (11/10/2025) Revised as recommended.~~
~~WSB (12/3/2025) Additional areas are in conflict - to be further reviewed with profile submittals~~
 - b. ~~Show all utility crossings in profiles~~
~~Hill (11/10/2025) Profiles will be provided with the final plans.~~
~~WSB (12/3/2025) Complete — to be further reviewed with profile submittals~~
 - i. ~~Maintain minimum 18" separation~~
 - ii. ~~Insulate when separation between storm sewer and water is less than 36"~~
 - c. ~~Identify conflicts between water, sanitary, and storm sewer mains and services~~
~~WSB (12/3/2025) Complete — to be further reviewed with profile submittals~~
3. ~~Locate hydrants and alter watermain such that hydrants are located at all water system highpoints~~
~~Hill (11/10/2025) High point hydrant locations will be provided/confirmed with final plan/profiles.~~
~~WSB (12/3/2025) Complete — to be further reviewed with profile submittals~~
 - a. ~~Maintain minimum watermain cover~~

b. ~~Maintain hydrant coverage~~

4. ~~Provide utility services per City details~~

~~Hill (11/10/2025) Services have been added to the plans. Service data will be included with the final plan.~~

~~WSB (12/3/2025) Complete~~

5. ~~Provide additional gate valves shown on plans~~

~~Hill (11/10/2025) Gate valve locations will be finalized with the final plans.~~

~~WSB (12/3/2025) to be completed with final plans. Discussions needed regarding townhome area and level of isolation needed~~

6. ~~Provide temp hydrant/air relief/flushing, etc. on all watermain stubs~~

~~Hill (11/10/2025) Will be included with the final plans.~~

~~WSB (12/3/2025) to be completed with final plans~~

7. ~~Keep watermain and sanitary sewer within the roadway~~

~~Hill (11/10/2025) Revised as recommended.~~

~~WSB (12/3/2025) Complete~~

- **Sanitary Sewer**

As shown in the Lift Station Service Area Exhibit, sanitary sewer collection for the Peltier Ponds Development will be extended from the existing 10- inch diameter poly-vinyl chloride (PVC) trunk main on Watermark Way. The 10-inch diameter trunk main can be downsized to 8-inch at the intersection with the townhome mains as noted on the Lift Station Service Area Exhibit to assist with flushing velocities.

A portion of the Development will be served by a lift station as shown in the City's 2040 Comprehensive Plan, which will be oversized to accommodate the remaining sanitary sewer district 3H. Oversizing costs for the lift station will be credited by the City. The site will otherwise be served by 8-inch diameter main along with 4-inch Schedule 40 PVC service pipe to each lot. Additional sanitary sewer stubs will be extended to the north and south.

Comments:

1. Further discussion will be had within Public Works whether the eastern portion of the Olson parcel to the south would be served with gravity by increasing the depth of the 8-inch main at the Peltier Ponds southern townhomes by approximately ten feet or whether it would be served by the lift station
2. **WSB (2/17/2026) Lift Station design is to be submitted with Final Const plans and shall use the City's Standard Lift Station Spec's as a basis.**

- **Transportation**

The Peltier Ponds development will have a primary access from Watermark Way. There will be 8 local public streets (Streets A-H) added and extended as well as several private drives for the townhomes. All public streets are proposed to be 32' back-to-back with a 60' right of way. Final street naming will need to occur with the final plat. We have

requested the additional traffic information below and cannot determine whether the current preliminary plat meets City requirements until reviewing that information.

The traffic study has been reviewed and a full study with comments will be provided. Main comments include:

- ~~Figure 1 shows incorrect site plan~~
- ~~In Figures 4, 7, and 8: Trips are missing from the Watermark Way access. Review Watermark Traffic Study and include all trips from the 2025 Build scenario at the Watermark Way and 20th Avenue intersection. Revise analysis based on updated trips.~~
- ~~Add trips for the Peltier ghost plat to 2040 Build scenario~~
- ~~Include existing (actual or estimated) and future projected ADT for 20th Ave, Watermark Way (west and east leg), Rehbein Street (west and east leg), and Peltier Lake Drive.~~
- ~~Adjust access trip distribution, 75%-85% of trips are likely to use Watermark access based on site layout.~~
- ~~Trip calculations do not match ITE rates~~
- ~~Advancing and opposing volumes for right/left-turn lane analysis used incorrect volumes (and a future 2040 analysis should be completed)~~
- ~~2026 and 2040 No-Build analysis is missing, this should be included to compare with the Build analysis.~~
- ~~Revise analysis based on updated AM/PM peak hour volumes~~
- ~~Revise recommendation section if improvements are needed~~
- ~~Hill (11/10/2025) Traffic study comments were addressed with the 8/20/25 updated traffic report. The traffic report is being updated to the current unit count and will analyze a standard turn lane intersection and a roundabout intersection with CR 54. The report will be provided on or before 11/10/25.~~
- ~~WSB (12/3/2025) The study was revised to incorporate previous comments. New comments include:~~
 - ~~How was the existing ADT (310) on Watermark Way calculated? The 2026 No-Build shows almost 400 trips just from the AM and PM peak hours~~
 - ~~Figure 3 is missing (duplicate Figure 4s are shown)~~
 - ~~Provide analysis tables for a roundabout (2026 and 2040) at 20th Ave & Watermark Way. Confirm the roundabout improvement meets the City LOS requirements, as the turn lanes and TWSC does not meet the LOS requirements.~~
- ~~Hill (2/9/2026) Traffic report comments were addressed with the 12/12/25 report update. The report is included with this electronic submittal for convenience.~~
- ~~WSB (2/17/2026) Completed~~
- ~~Temporary turnarounds are needed at the ends of Streets B and H~~
 - ~~Temporary turnarounds should include Type 3 barricades with future thru street signs~~
 - ~~Hill (2/9/2026) Revised as recommended.~~
 - ~~WSB (2/17/2026) Complete.~~
- WSB (2/17/2026) Curb and gutter to be extended beyond the sidewalk / trail and a drainage feature added to mitigate the concentrated flow on the west end of Street E
 - . A flume and small basin would be an option.
- WSB (2/17/2026) Applicant to provide roundabout final design for the intersection with 20th Avenue/CSAH No. 54 and Street A.

Trails and sidewalks

Trails are proposed extending from Peltier Lake in the southwest corner to the northeast corner of the development near the multifamily units as well as generally along the existing trunk storm sewer line from CSAH 54 to the center of the development.

Sidewalks are shown along one side of almost all of the public streets on the preliminary plat, except for Street A, which has sidewalks on both sides from CSAH 54/20th Avenue west to Street B. With future review of the additional requested traffic information, sidewalk may be required on both sides of a larger portion of Street A.

The abandoned segment of Peltier Lake Drive along the lake will need to be converted to a City Trail. A City trail will need to be installed along the west side of CSAH 54 from Rehbein Street to Watermark Way. Additional trail and sidewalk segments may need to be included throughout the site at the direction of the City Planner.

Comments:

1. ~~WSB (1/7/2026) The entire existing road segment of Peltier Lake Drive along the lake from Street E to Street G will need to be converted to a City Trail.~~
~~Hill (2/9/2026) Revised as recommended. The portion of the trail in the City park will be constructed by the City when the park is improved.~~
~~WSB (2/17/2026) Completed~~

• Wetlands and Environment

The project indicates that there are approximately 15.58 acres of wetland. A wetland replacement plan based on the impacts will need to be submitted, reviewed, and approved through RCWD and the City. A WCA application has been submitted on April 18, 2025.

