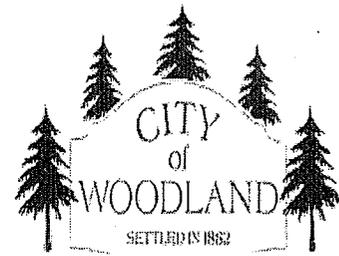


AGENDA

Woodland City Council Meeting

Tuesday, November 12, 2013 (due to Veterans Day)
7:00 P.M.



1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no special discussion of these items unless a Councilmember or Citizen so requests, in which event will be removed from the Consent Agenda and will be considered separately under New Business.

A. Minutes October 14, 2013; Regular Council Meeting

4. PUBLIC COMMENTS – Matters from the Floor

Individuals may address the Council about any item not contained on the regular agenda. Limit comments to 5 minutes. The Council may ask questions for clarification purposes but will take no official action on items discussed with the exception of referral to staff or with the agreement of the Council may be scheduled on the current or future agenda.

5. PUBLIC HEARINGS

A. John & Betsy Massie, 2640 Marshland Road, request a variance of the front and side yard setbacks, height limitation and allowable area of an accessory structure to remodel an existing detached garage.

B. Review Ordinance No. 09-25; Amending Chapter 9 Zoning Language (1st reading)

6. NEW BUSINESS

7. OLD BUSINESS

A. Ordinance No. 04-16; Amending Chapter 4 of the City Code Adding a New Section 407, Backyard Chickens (2nd Reading)

C. Adopt Resolution No.32-2013; Approving a Summary of Ordinance No. 04-16, permitting Backyard Chickens, for publication purposes

8. MAYOR'S REPORT

9. COUNCIL REPORTS

A. Newberry: Ordinances & Septic Ordinance & Inspections

B. Rich: Roads, Signs, Trees & Website

C. Carlson: Finance, Enterprise Funds, Intgov. Relations & MCWD

D. Massie: Public Safety & Deer Management

10. ACCOUNTS PAYABLE

11. TREASURER'S REPORT

12. ADJOURNMENT

- 15 minutes will be allotted for public comments. If the full 15 minutes is not needed, the City Council will continue with the agenda.
- Next meeting: December 9, 2013

**CITY OF WOODLAND
COUNCIL MEETING
October 14, 2013**

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Pro Tem Rich called the meeting to order at 7:00 P.M.

ROLL CALL

Present: Mayor Pro Tem Chris Rich; Council Members Sliv Carlson, Tom Newberry and John Massie

Absent: Mayor James Doak

Staff: Zoning Administrator Gus Karpas, City Clerk Shelley Souers

Guests: Mark & Shannon Evenstad and Ryan Bicek

CONSENT AGENDA

- A. Minutes, September 9, 2013; Regular Council Meeting**
- B. Resolution No. 27-2013; 17737 Maple Hill Road, Chris & Mindy Keenan (Septic Variance)**
- C. Resolution No. 28-2013; 2650 Maplewood Circle West, John & Lynn O'Neil (Alternation of Nonconforming Permit)**
- D. 2013-2014 Deer Management Permit**
- E. Resolution No. 30-2013; 2013/2014 (November-April) Snow Plow Agreement**

Council Member Newberry moved to approve the Consent Agenda as submitted. Council Member Carlson seconded the motion. Motion carried 3-0.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

A: Continued Hearing, John & Lynn O'Neil, 2560 Maplewood Circle West
Mayor Pro Tem Rich opened the public hearing at 7:02 P.M. Rich reported that a letter to withdraw the request for a variance to alter the grade had been submitted to the City. There being no discussion, Mayor Pro Tem Rich closed the public hearing at 7:03P.M.

Council Member Carlson moved to accept the letter from John and Lynn O'Neil withdrawing the request for variance. Council Member Newberry seconded the motion. Motion carried 3-0.

B. Mark and Shannon Evenstad, 2520 Cedar Ridge Road, request a variance of the side yard setback and a variance to exceed the maximum permitted grade alteration to construct a driveway between the adjacent properties.
Mayor Pro Tem Rich opened the public hearing at 7:03P.M.

Zoning Administrator Karpas presented that request for variances noting that the real properties located at 2540 Cedar Point Drive and 2520 Cedar Ridge Road are single lots of record located within the R-1 Single Family District. The properties are used for single family residential purposes. The applicants have submitted an application for variances to encroach into the required side yard setbacks for the construction of a driveway between their commonly owned properties. The proposed driveway would run east to west between the properties, into the required side yard setback for driveway and across a platted city right of way. Ordinance Section 900.12(1)(e) requires a minimum side yard setback for driveways of five feet from the delineated side property line. The applicants are requesting a variance to encroach five feet into the required five foot side yard setback for driveways on both properties. The impacted side yards are the east side yard on 2540 Cedar Point Road and the west side yard on 2520 Cedar Ridge Road.

The applicants have also submitted an application for a variance to exceed the maximum permitted grade alteration by reconfiguring the existing contours on the west side of 2540 Cedar Point Drive by five feet to create a tuck under garage. Ordinance Section 900.17(4)(a) permits a maximum grade alteration of three feet. The applicants are seeking to alter the grade a maximum of five feet for the construction of the proposed driveway to access a tuck under garage on 2540 Cedar Point Road and are seeking a variance to alter the grade two feet below the maximum permitted alteration.

1. The proposed alterations comply with the remaining setback requirements outlined in Section 900.09(4).
2. Ordinance Section 900.13(1) permits a maximum structure height of thirty-five feet as measure by Ordinance Section 900.02(19), which requires the measurement be based on the grade of the lot on June 14, 2010. The single family home at 2540 Cedar Point Drive complies with the ordinance requirements.
3. Section 900.10 of the ordinance permits maximum structure coverage of 10% of the lot area and 25% total impervious surface area. The proposal complies with the ordinance requirements.

Zoning Administrator Karpas summarized the findings based on the review and approval process in section 900.14 of the ordinance and recommended that the Council accept the recommendation of staff and approve the application of Mark and Shannon Evenstad for variances of Woodland Ordinance Code section 900.09(4)(d)(a); to encroach five feet into the required five side yard setback for driveways on 2540 Cedar Point Road and 2520 Cedar Ridge Road and of Woodland Ordinance Code section 900.17(4)(a); to exceed the maximum permitted grade alteration by two (2) feet as presented for 2540 Cedar Point Road for the construction of a driveway between the properties as presented. The approval is conditioned that the driveway between the properties be removed in the event either property is conveyed separately and that the City fire lane, between the properties, remain fully accessible. The motion is based on the following findings:

- (a) The proposed driveway and minor alteration in grade at the rear of the new home would

not have a negative impact on any of the goals and standards outlined in the Comprehensive Plan; (b) The request is consistent with the Comprehensive Plan in that it maintains the single family residential nature of the neighborhood. The City fire lane remains intact and unimpeded. The grade alteration is minimal in size and visibility. The grade alteration will not alter the general contour of the land in an ecologically or aesthetically adverse manner; (c) The proposal puts both properties to a reasonable use since it permits access between commonly owned properties without the use of a travelled city right of way and does not impede access to the fire lane. The driveway variance would permit the use and enjoyment of commonly owned properties without negative impact to neighboring properties or the ecology of the City; (d) The circumstances are unique in that the properties are in common ownership and the applicant is requesting access between the two without traditional access to city right of way; (e) The essential character of the neighborhood would not be impacted since the placement of the improvements within the required side yard setbacks and the decrease in grade will not impact adjacent properties.

Zoning Administrator Karpas stated that he received a letter from Mr. and Mrs. Baker, 2520 Cedar Point Drive, stating that they have reviewed the plans and have no objection to the variances.

Council Member Massie arrived at the meeting at 7:07 PM

Mrs. Evenstad stated that the properties are contiguous and the driveway would allow them to walk or drive between the homes.

Mr. Evenstad confirmed that they spoke with the adjacent neighbors and noted that the City had received a letter from Mr. and Mrs. Baker in support of the request for variances.

In response to Council Member Carlson's question regarding future access to the lower garage if the shared driveway is vacated, Zoning Administrator Karpas stated that in the event 2540 Cedar Point Drive is conveyed to a new owner, the driveway access off of Cedar Point Drive would be extended to the rear of the property to access the lower garage.

Mayor Pro Tem closed the public hearing.

Council Member Newberry moved to adopt the findings of staff and to approve the dual variances as requested. Council Member Massie seconded the motion. Motion carried 4-0.

C. Resolution No. 29-2013; approving certification of Delinquent Water and sewer Charges to the 2014 Property Tax Rolls

Mayor Pro Tem Rich opened the public hearing to consider Resolution No. 29-2013; approving certification of all delinquent utility charges to the 2014 tax rolls.

There being no public comments, Mayor Pro Tem Rich closed the hearing.

Council Member Newberry moved to adopt Resolution No. 29-2013; adding penalties, according to the ordinances, to delinquent water and sewer charges and certifying all unpaid water and sewer charges to the 2014 tax rolls. Council Member Carlson seconded the motion. Motion carried 4-0.

NEW BUSINESS

A. Review of Chapter 4 – Public Health & Safety Amendments

- 1) Ordinance No. 04-15; Amending Section 405 of the City Code, Regarding Animal Control
- 2) Ordinance No. 04-16; Amending Chapter 4 of the City Code Adding a New Section 407, Backyard Chickens
- 3) Ordinance No. 04-17; Amending Section 425 of the City Code, Regarding Weapons
- 4) Ordinance No. 04-18; Amending Section 455 of the City Code, Regarding Noise Control

Council Member Newberry summarized the amendments to Chapter 4 regarding new definitions and language to clarify the use of weapons for deer management purposes, additional language regarding noise control, making it more explicit as it relates to generators. Council Member Newberry stated that a new Section 407 would permit backyard chickens under certain parameters and subject to an annual permit. Council Member Newberry stated that staff researched other municipal ordinances and standards regarding the keeping of chickens. The ordinance language will include the guiding principles outlined in the 2010 United Egg Producers Animal Husbandry Guidelines.

Council Member Newberry moved to approve that Chapter 4 Ordinance, No. 04-15; Amending Section 405, Regarding Animal Control, and Ordinance No. 04-17; Amending Section 425 Regarding Weapons and Ordinance No. 04-18; Amending Section 455, Regarding Noise Control be approved as drafted and to waive the second reading of these three Ordinances. Council Member Newberry recommended to continue the review and discussion of Ordinance No. 04-16; Amending Chapter 4 of the City Code Adding a New Section 407; Backyard Chickens, to the November 12 Council Meeting.

Council Member Massie expressed concern that allowing chickens in the City may encourage and support the coyote population.

Council Member Newberry noted that the mandatory annual permit approval will allow Council an opportunity to review any impact to neighbors and the local environment prior to renewing a permit to keep chickens.

Council Member Carlson seconded the motion. Motion carried 4-0.

B. Review of Chapter 3 – Licensing, Permits & Fees

- 1) Ordinance No. 03-20; Amending Section 305 of the City Code, Establishing a Permit Fee for Chickens

Council Member Newberry reported that Ordinance No. 03-20 delineates an annual permit fee for keeping chickens. The permit fee would be \$25 and renewed each year subject to City Council approval.

Council Member Newberry moved and Council Member Carlson seconded the motion to approve Ordinance No. 03-20; adopting a permit fee for keeping backyard chickens and to waive the second reading of the ordinance. Motion carried 4-0.

