

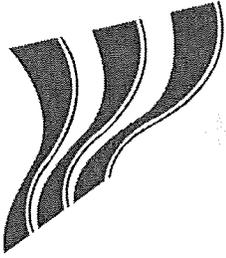
CITY OF WILLMAR

**COMMUNITY DEVELOPMENT COMMITTEE MEETING
4:45 PM, THURSDAY, MAY 12, 2016
CONFERENCE ROOM #1
CITY OFFICE BUILDING**

**Chair: Rick Fagerlie
Vice Chair: Andrew Plowman
Members: Tim Johnson
Audrey Nelsen**

AGENDA

1. Meeting Called to Order
2. Public Comment
3. Dooley Brothers, LLP Business Subsidy Agreement
4. Development Standards Policy
5. Adjourn



CITY OF WILLMAR

**Planning and Development Services
City Office Building
333 SW 6th Street
Willmar, MN 56201
320-235-8311**

COUNCIL ACTION REQUEST

DATE: May 12, 2016

SUBJECT: Dooley Brothers, LLP Business Subsidy Agreement

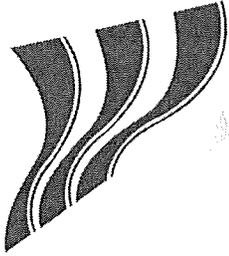
RECOMMENDATION: To set a public hearing for June 6, 2016 to consider the business subsidy agreement for the Dooley project.

BACKGROUND: Staff and the purchasers have worked out a final purchase price based on the City's industrial park land write-down policy. Because the amount of the write-down exceeds \$150,000, it is considered a business subsidy under Minnesota Statutes and therefore must comply with business subsidy laws. In order to grant a business subsidy, a governmental unit must first conduct a public hearing to consider the subsidy. The purchase price for the three Dooley lots has been written down due to job creation and the value of the improvements being constructed on the site. That information will all be part of the business subsidy agreement, which will be drafted and available to Council well in advance of the public hearing date.

FINANCIAL CONSIDERATION: The City's net sale price after the application of the write-down policy will be approximately \$55,000. It is estimated that the total amount of the write-down will be approximately \$385,000. Job creation under the project has been increased from 30 jobs to 35 jobs, and the Assessor's Office has estimated the taxable value of the improvements to exceed \$1.5 million.

LEGAL: Staff will work with the City Attorney to have the Business Subsidy Agreement drafted and available to the Council.

DEPARTMENT/RESPONSIBLE PARTY: Bruce D. Peterson, AICP – Director of Planning and Development Services



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COUNCIL ACTION REQUEST

DATE: May 12, 2016

SUBJECT: Development Standards Policy

RECOMMENDATION: To adopt as policy, maximum driveway widths as follows: Residential-24 feet maximum through the right of way; and Commercial-32 feet maximum through the right of way. Also, to adopt as policy a minimum finished main floor elevation of 18" above top of curb for all new construction.

BACKGROUND: The City has used these standards informally over the years. Due to some occasional push back from contractors/developers, it is important that the standards be adopted as City policy. The driveway widths are important for two reasons: it restricts the amount of impervious surface, and in those cases when street projects are done adjacent to the properties, it reduces the amount of driveway that the City is responsible for restoring. The building elevation policy is important from a storm water standpoint in that it promotes good drainage away from buildings, and also provides an elevation of protection for storm water and flooding.

FINANCIAL CONSIDERATION: N/A

LEGAL: N/A

DEPARTMENT/RESPONSIBLE PARTY: Bruce D. Peterson, AICP – Director of Planning and Development Services

Development Standards Policies

1. Maximum Driveway Widths
 - a. Residential – 24 feet maximum through the right-of-way
 - b. Commercial – 32 feet maximum through the right-of-way

2. Building Elevation for New Construction
 - a. A minimum finished floor elevation of 18" above top of curb