The site is located in the Wetland Management Corridor (WMC). Wetland buffers meeting minimum and average requirements will be required around all wetland areas following construction. Any disturbed buffer areas should be seeded with a seed mix containing native, non-invasive, species.

Review of the DNR's Natural Heritage Information System database indicates the potential presence of several protected species within and near the project area, including protected plant species. The applicant should coordinate with the DNR on the need for additional studies or surveys.

The applicant will need to conduct a Cultural Resource Assessment of the development site through SHPO.

~~Hill (11/10/2025) The assessment has been completed and submitted to the City.~~
~~WSB (12/3/2025) Under review~~

• Landscaping

A Landscape Plan for the Peltier Ponds development has been submitted and will be reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate comments.

- **Floodplain**

The southern portion of the Peltier Ponds development appears to be in FEMA Zone A and RCWD floodplain, outlines for both areas should be shown on the plans. Please confirm that any fill for the proposed pond berm and trail work does not exceed the 100 cubic yard threshold per RCWD Rule E or 1,000 cubic yard threshold per City Ordinance 1103.06.
~~Hill (11/10/2025) See appendix of Stormwater Management Plan for the flood plain fill and mitigation calculations.~~

- **Drainage and Utility Easements**

Roadways are proposed within right-of-way and lots include standard drainage and utility easements. Larger drainage and utility easements will be required to be provided over any utilities outside the right of way and any surface water management features. The western 60' feet of CSAH 54 should be dedicated as right of way to Anoka County with it extending out to 75' in areas for future roundabout transitions.

Comments:

- ~~1. Please confirm easement intentions/needs with RCWD for the abandonment/realignment of ACD 72 through the northeast corner of the site. Will a separate easement to RCWD be provided there?~~
~~Hill (11/10/2025) ACD 72 will be removed.~~
- ~~2. The pipe run from CBMH-105 to CBMH-103 seems to exceed 10' in depth so the easement corridor overtop must be increased from 20' to at least double the width of pipe depth for a 1:1 trench footprint.~~
~~Hill (11/10/2025) Storm sewer has been reconfigured, including the corresponding easements, as recommended.~~
- ~~3. All utilities outside the right of way require an easement that meets a 1:1 slope with the utility invert (minimum 20')~~
~~Hill (11/10/2025) Utilities have been reconfigured, including the corresponding easements, as recommended.~~
~~WSB (12/3/2025) Some utilities require additional easement~~
~~WSB (2/17/2026) Complete – Additional verification of easement sizes to occur with review of future storm sewer profiles~~
- ~~4. All grading and construction in the Electric Transmission line utility easement to be approved by the utility provider~~
~~Hill (11/10/2025) Coordination with GRE is ongoing, including potential pole relocation, if needed.~~
~~WSB (12/3/2025) Complete – Continue coordination~~
- ~~5. WSB (12/3/2025) STM-524 to STM-523 pipe alignment overlaps with the property limits for Lot 4 of Block 24. This alignment needs to shift east to provide sufficient setback to property limits.~~
~~Hill (2/9/2026) Storm sewer has been reconfigured to improve separation.~~
~~Easements have been revised where necessary.~~
~~WSB (2/17/2026) Complete~~

6. ~~WSB (12/3/2025) STM-535 structure is adjacent to the property limits for Lot 4/5 of Block 27. This structure needs to shift east to provide sufficient setback to property limits.~~
~~Hill (2/9/2026) Storm sewer has been reconfigured to improve separation.~~
~~Easements have been revised where necessary.~~
~~WSB (2/17/2026) Complete~~
7. ~~WSB (12/3/2025) OCS-3 to EX-107 pipe alignment is ~11' deep at the SE corner of Lot 3 of Block 14, however there is only ~6' of distance to the D&U line of the lot. The alignment or D&U limits must shift to allow sufficient separation.~~
~~Hill (2/9/2026) Storm sewer has been reconfigured to improve separation.~~
~~WSB (2/17/2026) Complete~~

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

A grading agreement is not required at this time.

- **Stormwater Maintenance Agreement**

The stormwater maintenance for public facilities in the Peltier Ponds development will be covered under the City's Programmatic Stormwater Management Agreement after the facilities have been installed and accepted by the City. Borrow areas / Lakes area will be maintained by the HOA.

- **Permits Required**

Required permits will be determined at the time of preliminary plat submittal. Potential permits may include some of the following and others:

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Grading
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Rice Creek Watershed District Permit

If you or the applicant have any questions regarding these comments, please contact Kris Keller at (612) 419-3083 or kkeller@wsbeng.com. You may also contact Diane Hanke at (651) 982-2430 or dhanke@linolakes.us.



Environmental Memo

To: Katie Larsen, City Planner
From: Tom Hoffman, Environmental Coordinator
Date: February 17, 2026
Re: Environmental Comments – Peltier Ponds

Environmental Board had recommended the following at their June 25, 2025 meeting:

1. Provide increased buffer widths around wetland where the trail is going past these locations. Buffers should be extended throughout the park land to provide pretreat of runoff before discharging to the wetlands.
 - a. Show buffers in between the trail and existing channel shown on the proposed plans.
 - b. All wetlands should be included in conservation easements.
 - i. Will be completed with final plat
 - c. This area is included in the RCWD wetland corridor plan. With future submittals impacts and mitigation of wetlands will be required.
 - i. Wetlands falling within the wetland corridor will require 50' buffers
2. The project will disturb more than an acre of soil and will be required to obtain an NPDES permit. Proof of permit shall be required before construction.
 - a. A SWPPP shall be required in additional submittals as required by the MPCA meeting sections 5.2-5.26
 - b. Final erosion and sediment control will be reviewed with future submittals
 - c. Plans show rock construction entrance in the legend. Does not appear to be shown on the plan sheet. Call out the location on the plans.
 - d. Redundant perimeter control will be required around all wetlands onsite where a 50' natural buffer cannot be maintained during construction. Redundant perimeter control should be spaced 3-5' apart.
 - i. Symbols blend into the proposed "wet ditch" seed mix on sheet C3.1. Confirm redundant perimeter is being provided

- ii. Legend shows heavy duty silt fence. Appears to be covering additional erosion control. Call out on plan set if two layers are to be proposed in these areas.
 - 1. Note spacing on erosion control sheet
- 3. Rice Creek Watershed District shows Anoka County Ditch 72 branch 1 running through the site. Verify the location and use of the ditch with the watershed. Ditch location and drainage should be shown on the plan set if it is required to be maintained.
 - a. Confirm with RCWD on what is allowed within the proposed new alignment of ACD 72 Br 1. Potential trail extension along this corridor to 20th could cause impacts.
- 4. Provide increased buffer widths around wetland where the trail is going past these locations. Buffers should be extended throughout the park land to provide pretreat of runoff before discharging to the wetlands.
 - a. Buffer not shown between and wetland on C4.9
- 5. Show buffers in between the trail and existing channel shown on the proposed plans.
- 6. All wetlands should be included in conservation easements.
- 7. This area is included in the RCWD wetland corridor plan. With future submittals impacts and mitigation of wetlands will be required.
 - a. Mitigation banking credits have been proposed
- 8. Wetlands falling within the wetland corridor will require 50' buffers
- 9. The project site is located with the I-35 E corridor AUAR. As part of the planning the AUAR mitigation checklist should be used.
 - a. There are areas of potential cultural significance shown adjacent to the site and will need to complete a Cultural Resource Assessment of the proposed project.
 - b. I35E AUAR mitigation checklist should be used with future submittals to ensure all requirements are being met.
 - i. Check list was submitted to the city, requirements are being met.
- 10. Provide conservation easements over all wetland and open space in the development to ensure connectivity with existing and future development.