C. Review of Chapter 9 Zoning Language Amendments

Council Member Newberry reported that the Council was presented with draft language amending certain sections of Chapter 9 that include technical corrections and minor amendments. Language regarding animals has been removed from Chapter 9 and now is included in Chapter 4. The amendments also include updating several sections to clarify a main building from accessory structures. New language has been drafted to remove the ambiguity relating to tree removal and required permits. New language has also been added relating to fences including height and storage of materials. Council Member Newberry stated that the Council is previewing the draft language and will consider the draft amendments at a public hearing at the November 12 Council Meeting.

Council Member Carlson suggested that the language in Section 900.05, dictating Non-conforming Uses; additions or new structures, is unclear and suggested the text be made more understandable.

Council Member Newberry agreed and suggested that the paragraph be organized with bullet points to help clarify the language.

Staff will prepare a formal draft of the amendments to Chapter 9 Zoning for a public hearing on November 12.

D. Lake Minnetonka Communications Commission (LMCC) – Budget and Joint Powers Agreement.

Council reviewed the 2014 LMCC Budget and Joint Powers Agreement.

Council Member Carlson stated that she reviewed the 2014 LMCC budget. Woodland does not fund or make any monetary contributions to the LMCC budget.

Council Member Massie moved and Council Member Carlson seconded the motion to approve the 2014 LMCC Budget and the Joint Powers Agreement as submitted. Motion carried 4-0.

COUNCIL REPORTS

A. Ordinances & Septic Ordinance & Inspections

No report.

B. Roads, Signs, Trees, & Website

Mayor Pro Tem Rich reported that website is up and running. Rich also reported that with approval of the consent agenda, the Council approved a new agreement with Cornerstone for snow plowing services. The hourly charges and equipment costs are the same as last year.

C. Finance, Enterprise Funds, Intgov. Relations & MCWD

Council Member Carlson reported that the water fund has a modest cash balance as of September 30. The fund does not reflect the recent repair costs associated with the fire hydrant and valve.

D. Public Safety & Deer Management

No report.

ACCOUNTS PAYABLE

Council Member Newberry moved to approve the Account Payable as submitted. Council Member Massie seconded the motion. Motion carried 4-0.

TREASURERS REPORT

Council Member Carlson moved to approve the Treasurer's Report as submitted. Council Member Massie seconded the motion. Motion carried 4-0.

ADJOURNMENT

The meeting adjourned by consent at 7:35P.M.

ATTEST:

Shelley J. Souers, City Clerk

Chris Rich, Mayor Pro Tem



Staff Report

Agenda Date: 11-12-13
CITY COUNCIL MEMO

Agenda Item: Request of John and Elizabeth Massie, 2640 Marshland Road, for the consideration of variances to encroach into the required front and east side yard setbacks, to exceed the maximum permitted accessory structure height and to exceed the maximum permitted accessory structure area.

Summary: John and Elizabeth Massie, 2640 Marshland Road, would like to demolish their existing non-conforming detached garage and construct an enlarged detached garage within the existing footprint with a corresponding walkway from the garage to the principal structure. The Massie's are requesting variances to encroach into the required front and east side yard setbacks, to exceed the maximum permitted accessory structure height and to exceed the maximum permitted accessory structure area.

The existing home was constructed in 1930 and does not currently serve the storage needs of the property owner. The applicants would like to reconstruct the existing garage with a second story for storage area which also permits them to design it in a manner to match the existing principal structure. The proposed covered walkway will provide a means to access the home from the garage during times of inclement weather.

The existing does not comply with the required front and east side yard setbacks. The proposed garage would maintain the existing setbacks and not increase the existing encroachments.

The existing eaves extend onto the adjacent property, 2650 Marshland Road. The applicant has drafted an easement agreement to allow continued encroachment for the modification of the garage and the relocation of the eaves to the proposed second story.

- **Ordinance Section 900.09(4)(a)** requires a minimum east side yard of thirty feet. The applicant proposes an east side setback of zero feet and is requesting a variance to encroach thirty feet into the required east side yard setback for the proposed garage alteration.
- **Ordinance Section 900.09(4)(c)** requires a front yard setback of fifty feet. The applicant proposes a front side yard setback of zero feet and is requesting a variance to encroach fifty feet into the required front yard setback.

The applicant proposes to closely match the pitch of the existing home as required by the city ordinance. The application notes that in order to match the roofline of the principal structure exactly would require a greater variance. The second story permits additional storage capacity for the applicants and is not intended to serve as habitable space.

- **Ordinance Section 900.13(1)** permits a maximum accessory structure height of fourteen feet as measure by Ordinance Section 900.02(20), which requires the measurement be based on the grade of the lot on June 14, 2010. The applicant proposes an accessory structure height of twenty-one feet based on the June 14, 2010 elevation. The applicant is seeking a variance of seven feet of the accessory structure height.

- **Ordinance Section 900.04(2)(b)(9)** states that no accessory structure or combination of accessory structures shall exceed the lesser of 1,000 square feet of gross floor area, 1,000 square feet of footprint area or 30% of the area of the footprint of the principal structure on the lot. The lot is permitted a maximum permitted accessory structure area of 675 square feet of accessory structure area based on the footprint area of the principal structure. The applicant proposes a total accessory structure area of 945 square feet for the proposed garage alteration and seeks a variance to exceed the maximum permitted accessory structure area by 270 square feet.

STAFF RECOMMENDATION:

Staff recommends Approval the application of John and Elizabeth Massie for a variance of Woodland Ordinance Code section 900.09(4)(a) to encroach thirty feet into the required thirty foot east side yard setback, a variance of Woodland Ordinance Code section 900.09(4)(c) to encroach fifty feet into the required fifty foot front yard setback, a variance of Woodland Ordinance Code section 900.09(2)(b)(6) to exceed the maximum permitted accessory structure height of fourteen (14) feet by seven (7) feet and a variance of Woodland Ordinance Code section 900.09(2)(b)(9) to exceed the properties maximum permitted accessory structure area by two hundred and seventy (270) square feet as presented for 2640 Marshland Road for the re-construction of a detached garage and covered walkway.

FINDINGS BASED ON THE REVIEW AND APPROVAL PROCESS IN SECTION 900.14 OF THE ORDINANCE:

Findings:

- (a) The four variances are in harmony with the purpose and intent of the ordinance?

Section 900.01(a) outlines the purpose of the ordinance as the principal means of attaining the goals and standards set forth in Woodland's Comprehensive Plan, including the preservation of open space, scenic views, natural topography and habitat, wetlands, lakes, indigenous vegetation and tree, and rehabilitation of existing housing units on their present location.

The proposed garage alteration would not have a negative impact on any of the goals and standards outlined in the Comprehensive Plan.

- (b) The variances are consistent with the comprehensive plan?

The request is consistent with the Comprehensive Plan in that it maintains the single family residential nature of the neighborhood. The existing flow of traffic will remain unimpeded by the improvement and the proposal will maintain the existing tree coverage on the property.

- (c) The proposal puts property to use in a reasonable manner?

The proposal puts the property to a reasonable use by replacing an existing substandard garage within the same footprint and providing additional storage space for the property owner. The covered walkway provides protected access to the home during inclement weather.

- (d) There are unique circumstances to the property not created by the landowner?

The property was developed in 1930, prior to the current ordinance requirements restricting the location of structures. Requiring the garage to comply with the setback requirements is not practical in that it would most likely, based on the survey submitted by the applicant, require a variance of the maximum permitted impervious surface area, a variance to exceed the maximum permitted grade alteration and unless attached to the principal structure, require a variances of the accessory structure height, area and accessory structure setback

from a principal structure.

(e) Will the variances, if granted, alter the essential character of the locality?

The essential character of the neighborhood would not be impacted since the placement the improvements would remain primarily within the existing footprint and the additional height is intended to match the pitch of the garage more closely of that of the principal structure.



Agenda Date: 11-12-13
CITY COUNCIL MEMO
Variance Requests

Agenda Item: Consider Variance Requests, John and Elizabeth Massie, 2640 Marshland Road

Summary: Copies of the application materials and staff report are attached for the City Council's reference. Notice of the public hearing was published in the Sun-Sailor newspaper on October 31, 2013. The City Council will hold a public hearing at their November 12, 2013 meeting. The Council shall consider the public comments, applicant's comments, application materials, staff report and **must** address city code Section 900.14, Subdivision 5; "Variance Findings", as well as any conditions prior to taking any official action in the form of a motion.

~~X~~ **Council Action:** Action required by December 1, 2013. Potential motions ...

1. **Approval Motion:** I move the council accept the recommendation of staff and **approve** the application of John and Elizabeth Massie for a variance of Woodland Ordinance Code section 900.09(4)(a) to encroach thirty feet into the required thirty foot east side yard setback, a variance of Woodland Ordinance Code section 900.09(4)(c) to encroach fifty feet into the required fifty foot front yard setback, a variance of Woodland Ordinance Code section 900.09(2)(b)(6) to exceed the maximum permitted accessory structure height of fourteen (14) feet by seven (7) feet and a variance of Woodland Ordinance Code section 900.09(2)(b)(9) to exceed the properties maximum permitted accessory structure area by two hundred and seventy (270) square feet as presented for 2640 Marshland Road for the re-construction of a detached garage and covered walkway. The motion is based on the following findings:

(a) The variances are in harmony with the purpose and intent of the ordinance?

Section 900.01(a) outlines the purpose of the ordinance as the principal means of attaining the goals and standards set forth in Woodland's Comprehensive Plan, including the preservation of open space, scenic views, natural topography and habitat, wetlands, lakes, indigenous vegetation and tree, and rehabilitation of existing housing units on their present location.

The proposed garage alteration would not have a negative impact on any of the goals and standards outlined in the Comprehensive Plan.

(b) The variances are consistent with the comprehensive plan?

The request is consistent with the Comprehensive Plan in that it maintains the single family residential nature of the neighborhood. The existing flow of traffic will remain unimpeded by the improvement and the proposal will maintain the existing tree coverage on the property.

(c) The proposal puts property to use in a reasonable manner?

The proposal puts the property to a reasonable use by replacing an existing substandard garage within the same footprint and providing additional storage space for the property owner. The covered walkway provides protected access to the home during inclement weather.

(d) There unique circumstances to the property not created by the landowner?

The property was developed in 1930, prior to the current ordinance requirements restricting the location of structures. Requiring the garage to comply with the setback requirements is not practical in that it would most likely, based on the survey submitted by the applicant, require a variance of the maximum permitted impervious surface area, a variance to exceed the maximum permitted grade alteration and unless attached to the principal structure, require a variances of the accessory structure height, area and accessory structure setback from a principal structure.

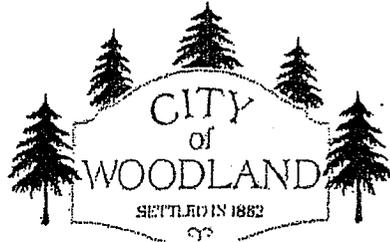
(e) Will the variances, if granted, alter the essential character of the locality?

The essential character of the neighborhood would not be impacted since the placement the improvements would remain primarily within the existing footprint and the additional height is intended to match the pitch of the garage more closely of that of the principal structure.