- a. Confirm ownership of outlot E and ownership and maintenance of proposed natural trails.
11. Retain 50' wide drainage & utility easement over trunk storm sewer.
- a. The 50' buffer appears to go into outlot BB. The 50' drainage and utility easement goes into block 15 lots 1-5. Drainage and utility easement should be outside of those lots.
12. A stormwater treatment train that filters and treats stormwater runoff as it flows through the site should be developed. Any opportunities to incorporate natural treatment systems into the project should be encouraged.
13. Use of stormwater for irrigation purposes for the site should be evaluated and if feasible required as part of site development. Larger stormwater ponds constructed for fill should be evaluated for water reuse.
14. The southern portion of the site is within the Lino Lakes drinking water supply management area.
- a. This area is considered moderately vulnerable, and considerations should be taken into account for the proposed project.
- 15. Boxelder is being shown as undesirable, and no mitigation is being provided. Cottonwoods and Ash trees can be considered undesirable as defined in the development standards. However boxelder should be mitigated for, 116 boxelder are being removed outside of the Basic Use Area.**
- a. Boxelder is a native species to MN per the MN DNR. Replacement of boxelder trees will be required. If the tree is in poor condition mitigation is not required, however the attached tree inventory does not provide condition or health assessments of the trees**
- 16. Tree removals should be broken down between Non-Basic Use Area and any Environmentally Sensitive Areas (ESA).**
- a. Currently trees are just shown outside of the basic use area, it appears that there will be removals within the ESA of wetland.**
 - i. ESA classification should be provided in the tree inventory table. Currently it shows BUA and nothing else.**

SUMMARY	DBH (INCHES)	TREE (EACH)
OFFSITE	1278	112
TOTAL ONSITE	24943	2186
TOTAL NON-EXEMPT	20634	1870
SAVED	19761	1783
REMOVAL	5182	403
EXEMPT (Emerald Ash Borer - EAB)	205	20
EXEMPT (Basic Use Area - BUA)	1886	148
EXEMPT (Undesirable - UD)	2423	168
NON-EXEMPT REMOVAL	668	67

ii.

Table 6

Tree Preservation and Mitigation Standards			
Environmentally Sensitive Area (ESA) Category	Tree Location: within Basic Use Area	Tree Location: not within Basic Use Area	
	deciduous trees 6 inches DBH and over or evergreen trees between 12 to 20 feet tall	deciduous trees 6-12 inches DBH or evergreen trees between 12 and 20 feet tall	deciduous trees over 12 inches DBH or evergreen trees over 20 feet tall
Non-ESA	no mitigation required	provide one tree per tree removed	provide two trees per tree removed
Natural Resource Enhancement Area	provide one tree per four trees removed	provide two trees per tree removed	provide three trees per tree removed
Natural Resource Conservation Area	provide one tree per two trees removed	provide two trees per tree removed	provide three trees per tree removed

17. Boulevard trees are required at the rate of one (1) tree per lot frontage for single family and two-family lots. Townhomes and multi-family properties require one tree per 70 feet of linear feet of road frontage.

- a. Ensure corner lots have 2 boulevard trees. Block 12 lot 15 appears to have two trees on street A and none on Street D.
 - i. (b) Boulevard trees are required at the rate of one tree per lot frontage for single family and two-family lots.
 1. Plans show 146 residential lots, proposing 146 boulevard trees. Any lot with frontage on two streets need an additional tree.
- b. Boulevard trees must be planted in the boulevard, majority of trees appear to be planted outside of the boulevard on private property.
- c. Townhome and multi-family properties shall provide boulevard trees at a rate of one tree per 70 linear feet of street frontage where property fronts any public street.
 - i. Additional trees can be planted, but the calculations provided are incorrect. 114 trees would be required based on the frontage provided.

18. Open areas shall be landscaped to meet requirements of 1 large tree and 2 large shrubs per 2500 SF. Open space calculations should be provided with future submittals.

- a. Required for stormwater ponding areas adjacent to residential

19. Landscape screening and buffers shall be installed along CSAH 54/20th Street. Buffer screening and berming should meet the city's 6' height requirement from the low point of foundation.

- a. Review landscape screen and buffer requirements. Currently additional buffering is being shown that is not required. Additionally screening of the fence along 20th needs to have planting coverage on the exterior side of the fence as well.

Between residential uses and arterial or collector street	6 feet	- Planting screen in compliance with (6)(b). - Or - Wall or fence and plantings shall provide shrub cover for 50% of the wall or fence on the exterior side. - Or - A combination of berm and screen in compliance with division (6)(b).
Between any development and adjacent, less intense, residential land uses (this includes across a street from residential), but not on the side of a use considered to be the front (as determined by the Zoning Administrator)		
Between loading/service area and public view		

20. The landscape plans shall comply with Section 1007.043 (17), Required Screening, Landscaping and Buffer Yards of the zoning ordinance.

- a. No recommendations for additional plantings were called out during the noise study.
- b. Mitigation for the townhomes should meet the requirements of the noise study.

21. Provide a 30' easement along Peltier Lake Drive for future trail and riparian restoration. Current plans show 30' going down to 15' with vacated easement. Provide clarification on ownership.

- a. Confirm 30' the entire way, appears to be 15' going to the north

22. Provide a Blandings turtle mitigation plan.

- a. In progress



Anoka County
TRANSPORTATION DIVISION
Highway

Katie Larsen
City of Lino Lakes
600 Town Center Pkwy
Lino Lakes, MN 550014-1182

November 25, 2025

RE: Preliminary Plat – Peltier Ponds

Dear Katie,

We have reviewed the Preliminary Plat for Peltier Ponds to be located west of CSAH 54 (20th Avenue) across from Watermark Way within the City of Lino Lakes, and I offer the following comments:

- The existing right of way along CSAH 54 is 33 feet west of centerline. An additional 27 feet of ROW (for a total of 60 feet) along the property line is required for future reconstruction purposes. We also request the same chamfers at the intersection to match the east side.
- As proposed, the preliminary plat will introduce one new access point onto CSAH 54 across from Watermark Way. The county would prefer a roundabout constructed at this location, but further coordination with the developer and the City is ongoing. We are fine with the proposed emergency access and those details will be determined during the Engineering Plan Review process. The right of access should be dedicated to Anoka County with exception for the proposed street access across from Watermark Way. Any other existing driveways and field entrances shall be removed, and the ditch section restored to match existing depth, slope, and grades.
- We recommend that that trail be extended south of Watermark Way on the west side of CSAH 54.
- Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received and the applicable permits can be issued.
- Any utility relocation in the CSAH 54 right of way will be required to be coordinated directly by the city/developer.
- Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CSAH 54.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 54 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities

Our Passion Is Your Safe Way Home

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Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

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listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 54 and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

The ACHD Engineering Plan Review process will apply to this site. The following items should be submitted to Camila Arenas, Engineer I, Camila.Arenas@anokacountymn.gov (checklist and payment information are available on our website: <https://www.anokacountymn.gov/4072/Development-Review>):

- Construction plans
- Utility relocation plans
- Traffic Control plans
- Grading and erosion control plans
- Drainage calculations – Note that the post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm
- ACHD Design Requirements Checklist
- Engineering plan review fee (estimated at \$750.00)

Following the completion of the ACHD Engineering Plan Review process, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process. One Street Access permit (\$400.00) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3176 or via email at HighwayPermits@anokacountymn.gov for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Logan Keehr, PE
Traffic Engineer II

xc: CSAH 54/Plats+Developments/2025
Jerry Auge, Assistant County Engineer
David Zieglmeier, County Surveyor
Sean Thiel, Traffic Engineering Manager
Sue Burgmeier, Traffic Technician
Camila Arenas, Engineer I

**CITY OF LINO LAKES
RESOLUTION NO. 26-05**

**APPROVING COMPREHENSIVE PLAN AMENDMENT RELATED TO
PELTIER PONDS**

WHEREAS, the City received a land use application for a Comprehensive Plan Amendment related to Peltier Ponds, a master planned residential development, and

WHEREAS, the 125 acre site has three (3) land use designations per the City's 2040 Comprehensive Plan: low density, medium density, and high density. See attached Existing Comprehensive Plan Map; and

WHEREAS, per the City's 2040 Comprehensive Plan, the areas are not intended to be strict land use and density boundaries but should be considered somewhat flexible to accommodate development; however, the Met Council requires a formal comprehensive plan amendment to adjust the land use boundaries, and

WHEREAS, the proposed land use plan amendment decreases the allowed number of housing units by one; and

	Existing Comp Plan	Proposed Comp Plan
Range of Allowed # of Housing Units	383-568	382-568

WHEREAS, the Comprehensive Plan Amendment was emailed on November 18, 2025 to affected jurisdictions for their review and comment. The 60 day comment period ended January 17, 2026. There were no objections.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the 2040 Comprehensive Plan is hereby amended to re-guide property as shown on the attached Proposed Comprehensive Plan Map.

Adopted by the City Council of the City of Lino Lakes this 23rd day of February, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

ATTACHMENT A

Existing Comprehensive Plan Map



OWHL 884.70
FEMA 887.70

EXISTING LAND USE COMP PLAN ANALYSIS						
EXISTING GUARDED LAND USE	GROSS AREA (ACRES)	**PRESERVED WETLANDS	ARTERIAL R.O.W.	ELECTRIC TRANSMISSION LINE	NET AREA (ACRES)	REQUIRED DENSITY RANGE
LOW DENSITY	40.59	1.97	0.91	1.05	36.65	1.6 - 3.0 units/ac. 59 - 110 units
MEDIUM DENSITY	44.42	2.04	0.91	1.07	40.40	4.0 - 6.0 units/ac. 162 - 242 units
HIGH DENSITY	40.01	30.00	2.01	1.00	35.98	6.0 - 8.0 units/ac. 162 - 218 units
TOTAL	125.02	34.01	3.83	3.12	104.03	N/A 383 - 568 units

*DOES NOT INCLUDE AREAS WITHIN ARTERIAL R.O.W. OR TRANSMISSION EASEMENT

SITE DATA
 EXISTING ZONING - RURAL
 LOW DENSITY - R-2 ZONING
 MEDIUM DENSITY - R-3 ZONING
 HIGH DENSITY - R-4 ZONING

 TOTAL AREA - 125.02 ACRES



ATTACHMENT B

Proposed Comprehensive Plan Map



PROPOSED LAND USE COMP PLAN ANALYSIS							
PROPOSED LAND USE	GROSS AREA (ACRES)	*WETLANDS	ARTERIAL R.O.W.	ELECTRIC TRANSMISSION EASEMENT	NET AREA (ACRES)	REQUIRED DENSITY RANGE	REQUIRED UNIT RANGE
LOW DENSITY	39.56	1.78	0.00	1.20	36.49	1.6 - 3.0 units/ac.	158 - 229 units
MEDIUM DENSITY	44.17	2.32	0.00	2.00	40.05	4.0 - 6.0 units/ac.	163 - 244 units
HIGH DENSITY	41.26	6.93	0.00	0.64	36.69	6.0 - 8.0 units/ac.	161 - 232 units
TOTAL	125.02	10.03	0.00	3.83	104.09	N/A	382 - 568 units
*WETLANDS AREAL LOCATED AT RHYON RD. (20' ZON. TRANSMISSION EASEMENT AT RHYON RD.)							

*DOES NOT INCLUDE AREAS WITHIN ARTERIAL R.O.W. OR TRANSMISSION EASEMENT

EXISTING ZONING - RURAL
LOW DENSITY - R-2 ZONING
MEDIUM DENSITY - R-3 ZONING
HIGH DENSITY - R-4 ZONING

TOTAL AREA - 125.02 ACRES



1 st Reading:	Website Notice:
2 nd Reading:	Publication:
Adoption:	Effective:

**CITY OF LINO LAKES
ORDINANCE NO. 01-26**

**ORDINANCE TO REZONE CERTAIN REAL PROPERTY FROM R,
RURAL TO PUD, PLANNED UNIT DEVELOPMENT FOR
PELTIER PONDS**

The City Council of Lino Lakes ordains:

Section 1: Findings of Fact

1. The City received a Land Use Application to rezone certain property from R, Rural to PUD, Planned Unit Development.
2. The Planning and Zoning Board opened the public hearing on July 9, 2025 and continued the hearing to December 10, 2025.
3. Per City Code Section 1007.015 (4):

(e) The Planning and Zoning Board shall hold the public hearing and consider possible adverse effects of the proposed amendment. Its judgement shall be based upon, but not limited to, the following factors:

1. The proposed action is consistent with the official City Comprehensive Plan.

The PUD rezoning is consistent with the 2040 Comprehensive Plan as amended. The development area is guided low density, medium density, and high density residential which allows for a variety of housing types and lot sizes.

2. The proposed action is or will be compatible with present and future land uses of the area.

The PUD rezoning is compatible with present and future residential land uses of the area.

3. The proposed action conforms with all performance standards contained herein.

The proposed master planned development conforms with all performance standards with minor revisions.

4. The proposed action can be accommodated with existing public services and will not overburden the city's service capacity.

Based on projected water use, the initial phase of development can be accommodated by the City's system prior to development of Well 7. As the water issue continues to develop it may impact the City's ability to service future phases of the development. In such case future phases of the development may be deemed premature.

5. Traffic generation by the proposed action is within capabilities of streets serving the property as described in § [1007.020](#)(4)(d) of this chapter.

Traffic generated by the proposed master planned development is within the capabilities of the streets serving the property.

Section 2: Amendment

The Zoning Ordinance of the City of Lino Lakes is hereby amended to rezone the following described property from R, Rural to PUD, Planned Unit Development.

Section 3: Legal Description

The property is legally described as:

Parcel 1

The Northeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota.