2. **Denial Motion:** I move the council **deny** application of John and Elizabeth Massie for a variance of Woodland Ordinance Code section 900.09(4)(a) to encroach thirty feet into the required thirty foot east side yard setback, a variance of Woodland Ordinance Code section 900.09(4)(c) to encroach fifty feet into the required fifty foot front yard setback, a variance of Woodland Ordinance Code section 900.09(2)(b)(6) to exceed the maximum permitted accessory structure height of fourteen (14) feet by seven (7) feet and a variance of Woodland Ordinance Code section 900.09(2)(b)(9) to exceed the properties maximum permitted accessory structure area by one hundred and seventy (170) square feet as presented for 2640 Marshland Road for the re-construction of a detached garage and covered walkway, based on the following findings:
- a. The variance(s) are **NOT** in harmony and keeping with the spirit and intent of the zoning ordinance: _____.
 - b. The variance(s) are **NOT** consistent with the comprehensive plan: _____.
 - c. _____
The proposal **DOES NOT** put the property to use in a reasonable manner
 - d. _____
There are **NOT** unique circumstances to the property not created by the landowner:
 - e. _____
The variance(s), if granted, **WILL** alter the essential character of the locality, _____.
3. **Motion for Additional Time:** I move the Council directs staff to draft written notice stating the City Council will extend the 60-day time limit to take action on the request until January 30, 2014 as permitted by MN Statute 15.99 for the following reason(s) _____.

Note: MN statute 15.99 requires a council decision within 60 days. The council may approve or modify a request based on verbal findings of fact and the applicant may proceed with their project. However, if the council denies the request, the council must state in writing the reasons for denial at the time that it denies the request. The council may extend the 60-day time limit by providing written notice to the applicant including the reason for the extension and its anticipated length (may not exceed 60 additional days unless approved by the applicant in writing).

Variance Application
City of Woodland
 20225 Cottagewood Road
 Deephaven, MN 55331
 952-474-4755
 www.cityofwoodlanmn.org



Applicant is (circle one) Owner Developer Contractor Architect Other _____

Property address for which variance is requested 2640 Marshland Rd.

Applicant (individual or company name): THE LANDSCHUTE GROUP, INC.

Contact for Business: JOHN MONSON Title: PRESIDENT

Address: 202 WATER ST # 202 City: EXCELSIOR State: MN Zip: 55331

Wk Phone: 952-470-7416 Hm Phone: _____

Email address: info@landschute.com Fax: 952-401-7609

Present use of property: RESIDENTIAL - SINGLE FAMILY

Property acreage: _____ Acres 22,984 Square Feet

Existing Variances: Yes _____ No X

If yes, please explain _____

Describe Request: Build New _____ Add On _____ Remodel X Replace _____

What is the Variance being requested for: REMODEL EXISTING GARAGE, INCREASE STORAGE

Variance for:

| | Required | Proposed |
|---------------------------|--|-----------------|
| <u>X</u> Side Yard | <u>30</u> feet | <u>0</u> feet |
| <u>X</u> Front Yard | <u>50</u> feet | <u>0</u> feet |
| _____ Rear Yard | _____ feet | _____ feet |
| _____ Lake setback | _____ feet | _____ feet |
| _____ Building height | _____ feet | _____ feet |
| <u>X</u> Structure height | <u>14</u> Feet | <u>21</u> feet |
| _____ Wetland | _____ feet | _____ feet |
| _____ Impervious Cover | _____ sq ft | _____ Sq ft |
| _____ Shoreland | _____ feet | _____ feet |
| _____ Massing | _____ volume | _____ volume |
| <u>X</u> Other | <u>675</u> feet | <u>945</u> feet |
| If other, please explain | <u>FLOOR AREA OF ACCESSORY STRUCTURE</u> | |

MAKING YOUR CASE FOR THE GRANT OF A VARIANCE

STATE LAW: Minnesota Statutes 462.357 controls the grant of variances to established zoning codes. Before a variance can be granted the Applicant must establish to the satisfaction of the City that: A) Strict enforcement of the applicable code would cause a practical difficulty because of circumstances unique to the individual property under consideration, and B) the grant of the requested variance will be in keeping with the spirit and intent of the ordinance.

"Practical Difficulty" as used in connection with the granting of a variance means: 1) the property in question cannot be put to a reasonable use if used under conditions allowed by the official controls; 2) the plight of the landowner is due to circumstances unique to the property not created by the landowner, and 3) the variance, if granted, will not alter the essential character of the locality.

NOTICE: Simple inconvenience of a landowner or occupant, including self-created situations, are not considered a practical difficulty under Minnesota case law.

Economic considerations alone shall not constitute a practical difficulty if reasonable use of the property exists under the ordinance. (MN Statutes 462.357)

If you have difficulty in establishing a practical difficulty please consider alternatives to your construction plans that may remove the need for a variance.

The Applicant must respond fully and in detail to each of the following questions and data requests or the Application may be rejected as incomplete.

Establishing that the requested variance will be in keeping with the spirit and intent of the Zoning Code:

The requested variance, if granted, will be in keeping with the spirit and intent of the City Zoning because:

SEE ATTACHED

Establishing Practical Difficulty:

1. The landowner's (Applicant's) property cannot be put to a reasonable use if used under conditions allowed by the official controls because:

SEE ATTACHED

2. The plight of the landowner (Applicant) is due to circumstances unique to the property not created by the landowner property because:

SEE ATTACHED

3. The variance, if granted, will not alter the essential character of the locality because:

SEE ATTACHED

Establishing the variance, if granted, will not adversely impact the rights of others:

Describe the effect of the variance, if granted, on neighboring properties and on the neighborhood in general:

SEE ATTACHED

Describe the effect of the variance, if granted, on supply of light and air to adjacent properties.

SEE ATTACHED

Describe the effect of the variance, if granted, on traffic congestion in the public street.

NONE

Describe the effect of the variance, if granted, on the danger of fire.

NONE

Describe the effect of the variance, if granted, on the danger to public safety.

NONE

Describe the effect of the variance, if granted, on established property values in the surrounding area.

SHOULD HAVE A POSITIVE IMPACT

Describe the effect of the variance, if granted, on the impairment of the public health, safety or welfare.

NONE

Applicant(s) have determined that the following approvals may be necessary from other regulatory bodies:

 LMCD # 952-745-0789

 Watershed District # 952-471-0590

Applicant's Acknowledgement & Signature(s)

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name, and I am the party whom the City should contact about this application. The applicant certifies that the information supplied is true and correct to the best of his/her knowledge.

Establishing that the requested variance will be in keeping with the spirit and intent of the Zoning Code.

The requested variance will be keeping with the spirit and intent of the City Zoning Code:

This garage remodel will keep with the spirit of City Zoning in that it is an improvement on the existing conditions by matching more closely the scale, proportions and aesthetic of the principal structure while not impairing the rights of the neighboring property owners.

Establishing Practical Difficulty:

1. The landowner's property cannot be put to a reasonable use if used under conditions allowed by the official controls because:

Setbacks: The existing garage is built outside of the allowed building setbacks. The garage remodel will be leaving the existing stone walls intact in order to preserve the long history of the character they add to the neighborhood.

Height: The existing 6/12 pitched roof is being replaced with a new 8/12 pitched roof that is closer to matching the roof pitch of the principal structure, which is 9/12. With this new 8/12 roof pitch, building height will be 21 feet as measured from the low point at the garage doors to the peak. If the roof pitch were to match the principal structures 9/12, the peak height would be 22 feet. The extra height above the garage is needed for storage space as the principal structure has a finished basement with minimal storage space and the garage is of a sub-standard size.

Floor Area: Without additional space above the garage, storage space is not adequate due to the finished basement in the principal structure and sub-standard size of the garage. What little unfinished space there is in the basement is filled with mechanicals.

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner property because:

Setbacks: The existing garage is built outside of the allowed building setbacks.

Height: There is an existing 3' grade differential from the street side of the garage to the house side of the garage. This is made worse by the non-conforming pitch of the existing garage, so that by increasing the pitch to more closely match the pitch of the principal structure the height is raised

further. To help mitigate the height of the proposed remodel, the pitch and thus the height have been dropped slightly. Also, the attic trusses that will be used are shorter than what is standard.

Floor Area: The principal structure is a quaint cottage with a small footprint relative to what is allowed on a lot this size, not a sprawling home. The floor area of the garage remodel (945 SF) is only over the allowed area because of the small cottage design of the principal structure. Had the principal structure been remodeled to maximize the allowed footprint, bringing the hard cover up from the now low 20% to something closer to 40%, the garage remodel floor area would fit within the allowed maximum of 1,000 SF.

3. The variance, if granted, will not alter the essential character of the locality because:

The remodel will be of the same character and quality as the primary structure. It will also retain the existing stone walls. The story and a half nature of the remodel design means the height and floor area have significantly less visual impact, which makes the remodel further blend with the surrounding character.

Establishing the variance, if granted, will not adversely impact the rights of others:

Describe the effect of the variance, if granted, on neighboring properties and on the neighborhood in general:

The character will be improved by replacing the existing roof that does not match the character of the principal structure. Due to the existing location of the garage, the setback variance will have no effect on the neighboring properties. The height and floor area variances will have insignificant impact due to the distance from the neighboring structures and the amount of vegetation that is along the property line.

Describe the effect of the variance, if granted, on supply of light and air to adjacent properties:

Due to the amount of vegetation along the East property line there will be little effect to the adjacent properties. This has been mitigated by the slightly lower roof pitch than the principal structure that is proposed, the story and a half design and the shorter than standard attic trusses.



DATA PRIVACY ADVISORY

In accordance with Minnesota State Statute 13.04, Subd. 2, "Rights of subjects of data", we would like to inform you that your request for a permit or license from the City of Woodland or any of its departments may require you to furnish certain private or confidential information.

You are notified that:

- 1) The information that you furnish will be used to determine your qualifications for a permit, approval or license requested.
- 2) You may refuse to supply data, but refusal may require that the City deny the permit, approval or license.
- 3) The information you provide may be shared with other local, state or federal agencies to the extent necessary to process the permit, approval or license.
- 4) If your requested permit, approval or license requires Council action, the information may become public. A copy of your application, permit, approval or license will be placed in your public property file.
- 5) You have certain rights under Minnesota Statute, Section 13.04 to review private data on yourself.
- 6) Your full name is required to process this application or permit.

Applicant:

D Jon MONSON
NAME: First Middle Last
202 WATER ST # 202
Address
EXCELSIOR MN 55321 952-470-7416
City State Zip Phone

I understand my rights as stated above

[Signature]
Applicant Signature Date 10/3/13

Owner:

John ROBERTSON MASSIE
NAME: First Middle Last
2640 Marshland Rd.
Address
WOODLAND, MN, 55391 952-473-1493
City State Zip Phone

I understand my rights as stated above

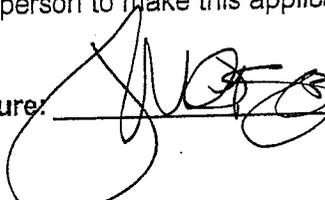
JL Massie
Owner Signature Date 10/2/13

The undersigned also acknowledges that she/he understands that before this request can be considered and/or approved, all required information and fees, including any deposits, must be paid to the City, and if additional fees are required to cover costs incurred by the City, the City has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees.

An incomplete application will delay processing and may necessitate a re-scheduling of the review time frame. The application time line commences once an application is considered complete when all required information and fees are submitted to the City. The applicant recognizes that he/she is solely responsible for submitting a complete application being aware that upon failure to do so, the staff has no alternative but to reject it until it is complete or to recommend the request for denial regardless of its potential merit.

A determination of completeness of the application shall be made within 15 business days of the application submittal. A written notice of application deficiencies shall be mailed to the applicant with in 15 business days of application.

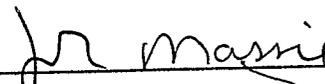
I am the authorized person to make this application and the fee owner has also signed this application.

Applicant's Signature:  Date: 10-3-13

Signature: _____ Date: _____

Owner's Acknowledgement & Signature(s)

I am / we are the fee title owner of the above described property. I / we further acknowledge and agree to this application and further authorize reasonable entry onto the property by City Staff, Consultants, agents, and City Council Members for purposes of investigation and verification of this request.

Owner's Signature:  Date: 10/2/13

Owner's Signature:  Date: 10/2/13

Note – Both signatures are required, if the owner is different than the applicant, before we can process the application, otherwise it is considered incomplete.

WOODLAND HARDCOVER CALCULATION WORKSHEET

Ordinance 900.02, Subd. 20

Impervious Surface - Means a surface that will not permit the passage of rainwater through it, including such surfaces as roofs, awnings, concrete or bituminous driveways, walkways, tennis courts, swimming pools and patios and plastic landscape sheets or barriers. In determining impervious surface area of a house or other structure, the entire area of the roof will be considered impervious surface, together with any additional impervious surface areas. For purposes of this Code slatted decking will be deemed to be 90% impervious.

Ordinance 900.10

900.10 **Lot Coverage**. This section regulates the amount of area a property can have which is covered with structures and impervious surface. For the purposes of this section, "lot" area measurements will not include land below the Ordinary High Water Level, wetlands or easements for roadways and driveways.

Subd. 1. For lots containing an area greater than 16,500 square feet, the percentage of lot area covered by all structures may not exceed 10 percent of the gross lot area and may not exceed twenty-five (25) percent of the lot area in impervious surface. This percentage may not be exceeded, nor properties already in excess of this percentage reconfigured without the issuance of a Variance in accordance with Section 900.14 of this code.

Subd. 2. Lots containing an area less than 6,500 square feet and serviced by municipal water and sanitary sewer, the percentage of lot area covered by an impervious surface, including the area covered by buildings, may not exceed forty (40) percent. This percentage may be increased to forty-five (45) percent with the issuance of a special use permit. Applications for a Special Use Permit shall be made under Section 900.15 of this code.

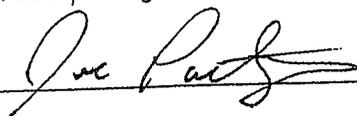
PROPERTY ADDRESS 2640 MARSHLAND ROAD Date 10-3-13

| Existing Hardcover | | | | Proposed Hardcover | | | |
|--------------------|--------|---------|---------------|--------------------|--------|---------|--------------|
| House | _____ | x _____ | = <u>2247</u> | House | _____ | x _____ | = _____ |
| | Length | Width | Sq. Feet | | Length | Width | Sq. Feet |
| | _____ | x _____ | = _____ | | _____ | x _____ | = _____ |
| Garage | _____ | x _____ | = <u>507</u> | Garage | _____ | x _____ | = _____ |
| Other Buildings | _____ | x _____ | = _____ | Other Buildings | _____ | x _____ | = _____ |
| | _____ | x _____ | = _____ | | _____ | x _____ | = _____ |
| Driveway | _____ | x _____ | = _____ | Driveway | _____ | x _____ | = _____ |
| Sidewalks | _____ | x _____ | = <u>1105</u> | Sidewalks | _____ | x _____ | = <u>-27</u> |
| Patio | _____ | x _____ | = _____ | Patio | _____ | x _____ | = _____ |
| Decks | _____ | x _____ | = <u>741</u> | Decks | _____ | x _____ | = _____ |
| | | | 90% | | | | 90% |
| Other landscape | _____ | x _____ | = _____ | Other landscape | _____ | x _____ | = <u>280</u> |
| Total | | | <u>4600</u> | Total | | | <u>253</u> |

4600 + 253 = 4853
 Existing cover + Proposed cover = total hardcover (Square Feet) Total Lot Area = 22984 Square Feet

Total Hardcover 4853 ÷ Lot Area 22984 x 100 = 21.1 %
 (Existing & Proposed square feet)

Name of person completing the worksheet JOE PAETZEL
print name

Signature  Date 10-3-13

ADJACENT PROPERTY OWNERS ACKNOWLEDGEMENT FORM

I (We) Sharon Hawkins of 2650 Marshland
[print name(s)] [print address]

have reviewed the plans for the proposed improvement or proposed use of the property located at 2640 MARSHLAND ROAD, WOODLAND, MN.

I (we) understand that in executing this acknowledgement, I (we) am (are) **not** asked to declare approval or disapproval of the property or use but merely to confirm for the City Council that I (we) am (are) aware of the improvement plans and that the proposed neighbor's project or use requires Council approval.

Sharon Hawkins 10-3-13
Property Owner Date

Property Owner

Date

ADJACENT PROPERTY OWNERS ACKNOWLEDGEMENT FORM

I (We) Kay Erickson of 2630 Marshland Rd.
[print name(s)] [print address]

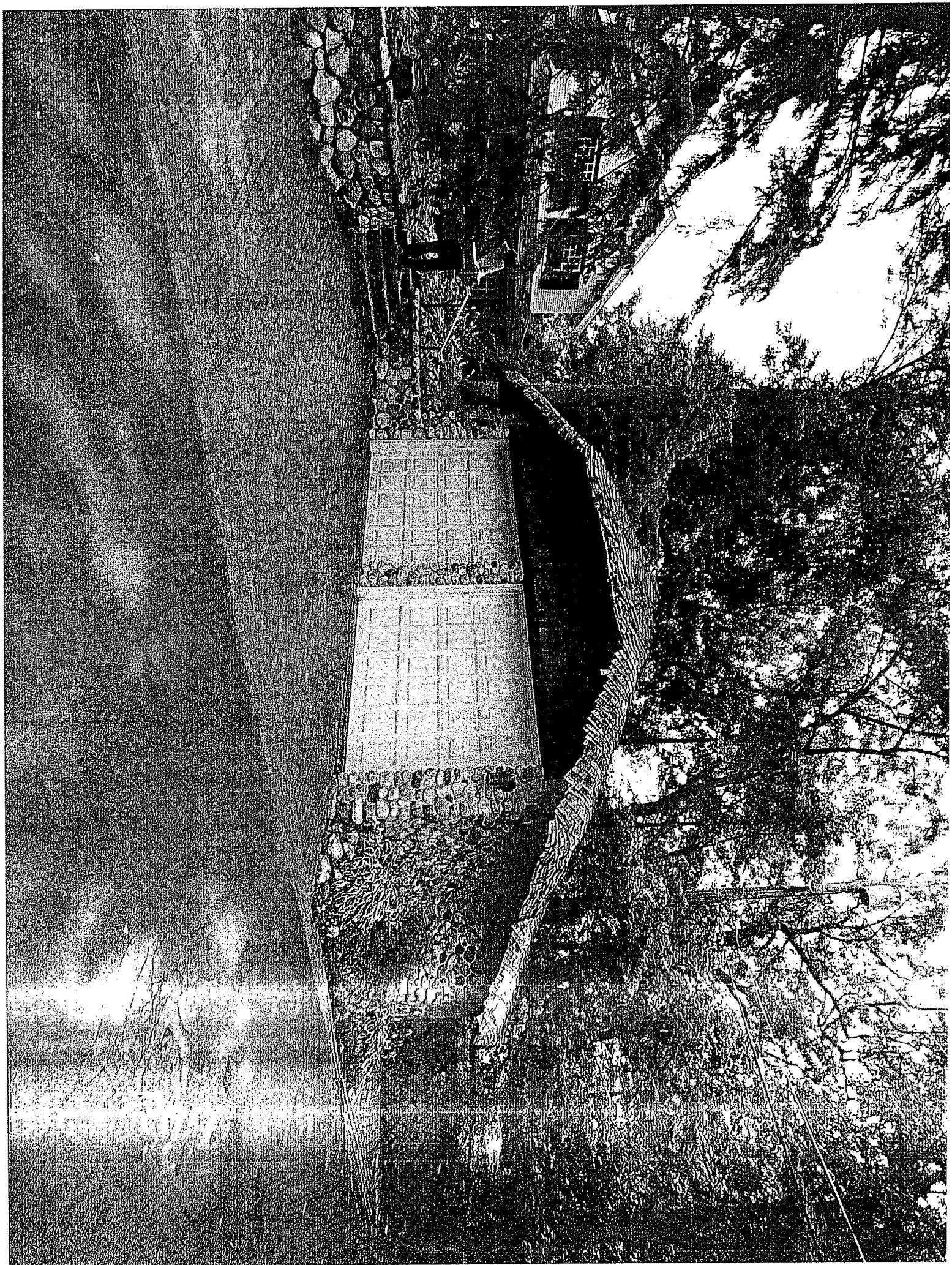
have reviewed the plans for the proposed improvement or proposed use of the property located at 2640 Marshland Road, Woodland, MN.