AND

The North Half of Lot 1, AUDITOR'S SUBDIVISION NUMBER 47 REVISED, Anoka County, Minnesota, EXCEPT the following described real property: That part of the North Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota described as follows: Commencing at the North Quarter corner of said Section 14; thence North 89 degrees 35 minutes 06 seconds West along the North line of said Section 14 a distance of 148.88 feet to the Meander corner and the centerline of Town Road; thence South 5 degrees 57 minutes 00 seconds West along said centerline of Town Road a distance of 331.55 feet to the actual point of beginning of the tract to be hereby described; thence continuing South 5 degrees 57 minutes 00 seconds West a distance of 84.40 feet; thence South 15 degrees 18 minutes 48 seconds West along said centerline a distance of 251.26 feet to its intersection with the South line of said North Half of Government Lot 1 as monumented; thence South 88 degrees 58 minutes 52 seconds East along said South line a distance of 354.76 feet; thence North 0 degrees 24 minutes 54 seconds East a distance of 330.56 feet; thence North 89 degrees 35 minutes 06 seconds

West a distance of 282.00 feet to the actual point of beginning. Also known as a part of Lot 1, AUDITOR'S SUBDIVISION NO. 47 REVISED, Anoka County, Minnesota.

Abstract Property.

Parcel 2

The Southeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota

AND

The South Half of Lot 1, Auditor's Subdivision No. 47 Revised, Anoka County, Minnesota, EXCEPT that certain part of the South Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota, now known as the South Half of Lot 1, Auditor's Subdivision No. 47 Revised, described as follows: Beginning at the North Quarter Corner of said Section 14, as the same is marked by a stone monument; thence West along the Section line for 156 feet to a point near the centerline of a public road; thence South 6 degrees West, following the general line of said public road, for 662.95 feet to the centerline of said Government Lot 1, and the point of beginning of the tract hereby described; thence East, along said Government Lot centerline for 200.29 feet; thence South, at right angles for 180 feet; thence West at right angles for 261.71 feet, more or less, to the centerline of aforesaid public road; thence North 12 degrees 21 minutes East, along said road centerline, to aforesaid centerline of Government Lot 1; thence East along said Government Lot centerline for 22 feet to the point of beginning.

Abstract Property

Section 4: Development Regulations

The development shall conform to the plans, requirements, and conditions of approval as listed in Council Resolution No. 26-06. If not otherwise specified, the following City Code Chapter 1007 regulations shall govern:

- City Code Section 1007.110, R-1, Single Family Residential for 80ft wide lots
- City Code Section 1007.112, R-2, Two Family Residential for 55ft and 65ft wide lots
- City Code Section 1007.113, R-3, Medium Family Residential for the townhomes

Section 5: Effect

This ordinance shall be in force and effect from and after its passage and publication according to the Lino Lakes City Charter and upon the filing of the ordinance.

Section 6: Contingency

The rezoning provided for by this ordinance is contingent on the filing of Peltier Ponds final plat. Should the final plat not be filed, the rezoning provided by this ordinance shall be null and void.

Adopted by the Lino Lakes City Council this ____ day of _____, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC
City Clerk

**CITY OF LINO LAKES
RESOLUTION NO. 26-06**

**APPROVING OPENING UTILITY STAGING AREA AND
PELTIER PONDS PUD PRELIMINARY PLAN/PRELIMINARY PLAT**

WHEREAS, the City received a land use application for Peltier Ponds PUD Preliminary Plan/Preliminary Plat, hereinafter referred to as “Development”, and

WHEREAS, City staff has completed a review of the Development based on the following:

- Applicant Narrative prepared by Lennar
- Peltier Ponds Preliminary Plat and Plan Sheets prepared by Hill Incorporated revision date February 9, 2026
- Peltier Ponds Preliminary Landscape Plans prepared by Calyx Design Group revision date November 3, 2025
- Peltier Ponds Land Use & Density Plan prepared by James R. Hill, Inc. revision date February 12, 2026
- Architectural Plans prepared by Lennar received on May 23, 2025 and February 2, 2026
- Stormwater Management Plan Narrative and Summary prepared by Hill Incorporated revision date February 9, 2026
- Geotechnical Evaluation Report prepared by Bruan Intertec dated October 1, 2024
- Master Plan Booklet prepared by Lennar dated February 12, 2026
- Resource Inventory Report prepared by James R. Hill, Inc.
- Traffic Impact Study prepared by Traffic Impact Group, Inc. dated December 12, 2025
- Traffic Noise Assessment prepared by David Braslau dated May 9, 2025
- Joint Application for Wetland Replacement Plan prepared by Kjolhaug Environmental Services Company, Inc. dated April 17, 2025

WHEREAS, the Planning & Zoning Board opened the public hearing on July 9, 2025 and continued the hearing to December 10, 2025; and

WHEREAS, five parcels (PID #14-31-22-12-0002, PID #14-31-22-21-0004, PID #14-31-22-21-0001, PID #14-31-22-21-0002 and PID #14-31-22-21-0003) are located in Utility Staging Area 1B (2025-2030); and

WHEREAS, per the 2040 Comprehensive Plan, prior to reaching the time threshold for the next 10-year staging area, or five-year phase within a 10-year staging area, depicted on the staging plan, the City Council will determine by resolution if the next area is to be opened to development.

WHEREAS, the following criteria will be used to determine where and when to open up the next 10-year staging area, or five-year phase within a staging area, in accordance with the timing indicated on the staging plan:

1. Adequate infrastructure must be available to support development. Appropriate analysis will determine if adequate infrastructure is available and what utility extensions and transportation improvements are required to support new development. If infrastructure is not available and cannot be made available in a timely manner to support expanding into the next 10-year staging area or five-year phase within a staging area, the city may refrain from opening up the next staging area, or portions thereof.

Based on projected water use, the initial phase of development can be accommodated by the City's system prior to development of Well 7. As the water issue continues to develop it may impact the City's ability to service future phases of the development. In such case future phases of the development may be deemed premature.

2. Different areas of the city can be considered independently. A decision to open one area of the city to development does not automatically open a different area of the city. Decisions to open new areas to development should clearly define and map the area being opened.

Only the above noted five (5) parcels are being opened in Utility Staging Area 1B.

3. This process does not require a comprehensive plan amendment because it is in accordance with the timing indicated on the staging plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the above criteria are met and Utility Staging Area 1B is opened for PID #14-31-22-12-0002, PID #14-31-22-21-0004, PID #14-31-22-21-0001, PID #14-31-22-21-0002 and PID #14-31-22-21-0003; and

BE IT FURTHER RESOLVED:

FINDINGS OF FACT

PUD, Planned Unit Development

Per City Code Section 1007.024:

(2) The PUD, by allowing deviation from the strict provisions of this ordinance related to setbacks, heights, lot area, width and depths, yards, etc., may be considered by the City when it would result in one or more of the following public benefits:

(a) Implementation of a master plan consistent with the Planning District objectives of the Comprehensive Plan.

A master plan for this area is not required per the 2040 Comprehensive Plan.

- (b) Innovations in development that address growing demands for all styles of economic expansion, greater variety in lot size, configuration, home type, design, enhanced architectural standards, and siting of structures through the conservation and more efficient use of land in such developments.

The development proposes a variety of housing types and lot sizes from larger single family lots to townhomes that provide life-cycle housing.

The flexible site design configuration allows for the creation of a multi-functional greenway corridor that incorporates storm water management, wetlands, open space, and trails. The development also promotes conservation and a more efficient use of land.

- (c) Preservation and enhancement of desirable site characteristics such as wildlife habitat, unique natural resources, existing vegetation, natural topography, geologic features and reduction of negative impacts on the environment.

The site is within the shoreland district of Peltier Lake and adjacent to a large wetland complex. The large wetland will be preserved and enhanced into a multi-purpose greenway corridor. The corridor will also be protected by a vegetative buffer that provides additional protection to the natural resources.

A stormwater reuse system will be implemented to the extent feasible to offset the use of municipal water for irrigation.