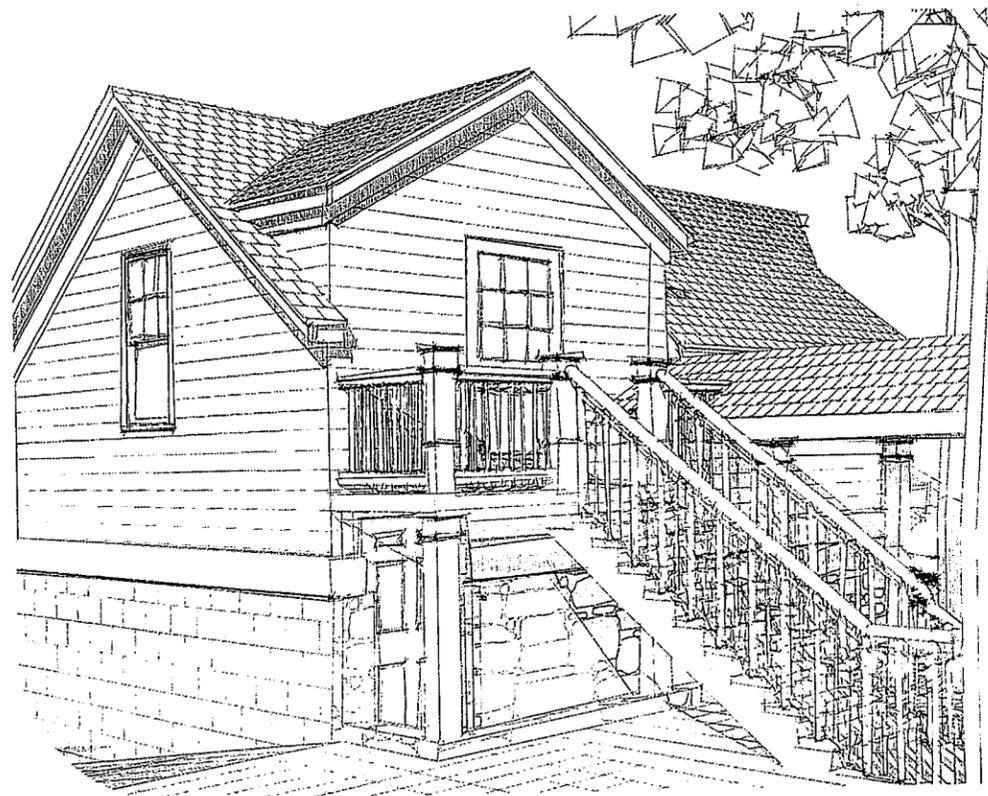
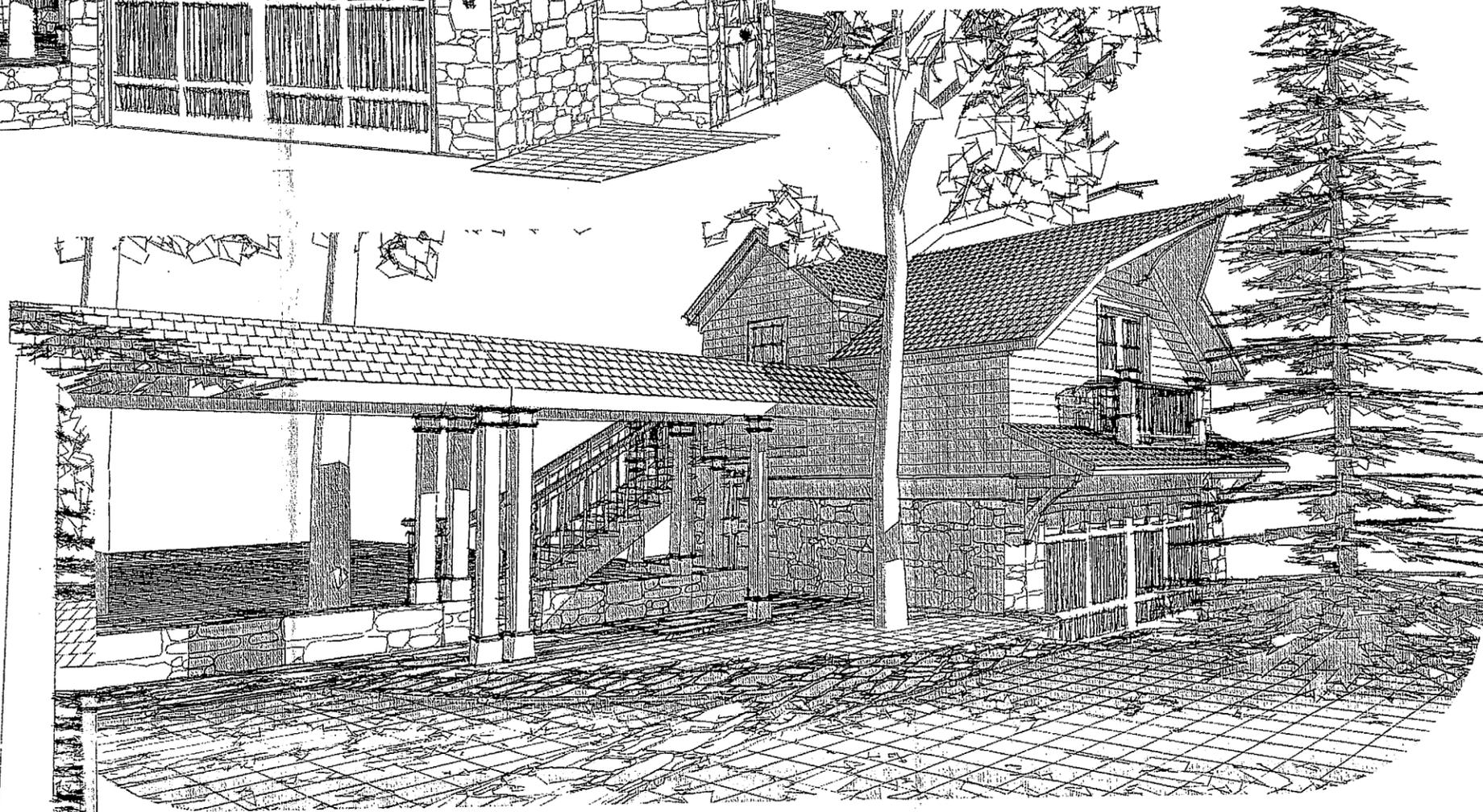
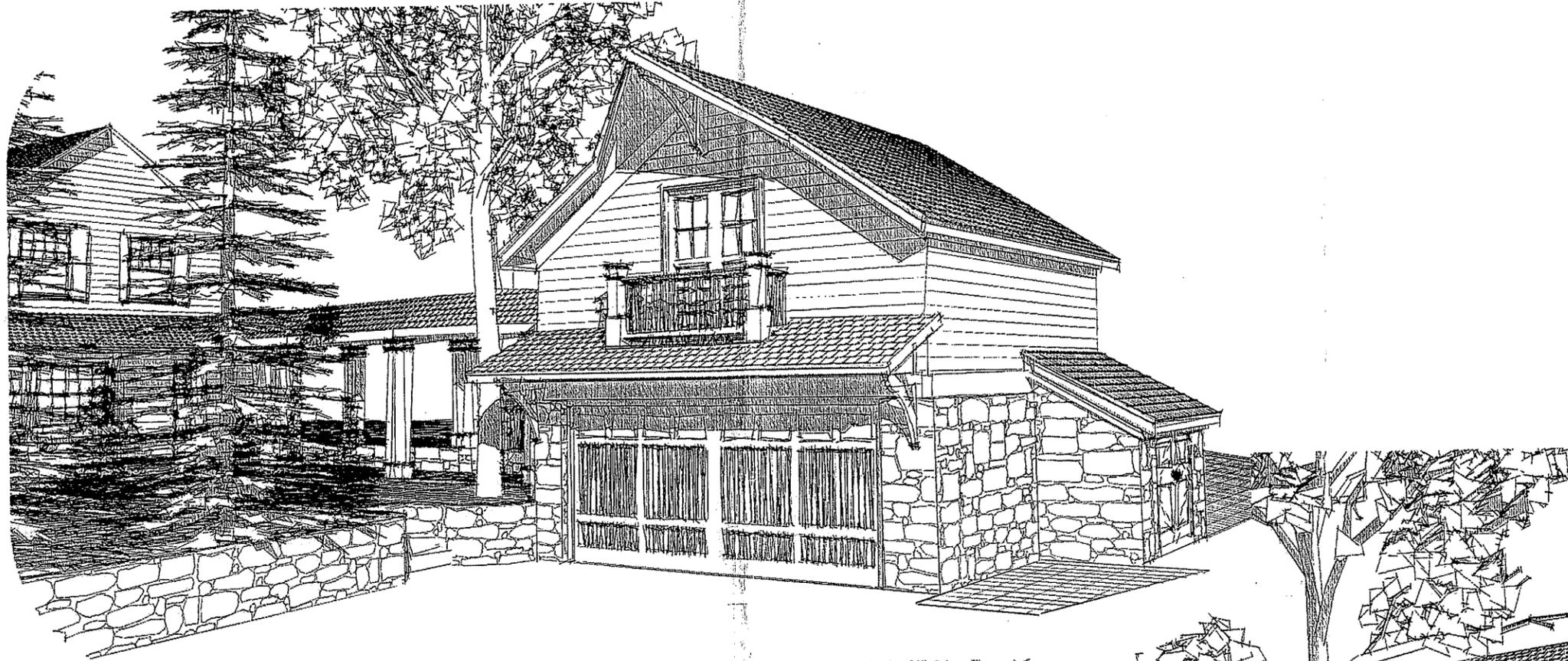
I (we) understand that in executing this acknowledgement, I (we) am (are) **not** asked to declare approval or disapproval of the property or use but merely to confirm for the City Council that I (we) am (are) aware of the improvement plans and that the proposed neighbor's project or use requires Council approval.

Kathleen O. Erickson Oct. 2, 2013
Property Owner Date

Property Owner

Date





PERSPECTIVES

P R O J E C T

Massie Link & Garage Remodel
 2640 Marshland Road
 Woodland, MN 55391

DATE 10/3/2013

This copyrighted plan is an instrument of service to be used only by Landschute as it constructs the project for its client. Any other use is unauthorized and subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1, 1990, known as the Architectural Works Copyright Protection Act of 1990. Protection includes but is not limited to overall form as well as the arrangement of spaces and details of the design. Under such protection, unauthorized use of these plans, or works resulting from these plans, can result in the termination and loss of such construction as well as fines up to \$100,000 per offense.

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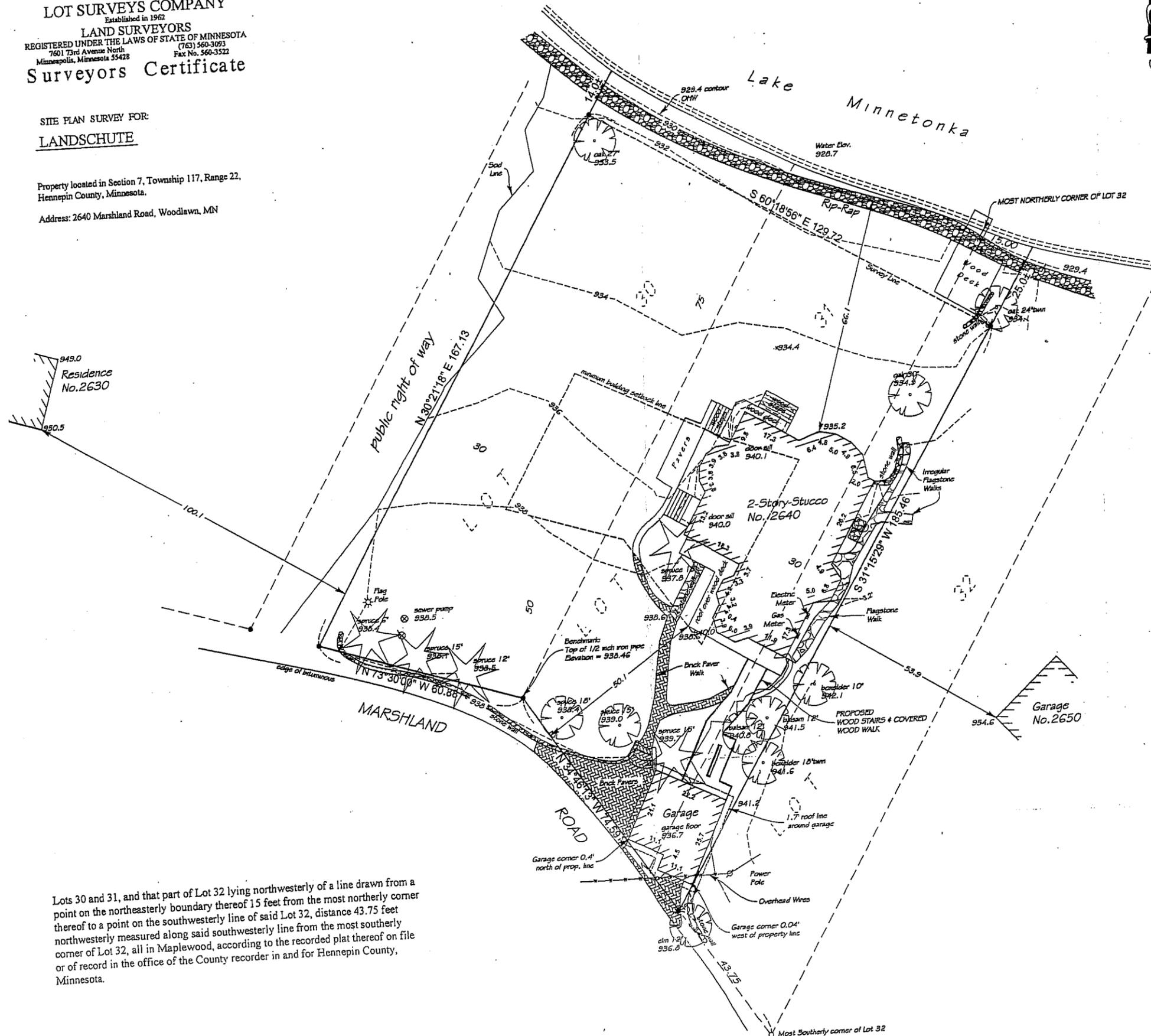
Landschute
architects and builders of fine properties

202 Water Street #202
 Excelsior, MN 55331
 (952) 470-7416

The Gregory Group, Inc.
 d.b.a.
LOT SURVEY'S COMPANY
 Established in 1962
LAND SURVEYORS
 REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
 7601 73rd Avenue North
 Minneapolis, Minnesota 55428
 (763) 560-3093
 Fax No. 560-3522
Surveyors Certificate

SITE PLAN SURVEY FOR:
LANDSCHUTE

Property located in Section 7, Township 117, Range 22,
 Hennepin County, Minnesota.
 Address: 2640 Marshland Road, Woodlawn, MN



INVOICE NO. 81927
 F.B.NO. 1067-61
 SCALE: 1" = 20'

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- ⊙ Denotes Existing Elevation
- ⊙ Denotes Proposed Elevation
- Denotes Surface Drainage
- Denotes Existing Contours

Basis for bearings is assumed

Existing Hardcover
 Residence = 2247 sq.ft
 Deck Areas = 741 sq.ft
 Garage = 507 sq.ft
 Pavers & walks = 1105 sq.ft
 Total Hardcover = 4600 sq.ft
 Area of Parcel to OHW = 22984 sq.ft
 Percentage of Hardcover = 20.0%

Proposed Hardcover
 Residence = 2247 sq.ft
 Deck Areas = 741 sq.ft
 Garage = 507 sq.ft
 Pavers & walks = 1078 sq.ft
 Covered wood walk & stairs = 280 sq.ft
 Total Hardcover = 4853 sq.ft
 Area of Parcel to OHW = 22984 sq.ft
 Percentage of Hardcover = 21.1%

Building Setback Requirements
 Front yard = 50 feet
 Side yard = 30 feet
 Rear yard
 OHW = 75 feet
 Rip Rap = 70 feet

Lots 30 and 31, and that part of Lot 32 lying northwesterly of a line drawn from a point on the northeasterly boundary thereof 15 feet from the most northerly corner thereof to a point on the southwesterly line of said Lot 32, distance 43.75 feet northwesterly measured along said southwesterly line from the most southerly corner of Lot 32, all in Maplewood, according to the recorded plat thereof on file or of record in the office of the County recorder in and for Hennepin County, Minnesota.

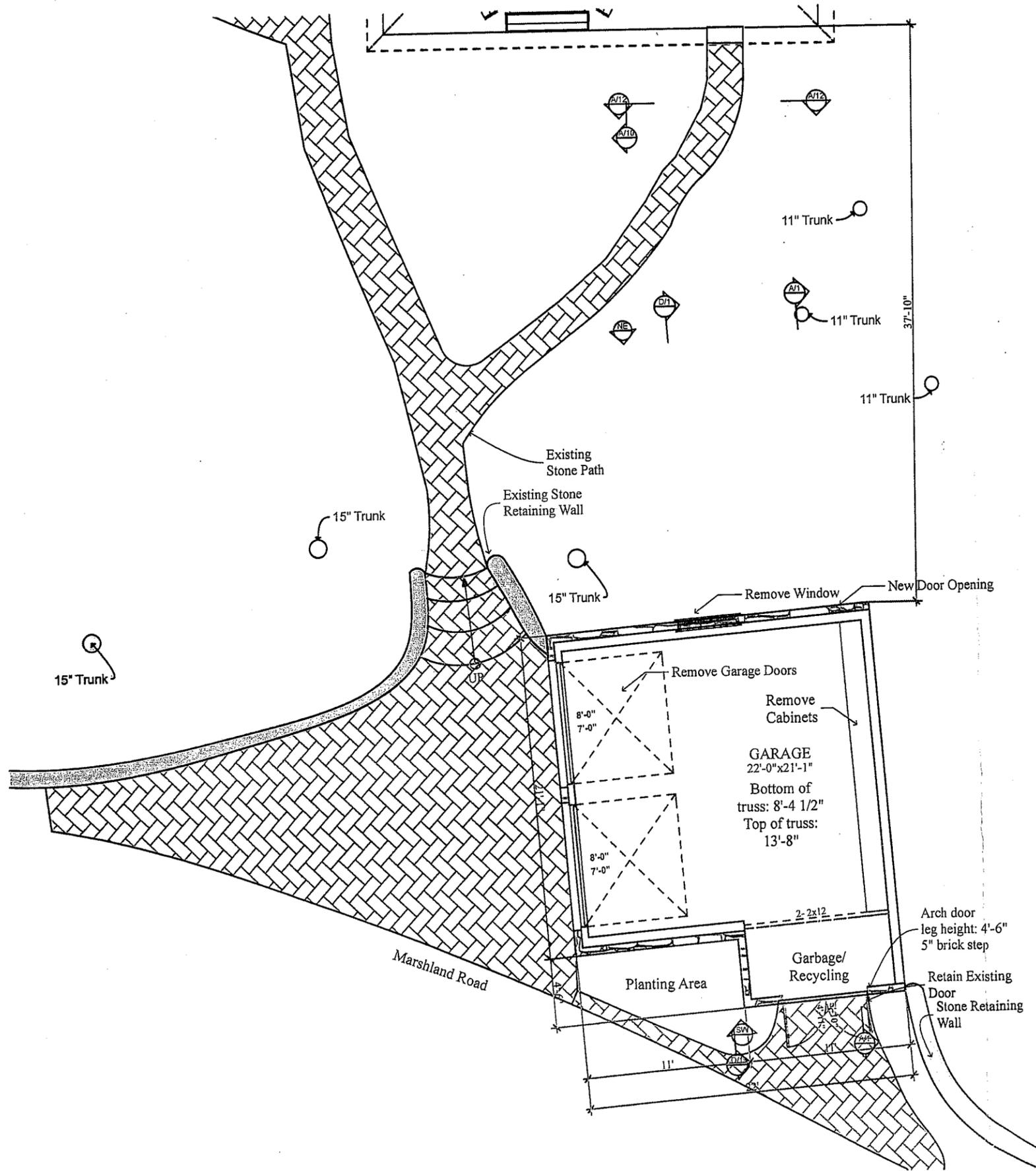
The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota.

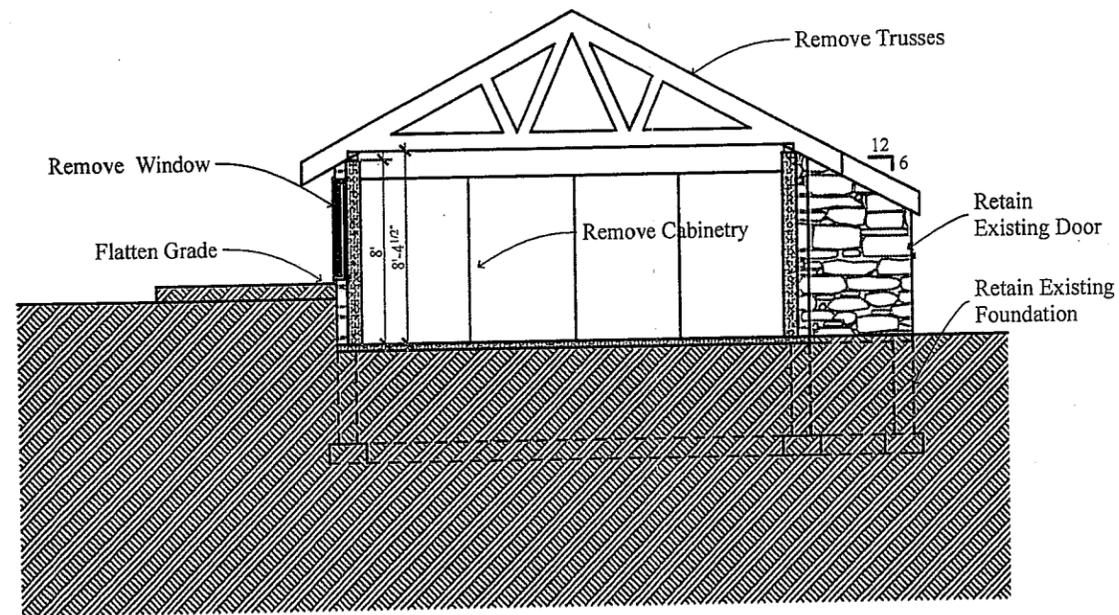
Surveyed this 26th day of September 2013.

Signed Gregory R. Frisch
 Gregory R. Frisch, Minn. Reg. No. 24992

Drawn By G. Munson
 File Name



EXISTING PLAN
1/8"=1'-0"