- (d) Creative use of land and related physical development which allows a phased and orderly transition of varying land uses in close proximity to each other.

The development transitions from larger single family lots near Peltier Lake and to townhomes near the arterial roads.

- (e) Efficient use of land resulting in smaller networks of utilities and streets thereby lowering development costs and public investments.

Private streets result in efficient, smaller networks of utilities and streets. This lowers development costs and public investments.

- (f) Mix of land use types.

The development proposes a variety of housing types and lot sizes.

- (g) Provision of a housing type or target housing price that is desirable to the City.

The development proposes a variety of housing types consisting of single family lots and townhomes. This variety in housing types supports life-cycle housing that is desirable to the City.

- (h) Other public benefits and values as recognized in the City's Comprehensive Plan.

Per the 2040 Comprehensive Plan, page 3-3 of the Land Use Plan: Goal 1, Policy e. details the following additional public values that will be achieved in the Peltier Ponds development:

- Preserving open space, providing park dedication and trails, and/or providing stormwater management areas, in excess of minimum standards to implement the Greenway System
- Restoring/enhancing ecological systems
- Managing stormwater using natural filtration and other ecologically based approaches
- Providing life-cycle and affordable housing

Preliminary Plat

Per City Code Section 1001.013, Premature Subdivision:

(1) *General.* Any concept plan, preliminary plat or final plat deemed premature pursuant to the following criteria shall be denied by the City Council.

(2) *Conditions for establishing a premature subdivision.* A subdivision may be deemed premature should any of the following conditions not be met.

(a) *Consistency with the Comprehensive Plan.* Including any of the following:

1. Land use plan;
2. Transportation plan;
3. Utility (sewer and water) plans;
4. Local water management plan;
5. Capital improvement plan; and
6. Growth management policies, including MUSA allocation criteria.

Peltier Ponds is consistent with the Comprehensive Plan.

(b) *Consistency with infill policies.* A proposed urban subdivision shall meet the city's infill policies:

1. The urban subdivision must be located within the Metropolitan Urban Service Area (MUSA) or the staged growth area as established by the city's Comprehensive Plan;
2. The cost of utilities and street extensions must be covered by one or more of the following:
 - a. An immediate assessment to the proposed subdivision;
 - b. One hundred percent of the street and utility costs are privately financed by the developer;

c. The cost of regional and/or oversized trunk utility lines can be financed with available city trunk funds; and

d. The cost and timing of the expenditure of city funds are consistent with the city's capital improvement plan.

3. The cost, operation and maintenance of the utility system are consistent with the normal costs as projected by the water and sewer rate study; and

4. The developer payments will offset additional costs of utility installation or future operation and maintenance.

Peltier Ponds is consistent with infill policies. One hundred percent of the street and utility costs are privately financed by the developer. The cost, operation and maintenance of the utility system is consistent with the normal costs projected by the water and sanitary system plans. No future utility costs are proposed.

(c) *Roads or highways to serve the subdivision.* A proposed subdivision shall meet the following requirements for level of service (LOS), as defined by the Highway Capacity Manual:

1. If the existing level of service (LOS) outside of the proposed subdivision is A or B, traffic generated by a proposed subdivision will not degrade the level of service more than one grade;

2. If the existing LOS outside of the proposed subdivision is C, traffic generated by a proposed subdivision will not degrade the level of service below C;

3. If the existing LOS outside of the proposed subdivision is D, traffic generated by a proposed subdivision will not degrade the level of service below D;

4. The existing LOS must be D or better for all streets and intersections providing access to the subdivision. If the existing level of service is E or F, the subdivision developer must provide, as part of the proposed project, improvements needed to ensure a level of service D or better;

5. Existing roads and intersections providing access to the subdivision must have the structural capacity to accommodate projected traffic from the proposed subdivision or the developer will pay to correct any structural deficiencies;

6. The traffic generated from a proposed subdivision shall not require city street improvements that are inconsistent with the Lino Lakes capital improvement plan. However, the city may, at its discretion, consider developer-financed improvements to correct any street deficiencies;

7. The LOS requirements in divisions (2)(c)1. to 4. above do not apply to the I-35W/Lake Drive or I-35E/Main St. interchanges. At city discretion, interchange impacts must be evaluated in conjunction with Anoka County and the Minnesota Department of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the subdivision project, how this traffic contributes to the total traffic, and the time frame of the improvements. The plan also must examine financing options, including project contribution and cost sharing among other jurisdictions and other properties that contribute to traffic at the interchange; and

8. The city does not relinquish any rights of local determination.

Peltier Ponds with proposed road improvements meets the requirements for level of service (LOS). The developer will pay for required roads and intersections improvements. No street improvements are proposed that are inconsistent with the City's capital improvement plan. The city does not relinquish any rights of local determination.

(d) *Water supply.* A proposed subdivision shall be deemed to have an adequate water supply when:

1. The city water system has adequate wells, storage or pipe capacity to serve the subdivision;
2. The water utility extension is consistent with the Lino Lakes water plan and offers the opportunity for water main looping to serve the urban subdivision;
3. The extension of water mains will provide adequate water pressure for personal use and fire protection; and
4. The rural subdivision can demonstrate that each of the proposed lots can be provided with a potable water supply.

Based on projected water use, the initial phase of development can be accommodated by the City's system prior to development of Well 7. As the water issue continues to develop it may impact the City's ability to service future phases of the development. In such case future phases of the development may be deemed premature.

(e) *Waste disposal systems.* A proposed subdivision shall be served with adequate waste disposal systems when:

1. The urban sewered subdivision is located inside the city's MUSA or is consistent with the MUSA allocation criteria;
2. The city has sufficient MUSA and pipe capacity to serve the subdivision if developed to its maximum density;
3. The subdivision will result in a sewer extension consistent with Lino Lakes sewer plan and capital improvement plan;
4. A rural subdivision can demonstrate that each lot can be served by an adequate sanitary sewer disposal system; and
5. A rural subdivision with a proposed communal sanitary sewer or water system has an effective long range management and maintenance program with proper financing.

Peltier Ponds will be served with an adequate waste disposal system.

BE IT FURTHER RESOLVED the following PUD, Planned Unit Development flexibility is provided for Peltier Ponds:

1. Detached 65ft wide single family lot vs. two-family lots in shoreland district
2. Lot widths: 55ft wide single family lots < 60ft wide R-2 requirement
3. Corner lot widths: 72.5ft wide < 75ft wide requirement
4. Lot size: 6,875sf < 7,500 sf R-2 requirement
5. 55ft and 65ft Wide Single Family Lots:
 - a. Side yard setback: 7.5ft < 10ft
6. Townhomes:
 - a. Local street lot line setback: 25ft < 30ft
 - b. Rear lot line setback: 25ft < 30ft
7. Building design standards:
 - a. Single Family R-2 (55ft and 65ft wide lots):
 - i. Minimum building footprint: 780sf < 850sf
 - ii. Garage size: 445sf < 520sf
 1. No more than 14 houses shall have garage sizes less than 520sf.
 - iii. Garage protrusion from front porch:
 1. 2-Story Home: 6ft > 0ft
 2. 1-Story Home: 2ft > 0ft
 - iv. Garage/façade ratio:
 1. 1 story home:
 - a. 67% garage/33% façade > 50%/50%
 - b. If greater than 50%, house must have window in largest gable.
 - v. 3rd stall recess: 1ft < 2ft required
 - b. Townhomes (R-3)
 - i. Exterior stone: 7% < 25%
8. Impervious Surface
 - a. Maximum impervious surface coverage for each single family lot shall be 48%.