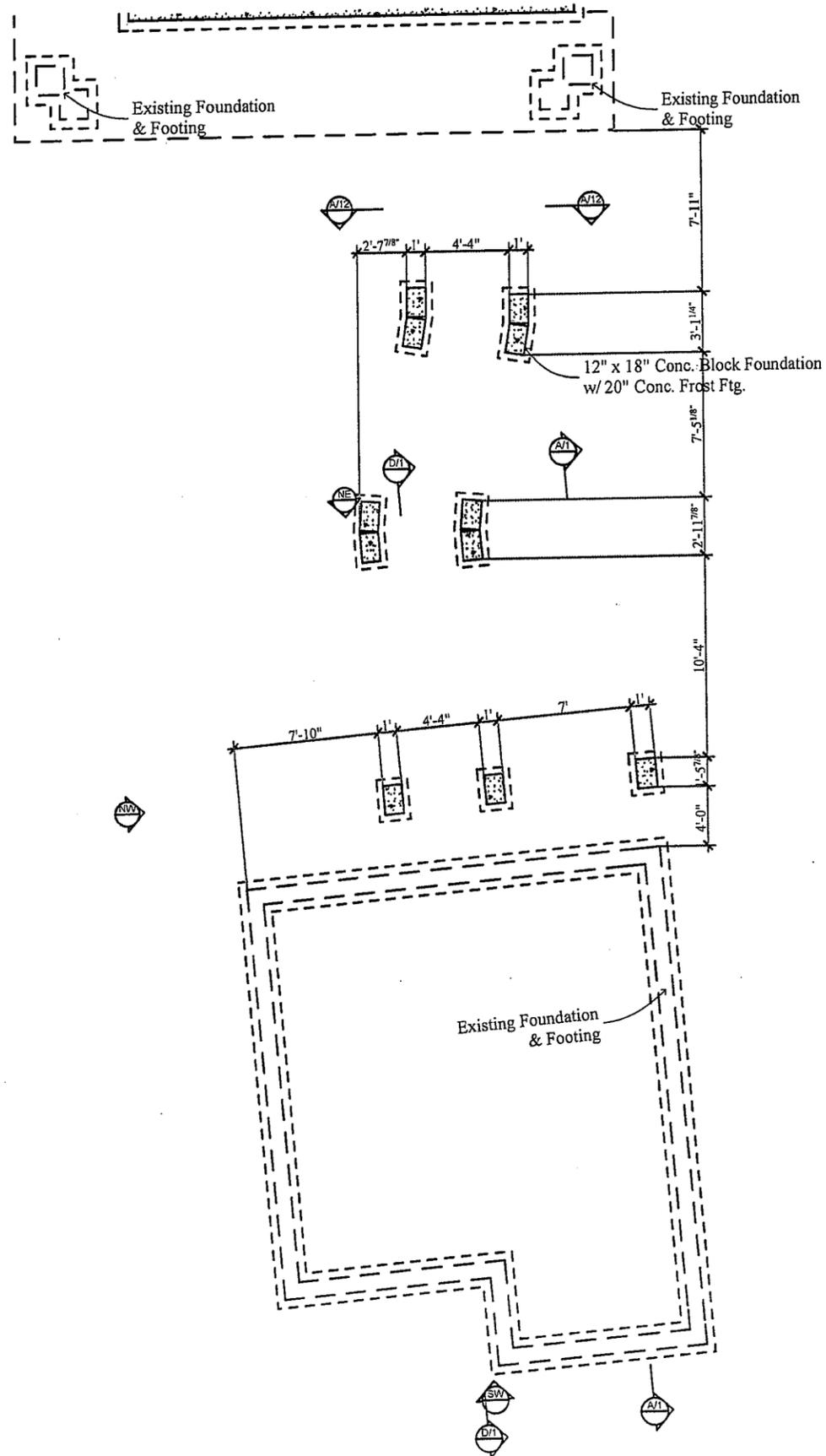
EXISTING SECTION
1/8"=1'-0"

P R O J E C T
 Massie Link & Garage Remodel
 2640 Marshland Road
 Woodland, MN 55391
 DATE 10/3/2013

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 Excelsior, MN 55331
 (952) 470-7416

-  New Construction
-  Existing Construction
-  Demolish



○ FOUNDATION PLAN
1/8"=1'-0"

P R O J E C T

Massie Link & Garage Remodel
2640 Marshland Road
Woodland, MN 55391

DATE 10/3/2013

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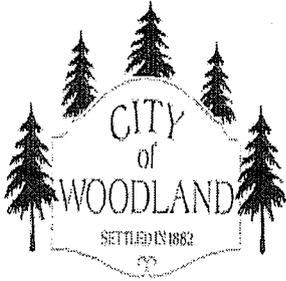


WOODLAND CITY COUNCIL

MEETING DATE: November 12, 2013 (Tuesday)

FROM: Shelley Souers, City Clerk

SUBJECT: Ordinance No. 09-25; Amendments to Chapter 9 zoning language
First Reading of draft amendments regarding technical corrections and clarification between main building and accessory structures, clarification to Non-conforming Uses, new language regarding fences and tree removal permits



OVERVIEW

The draft ordinance language consists of technical corrections and amendments to certain definitions to clarify accessory structures and main buildings. Language regarding animal keeping in the section regarding prohibited uses has been removed. The draft includes additional language regulating fences to clarify the height permitted and adds a new restriction relating to the storage of any materials between a fence and the property line. Section 900.05 language has been re-written to clarify non-conforming uses. Language has also been added to clarify when a tree removal permit is needed.

RECOMMENDED COUNCIL ACTION

Review the First Reading of Ordinance No. 09-25 of the amendments to the Zoning Code.

Direct staff to make modifications, as needed, to the Draft ordinance language following the first reading.

The second reading and adoption will be scheduled for a continued public hearing on Monday, December 9, 2013.

CITY OF WOODLAND
HENNEPIN COUNTY, MINNESOTA

ORDINANCE NO. 09-25

AN ORDINANCE OF THE CITY OF WOODLAND, MINNESOTA AMENDING SECTION 900 OF THE WOODLAND CITY CODE, AMENDMENT INCLUDE TECHNICAL CORRECTIONS AND AMENDMENTS TO DEFINITIONS AS THEY PERTAIN TO ACCESSORY STRUCTURES AND MAIN BUILDINGS, CLARIFYING NON-CONFORMING USES, ADDING LANGUAGE REGULATING FENCES INCLUDING HEIGHT AND STORAGE OF MATERIALS AND AMENDMENTS TO CLARIFY THE ACTIVITIES REQUIRING A PERMIT FOR TREE REMOVAL.

THE CITY COUNCIL OF THE CITY OF WOODLAND, MINNESOTA ORDAINS:

Section 1. Section 900.02 of the Woodland code is amended to change accessory building to accessory structure and to read as follows:

Subd. 38. ~~Building, Accessory Structure, Accessory~~ means a subordinate building, the use of which is incidental to that of the main building located on the same lot.

Section 2. Section 900.02 subdivisions will be renumbered to reflect the amendment.

Section 3. Section 900.04 of the Woodland code is amended to include technical corrections to accessory structures and main buildings and is amended to read as follows:

900.04 Uses in the Residential Districts.

Subd. 1. Structures. No structure may be erected, constructed, reconstructed, altered, enlarged, moved or used within the City except as permitted by this Chapter, and only after issuance of all necessary permits and surveys as required by Chapter 7 of this Code.

Subd. 2. Uses Permitted. The following uses are permitted within the City:

- (b) Accessory ~~buildings, structures,~~ uses and equipment necessary or incidental to a one-family dwelling, including public and private ways and easements, essential services, guesthouses complying with Section 900.12, Subd. 3, garages for use of the persons residing on the premises, pump houses, swimming pools, spas, hot tubs, recreational sports courts, and other structures for yard, garden and private recreational purposes or ornamentation subject to the following:
- (1) An accessory use may not be dangerous, obnoxious or offensive to persons residing in the vicinity, or impair the use, enjoyment or value of any property.
 - (2) No accessory structure may be rented or leased for any purpose.
 - (3) No accessory structure may be constructed on a lot prior to construction of the main building on the lot.
 - (4) An accessory structure shall be considered as part of the main building if the connection between the accessory structure and main building is above grade, fully enclosed with a full frost footing and has a minimum width equal to twenty five percent of the longest dimension of the accessory structure to be attached. In no case shall the length of the connection exceed fifty percent of the longest dimension of the accessory structure to be attached.

- (5) No accessory structure shall be erected or located within any required setback or utility easement. All minimum setback requirements shall be the same for accessory structures as they are for ~~principal~~ main buildings. All accessory structures shall be located on that side of the ~~principal~~ main building opposite the front lot line, except that in the case of a lakeshore lot, all accessory structures (except gazebos, hot tubs, pool houses, pump houses, spas and pools) shall be located on that side of the ~~principal~~ main building opposite the lakeshore.
- (6) Accessory ~~building~~ structure height shall not exceed 14 feet as measured from the lowest point of grade surrounding the structure to the peak.
- (7) Accessory ~~buildings~~ structures shall occupy no more than 25 percent of the area of the yard in which they are located.
- (8) No building permit shall be issued for the construction of more than one detached garage and one detached storage building for each single family dwelling. No lot shall have more than three accessory ~~buildings~~ structures.
- (9) No accessory structure or combination of accessory structures shall exceed the lesser of 1,000 square feet of gross floor area, 1,000 square feet of footprint area or 30% of the area of the footprint of the ~~principal structure~~ main building on the lot.
- (10) No accessory ~~building~~ structure shall be located closer than 12 feet from the main building.
- (11) Air conditioning units, compressors, cooling structures, condensers, generators, pumps, pump houses, swimming pools, spas, hot tubs, and other items which generate noise, may be located only in the rear yard or front yard, or in a side yard abutting a street, and in all cases the equipment must be fully screened from view.
- (12) Any accessory ~~building~~, structure, use or equipment lawfully existing on September 10, 2001 may continue as a legally existing non-conforming use subject to the provisions of Section 900.05.
- (13) The same or similar quality exterior material shall be used for an accessory ~~building~~ structure and the main building. All accessory ~~buildings~~ structures shall also be compatible with the main building on the lot. "Compatible" means that the exterior appearance of the accessory ~~building~~ structure, including roof pitch and style, is not materially different from the main building from an aesthetic and architectural standpoint, so as to cause:
 - a. A difference to a degree sufficient to cause incongruity.
 - b. A depreciation of neighborhood values or adjacent property values.
 - c. A nuisance, such as an unsightly building exterior.
- (14) All buildings having exterior trash receptacles shall provide an enclosed area in conformance with the following:
 - a. Exterior wall treatment shall be similar to and/or complement the ~~principal~~ main building.
 - b. The enclosed trash receptacle areas shall be located in the rear or side yard.

- c. The trash enclosure must be in an accessible location for pick up hauling vehicles.
 - d. The trash receptacles must be fully screened from view of adjacent properties and the public right-of-way.
 - e. The design and construction of the trash enclosure shall be subject to the approval of the Zoning Administrator.
 - f. The trash receptacle must meet all required setbacks of the zoning district.
- (15) No accessory ~~building structure~~ may be used for manufacturing, home occupation or commercial purposes.

Subd. 3. Uses Prohibited. The following uses are prohibited in the City:

- (a) A trailer or tent occupied as living quarters, or a cellar or basement of an uncompleted dwelling occupied as living quarters.
- ~~(b) Feed yards or the raising or keeping of horses, cattle, swine, sheep or goats.~~
- ~~(c) The keeping of any animal or fowl for commercial purposes.~~
- ~~(d)~~ (b) Aircraft strips or ports or seaplane slips or anchorages.
- ~~(e)~~ (c) Any use other than those specifically identified in Subdivisions 2 and 4 of this Section.

Section 4. Section 900.05 of the Woodland code is amended to read as follows:

900.05 Non-conforming Uses. The lawful use or location of any structure existing at the time of enactment of this Code may be continued although the use or location does not conform to this Code, subject to Section 900.06, Section 900.09, Subd. 4(~~f~~) (i), and the following conditions:

- ~~(b) Additions or New Structures. If an addition or new structure is added to an existing main building which is on a lot which has less than the area required under Section 900.07, or to a main building which does or does not meet current setback requirements, or if an existing main building is destroyed or demolished and a new main building is to be constructed, and the addition or new structure itself meets current setback requirements, a building permit for the addition or new structure may be issued without a variance or other Council approval if the proposal meets all other requirements of this Code.~~
- (b) Additions or New Structures. A building permit for the addition of an addition or new structure may be issued without a variance or other Council approval if the addition or new structure meets current setback requirements, and if:
 - a. the addition or new structure is added to an existing main building.
 - b. an existing main building is destroyed or demolished and a new main building is to be constructed.
 - c. the addition or new structure meets all other requirements of this Code.

Section 5. Section 900.10 is amended to read as follows:

Subd. 1. For lots containing an area greater than 16,500 square feet, the percentage of lot area covered by all structures the main building may not exceed 10 percent of the gross lot area, and the percentage of lot area covered by an impervious surface, including the area covered by buildings, may not exceed twenty-five (25) percent of the lot area ~~in impervious surface~~. This percentage may not be exceeded, nor properties already in excess of this percentage reconfigured without the issuance of a Variance in accordance with Section 900.14 of this code.