BE IT FURTHER RESOLVED the Peltier Ponds PUD Preliminary Plan/Preliminary Plat is approved subject to the following conditions:

1. The PUD Preliminary Plan/Preliminary is contingent upon Met Council's review and approval of the Comprehensive Plan Amendment.
2. The Developer will enter into a Development Agreement with the City.
3. A Homeowners Association shall own and maintain the outlots containing private streets, open space, wetlands, buffers, and townhome open space.
4. A Homeowners Association shall maintain the landscaped street medians, mowed turf trail on Outlot J, and stormwater re-use system.
5. A trail easement shall be recorded over the trails and corridors after the trails have been constructed.
6. Conservation easements and wetland buffer declarations shall be recorded over the open space, wetlands and buffers.
7. The underlying conventional zoning districts shall be as follows:

- a. R-1, Single Family Residential for the 80ft wide single family lots
 - b. R-2, Two Family Residential for the 55ft and 65ft wide single family lots.
 - c. R-3, Medium Density Residential for the townhomes.
- 8. The Peltier Ponds Community PUD Master Plan Booklet shall provide additional development guidance.
- 9. Outlots A, B, and C shall be deeded to the City.
- 10. The other Outlots shall be deeded to a Homeowners Association (HOA).
- 11. Architecture:
 - a. The row townhome end units abutting public streets shall incorporate the higher architectural standards as shown on Colonial Manor Patriot-CMS Sheet A3 dated March 1, 2022.
 - b. An anti-monotony plan is required with final plat submittal.
 - c. A minimum 6 inch window trim is required on all front elevations.
 - d. A minimum 4 inch window trim is required on all side and rear elevations.
 - e. All garage doors shall be decorative and have a strip of windows.
 - f. All single family and townhome unit windows, patio doors, etc. adjacent to 20th Avenue (CSAH 54) shall be constructed in such a way that:
 - i. The exterior to interior sound level attenuation is at least 30dB(A) as detailed in the noise study.
 - ii. Window areas shall require a minimum STC 30 glazing.
 - g. One-story homes with garage facades greater than 50% shall have a window in the largest gable.
- 12. No more than 14 houses shall have garage sizes less than 520sf.
- 13. A temporary roadway easement from Street G to existing Peltier Lake Drive shall be recorded.
- 14. Based on projected water use, the initial phase of development can be accommodated by the City's system prior to development of Well 7. As the water issue continues to develop it may impact the City's ability to service future phases of the development. In such case future phases of the development may be deemed premature.
- 15. Outlot A and B shall be dedicated as public park with the Phase 2 development.
- 16. The timing of trail construction shall be evaluated with each phase.
- 17. Only land that is reasonably suitable for park use and location shall be credited for parkland dedication.
- 18. The developer shall grade in the trail located on the Public Parks.
- 19. The developer shall remove the street pavement on Peltier Lake Drive and grade in the trail. The City will install the trail.
- 20. The turf trail on Outlot E shall be open to the public but maintained by the HOA.
- 21. An overhead electric transmission line easement covers the rear yards of Lots 9 and 10, Block 5.
 - a. It shall be noted on the Certificate of Surveys and in the HOA documents that lots with oversized easements may have limited ability to construct accessory structures.
- 22. The OHWL setback impacts Lot 1, Block 1 and Lot 1, Block 2.

- a. It shall be noted on the Certificate of Surveys and in the HOA documents that lots with oversized easements may have limited ability to construct accessory structures.
- 23. The developer shall obtain written consent to relocate the driveways on the properties located at 7566 Peltier Lake Drive and 7542 Peltier Lake Drive consistent with the Peltier Pond Preliminary Plat plan set. This consent must be obtained from the owners of each property and must be in the form of recordable agreements, which the developer must record with the County Recorder. The agreements must confirm consent from each property owner authorizing the developer to relocate the driveway on the owner's property from Peltier Lake Drive to Street H consistent with Peltier Pond Preliminary Plat. The developer shall be solely responsible for the cost and construction of the driveway relocation unless the recorded agreement with the property owner expressly states otherwise. The developer must provide copies of the recorded agreements to the City with the developer's application for final plat approval.

BE IT FURTHER RESOLVED the following items shall be addressed prior to City Council approval of the final plat:

- 1. City Engineer memo dated February 17, 2026.
- 2. Environmental Coordinator memo dated February 17, 2026.
- 3. Anoka County Highway Department letter dated November 25, 2025.
- 4. All plan sheets:
 - a. Street A and Street B shall have sidewalks on both sides.
 - b. The trail connection north of Outlot L shall be 20ft wide and have a turn around.
 - c. All trail corridors shall be a minimum 30-40ft wide.
 - d. Trails shall be a minimum 8.5ft wide.
- 5. Sheet C2.4, Preliminary Plat:
 - a. The Base Flood Elevation and contours near the lake and Outlot J shall be shown on the preliminary plat.
- 6. Drafts of the following documents shall be submitted with the final plat application:
 - a. HOA documents
 - b. Stormwater Reuse
 - c. Deeds
 - i. Outlots A, B, and C to the City
 - ii. Other Outlots to HOA
 - d. Conservation Easements
 - e. Wetland Buffer Declarations
 - f. Temporary Roadway Easement from Street G
 - g. Consent for Driveway Location
 - i. 7566 Peltier Lake Drive
 - ii. 7542 Peltier Lake Drive

Adopted by the City Council of the City of Lino Lakes this 23rd day of February, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7B**

STAFF ORIGINATOR: Diane Hankee, City Engineer

MEETING DATE: February 23, 2026

TOPIC: Resolution No. 26-20, Authorize the Preparation of Plans and Specs, 2026 Public Works Utility Extension Project

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting Council authorization to prepare plans and specifications for the 2026 Public Works Utility Extension Project.

BACKGROUND

The 2026 Public Works Utility Extension Project will extend municipal utilities to provide sewer and water service to the Public Works Facility that is currently planned for construction in 2026. The City has existing municipal sewer and water west of the site in Jane Street and Elbe Street. The project would extend sewer and water from where it exists today to the Public Works Site.

WSB LLC has submitted a proposal to complete the topographic survey, plans and specifications, and provide bid documents for the 2026 Public Works Utility Extension Project for a total not to exceed the amount of \$81,000.00.

The estimated total project cost is \$1,295,000.00. Funding for the project is funded from the Water Operating Fund and Area and Unit Trunk Fund.

The project schedule:

Authorize Preparation of Plans and Specifications	February 23, 2026
Order Improvement, Approve Plans and Specs, Authorize Ad for Bids	April 27, 2026
City Opens Bids	May 19, 2026
City Council Awards Contract	May 26, 2026
Construction Begins	June, 2026
Final Completion	September 30, 2026

RECOMMENDATION

Staff is recommending approval of Resolution No. 26-20, Authorizing the Preparation of Plans and Specifications, 2026 Public Works Utility Extension Project.

ATTACHMENTS

1. Resolution No. 26-20
2. WSB Engineering Proposal
3. Project Location Map

**CITY OF LINO LAKES
RESOLUTION NO. 26-20**

**AUTHORIZING PREPARATION OF PLANS AND SPECIFICATIONS
FOR THE 2026 PUBLIC WORKS UTILITY EXTENSION PROJECT**

WHEREAS, the City Council finds that it would be in the best interest of the City to proceed with the preparation of plans and specifications for the 2026 Public Works Utility Extension Project; and

WHEREAS, the Public Works Facility that is currently planned for construction in 2026 and the Project will provide municipal sewer and water service to the site; and

WHEREAS, WSB, the City Engineer, has submitted a proposal to prepare plans and specifications for said improvements.

NOW, THEREFORE BE IT RESOLVED by the City Council of Lino Lakes, Minnesota:

1. Authorizes the Preparation of the Plans and Specifications for the 2026 Public Works Utility Extension Project.
2. WSB is designated as the engineer for this improvement and directed to prepare plans and specifications for the 2026 Public Works Utility Extension Project for an amount not to exceed \$81,000.00.

Adopted by the Council of the City of Lino Lakes this 23rd day of February, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, City Clerk

February 23, 2026



City of Lino Lakes
Mr. Michael Grochala
600 Town Center Parkway
Lino Lakes, MN 55014

Re: Proposal to Complete 2026 Public Works Utility Extension Project Design Plans and Specifications

Dear Mr. Grochala:

WSB LLC is providing this proposal for the design and bidding services for the 2026 Public Works Utility Extension Project. The Project will extend municipal utilities from Jane Street and Elbe Street to provide sewer and water service to the Public Works Facility that is currently planned for construction in 2026.

Based on the project scope, WSB would perform the following tasks:

I. Prepare Final Project Plans

Final construction plans will be prepared indicating the project locations and plan view sheets for the areas to be milled and overlaid. Surveyed topographic information will be used to prepare the construction plans. Base drawing information will include GSOC design locates, curb inspection, city parcel map information and record plans.

II. Final Quantities

An Engineer's Opinion of Probable Cost will be completed with the final construction plans.

III. Prepare Permits, Specifications and Bidding Documents

WSB will assist the City in preparing permit application(s) and/or approval requests and will assist the City with submitting the applications/approval requests to the appropriate regulatory agencies.

WSB will perform an internal constructability review of the final plans, quantities, and specifications. A final set of construction documents will be prepared for electronic bidding.

WSB will assemble and submit the final contract documents, either paper or electronic copies, to the City and request authorization to advertise the project for bidding. WSB will receive and respond to bidder inquiries concerning the plans, specifications, and intent of the project. Logs of all inquiries will be kept and maintained to document inquiries. WSB will perform the project bid opening on behalf of the City.

The engineering fee to complete the design of the 2026 Public Works Utility Extension Project is \$81,000.00 (not to exceed). This letter represents our understanding of the 2026 Public Works Utility Extension Project and the proposed scope of services. If you are in

agreement with the scope of services and proposed fee, please sign in the appropriate space below and return one copy to us.

WSB LLC will provide a separate proposal to the City for construction services once the final plans are completed and the project is bid.

If you have any questions about this proposal, please feel free to call me at 612-360-1278.

Sincerely,

WSB LLC.

Mark Erichson

Mark Erichson
Director

Brian J. Bourassa

Brian Bourassa
Client Representative

ACCEPTANCE:

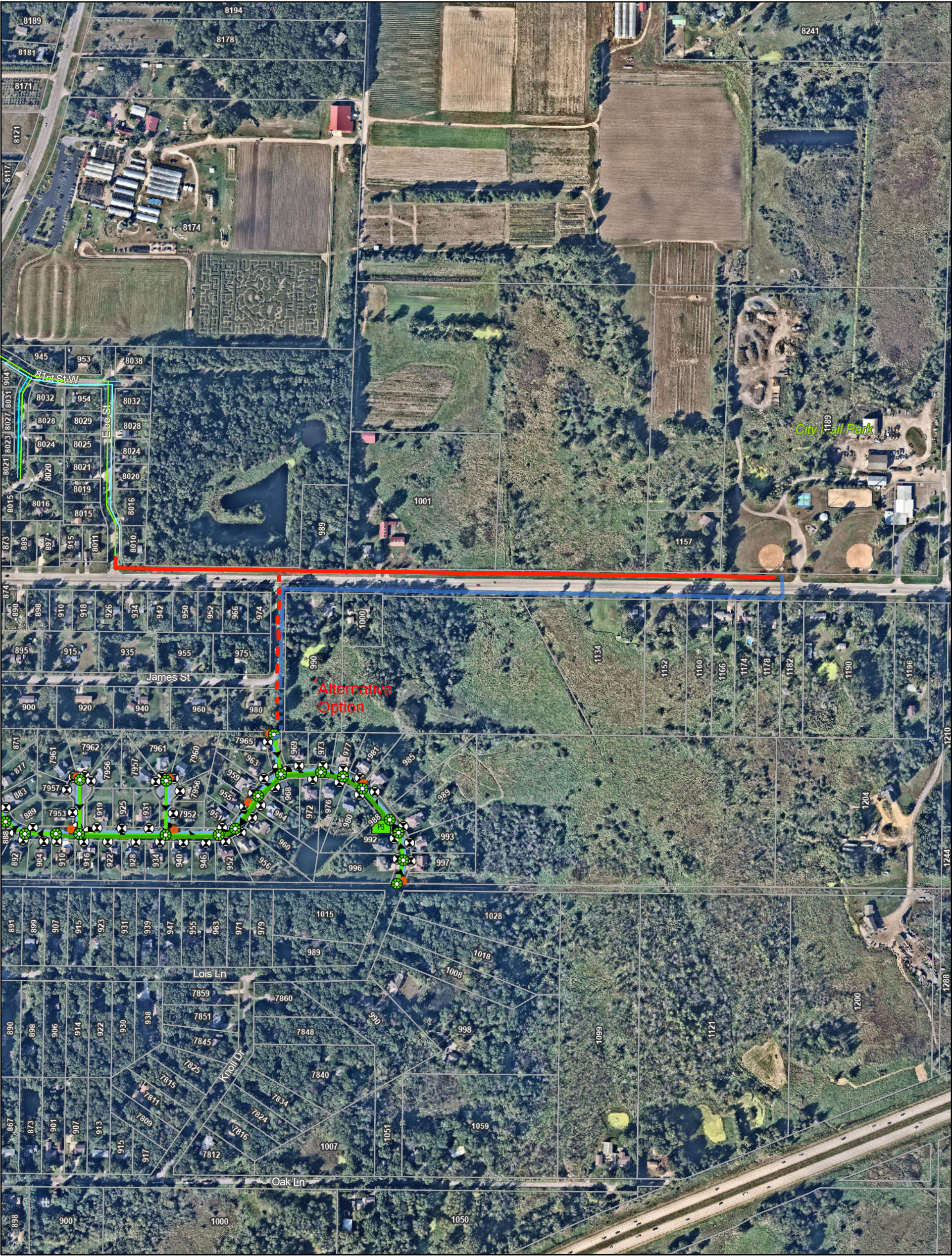
The City of Lino Lakes hereby accepts the WSB proposal of \$81,000.00 for services outlined in this letter.

City of Lino Lakes

Name _____

Title _____

Date _____



- | | | | |
|--|------------------------|---------------------|---------------------|
| | Sewer Manholes | | Water System Valves |
| | Lift Station | Fitting Type | |
| | Active | | Reducer |
| | Sewer Gravity Mains | | Potable Water |
| | Water Hydrants | Address Labels | |
| | Water Curb Stop Valves | | Parcels |

1 in = 417 Ft