Section 6. Section 900.12 is amended to read as follows:

Subd. 1. General. Every required yard or open space must be unobstructed by any building or structure, from the ground upward, except as follows:

- (c) Except in the Assembly Grounds, uncovered porches, decks, and steps to building entrances may extend not more than 12 feet into any minimum front yard or rear yard and not more than 6 feet into any minimum side yard, but must not extend beyond any shoreland, bluff or wetland setback lines. ~~The foregoing~~ following sentence notwithstanding, a deck addition to a structure not meeting the required lake setback may be allowed without a variance if all of the foregoing criteria and standards are met: (1) the structure existed on the date the structure setbacks were established, (2) a thorough evaluation of the property and structure reveals no reasonable location for a deck meeting or exceeding the existing ordinary lake setback of a structure, (3) the deck encroachment toward the lake does not exceed 15 percent of the existing setback of the structure from the lake or does not encroach closer than 30 feet, whichever is more restrictive and (4) the deck is constructed primarily of wood, and is not roofed or screened.

Subd. 4. Fences. All fences in the City shall meet the following requirements:

- (a) No fence may exceed 6 feet in height, other than a chain link or wire mesh fence for a tennis court or paddle tennis court not exceeding 10 feet in height. Any other chain link or wire mesh fence shall not exceed 3-1/2 feet in height.
- (1) Fence height means the vertical distance between the adjoining ground level at the fence and the highest point of the fence.
- (2) When measuring the height of a fence, separation from grade shall not exceed three inches to the bottom of a fence panel. If the separation from grade exceeds three inches to the bottom of the fence panel, the maximum permitted height will be reduced by the amount that the separation from grade exceeds three inches.
- (3) The height of a fence post shall not exceed six inches above the top of a fence panel.
- (b) No fence shall be placed within the required setback for structures from any lakeshore. No fence may be erected within 5 feet of a lot line until a survey of the lot line and stakes placed by the surveyor showing the proposed fence have been approved by the Zoning Administrator. All fences shall be set back from the property line a distance equal to at least two-thirds of the height, ~~unless the owner of the adjoining property agrees in writing to a lesser setback. Any agreement from the adjacent property owner referred to in this paragraph must be submitted to the City Zoning Administrator prior to fence construction.~~

- (c) The front or decorative side of any fence which has a front and rear side must face the abutting property.
- (d) No fence shall be placed or extend into a public right-of-way.
- (d)(e) No fence or hedge in any yard of a corner lot within 20 feet of the corner at the street intersection may be more than 3 feet above the level of the center of the roadway nearest it if the fence or hedge obstructs the view of traffic on the roadway.
- (e)(f) All fences must be maintained by the owner in a condition of good repair and appearance.
- (f)(g) Existing non-conforming fences may be maintained, but may not be enlarged, extended, reconstructed or structurally altered. If 25 % or more of an existing non-conforming fence is damaged, the fence must be removed or reconstructed in compliance with this Subdivision 4.
- (h) There shall be no storage of any type between a fence and the property line abutting the fence. Any such storage in place at the time of the adoption of this ordinance must be removed so as to be in compliance with the ordinance.

Section 7. Section 900.19 is amended to read as follows:

900.19 Tree Removal and Vegetation Maintenance and Alterations.

Subd. 1. Purpose. The City finds that it has been established that trees and other vegetation stabilize the soil and control water pollution by preventing soil erosion and flooding, reduce air pollution, temper noise, and provide a natural habitat for wildlife. Indiscriminate removal of trees and clearing of vegetation cause deprivation of these benefits and that it is in the interests of the City and its residents to prevent the indiscriminate removal of trees and clearing of vegetation.

Subd. 2. Activities Requiring a Permit. Except as provided in Subd. 3 in this Section, no person shall engage in any of the following activities:

- (a) intensive vegetation clearing
- (b) ~~removal of any tree except the species of Boxelder, Buckthorn, Willow, Cottonwood, Green Ash, Siberian Elm and Prickly Ash or the removal of any tree having a diameter of more than six inches, unless exempted by Subd. 3 of this section.~~
- (c) tree and vegetation removal necessary for the construction of structures and public utilities and the construction of roads and parking areas otherwise complying with the applicable provisions of the Code; provided that any trees removed as a result of such construction shall be replaced as provided in Subd. 6 of this Section.

Subd. 3. Exceptions. The requirements of Subd. 2 of this Section do not apply to the following removal of trees and vegetation:

- (a) removal of any tree except the species of Boxelder, Buckthorn, Willow, Cottonwood, Green Ash, Siberian Elm and Prickly Ash
- (a) (b) removal of any tree and vegetation that is dead or diseased.
- (b) (c) tree and vegetation pruning within accepted tree management parameters.

Section 8. Effective Date. This Ordinance shall be effective as of its date of publication.

Adopted by the Woodland City Council on _____, 2013, and published in the paper of MN Sun Publications on _____, 2013.

James S. Doak, Mayor

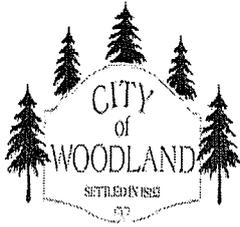
ATTEST:

Shelley J. Souers, City Clerk

First reading: November 12, 2013

Second reading:

Publication:



WOODLAND CITY COUNCIL

MEETING DATE: November 12, 2013
FROM: Shelley Souers, City Clerk
SUBJECT: Review 2nd reading of Ordinance No. 04-16 adding a new section to Chapter 4 of the code permitting and regulating backyard chickens.

OLD BUSINESS

Second reading of Ordinance No. 04-16 allowing backyard chickens.

- The Council began discussions and considering amendments to the city code pertaining to permitting chickens in May 2013.
- Several draft ordinance were reviewed and considered over the past several months.
- The final Draft was presented and reviewed as a first reading of Ordinance No. 04-16 at the October 14 Council meeting.
- The Council continued the review process to the November 12 meeting.
- A small change was made from the October 14 Council meeting. Subdivision 4 Coop and Run, the order of the subsections a-o was changed around.
- The Subd. 4 (d) text has had a minor change to remove the text or minimum side yard setback. (The coop and run, whether portable or stationary shall not be placed in the front yard or ~~minimum side yard setback~~)

COUNCIL ACTION

Review Ordinance No. 04-16 and motion to approve the Ordinance.

CITY OF WOODLAND
HENNEPIN COUNTY, MINNESOTA
ORDINANCE NO. 04-16

AN ORDINANCE AMENDING THE CITY OF WOODLAND CITY CODE CHAPTER 4
PUBLIC HEALTH AND SAFETY ADDING A NEW SECTION 407 REGARDING
BACKYARD CHICKENS

The City Council of the City of Woodland ordains:

Section 1. Chapter 4 of the City Code is hereby amended to add a new Section 407 pertaining to backyard chickens as follows:

407.01 Animals and Fowl-Keeping, Treatment and Housing

Subd. 1 Definitions. For the purpose of this Section, the following words have the meanings given them in this Subsection:

(a) Chicken a domestic fowl, *Gallus domesticus*, descended from various jungle fowl of southeastern Asia and developed in a number of breeds for its flesh, eggs, and feathers.

(b) Coop means the structure for the keeping or housing of chickens permitted by the ordinance

(c) Hen means female chicken

(d) Rooster means a male chicken

(e) Run means a fully enclosed area attached to a coop where the chickens can roam

Subd 2. Keeping of Chickens. No person shall own, harbor, or keep within the City a hen chicken unless a valid permit for such chicken has been obtained pursuant to the provisions stated herein.

(a) Upon payment of the fee set forth in Section 305.02, permits will be issued on an annual basis, expiring December 31 following the date issued.

(b) There must be compliance with all other provisions of this Section.

(c) The permit may impose any restrictions or conditions deemed necessary to protect neighboring property from unreasonable noise, unsanitary conditions, a public health risk or other annoyance.

(d) An initial inspection of the property, coop, and run is required prior to issuance of a permit. A similar inspection is also required for permit renewals.

(e) The City may inspect the property at any time to ensure compliance with the provisions of this Section or for any other reason.

(f) A permit issued by the City shall not be transferable.

(g) The permit is subject to revocation by the Council if found to present noxious odors, excessive noise levels, poorly maintained coop, unsanitary or inhumane conditions, failure to restrain chickens to their run, a public health risk and failure to comply with any provision of this Section.

Subd. 3 General

(a) The keeping of roosters is prohibited.

(b) No more than five (5) chickens shall be kept on any one (1) premise.

(c) Chickens must be confined on the permitted premise at all times, in a chicken coop or chicken run, and may not be kept in any part of a principal dwelling or the garage.

(d) All chicken grains and feed must be stored in a rodent proof container.

(e) The use of chickens for cockfighting is prohibited.

(f) The City will accept no responsibility for the loss of chickens to predators.

Subd. 4. Coop and Run

(a) All chickens shall be provided access to both a coop and a run.

(b) Any chicken coop or run shall be set back at least twelve (12) feet from the principal dwelling, fifty (50) feet from a well head, fifty (50) feet from principal dwellings on adjacent lots, and thirty (30) feet from the property line.

(c) Any coop or run shall be set back at least twenty-five (25) feet from the following features:

a. A delineated wetland edge;

b. The top of a bank of a pond, filtration basin.

(d) The coop and run, whether portable or stationary shall not be placed in the front yard.

(e) No coop or run shall be located in any form of easement or right-of-way.

(f) The coop shall be screened view by neighbors upon their request.

(g) The coop shall not be visible from Lake Minnetonka.

(h) The coop and run shall be completely enclosed and rodent proof.

(i) The coop shall provide adequate ventilation and protection from the elements and be winterized.

(j) All fencing and electrical work associated with the chicken coop or run shall be consistent with the building and zoning codes and all appropriate permits and licenses shall be obtained therefore.

(k) Chicken coops shall have a maximum footprint area of ten (10) square feet per chicken.

(l) Chicken runs shall have a maximum footprint area of twenty (20) square feet per chicken and a minimum footprint area of ten (10) square feet per chicken.

(m) The coop shall be elevated a minimum of twelve (12) inches above ground and no part of the coop may not exceed a height of ten (10) feet as measured from the ground.

(n) The coop and the treatment of chickens shall meet the generally accepted standards for animal husbandry adopted by the commercial egg production industry, as revised from time to time by industry association(s).

(o) The coop and run must be removed from the property when chickens are no longer kept.

Subd. 5. Private Restrictions and Covenants on Property. Notwithstanding the issuance of a license by the City, private restrictions or covenants on the use of property shall remain enforceable. Private restrictions include but are not limited to deed restrictions, neighborhood association by-laws, and covenant declarations. A permit issued to a person whose premises are subject to private restrictions and/ or covenants that prohibit the keeping of chickens is void. The interpretation and enforcement of the private restrictions is the sole responsibility of the private parties involved.

Section 2. Effective Date. This Ordinance shall become effective upon publication.

Adopted by the City Council of Woodland on _____, 2013 and published in the paper of the Minnesota Sun Publications, _____, 2013.

James S. Doak, Mayor

ATTEST:

Shelley Souers, City Clerk



WOODLAND CITY COUNCIL

MEETING DATE: November 12, 2013
FROM: Shelley Souers, City Clerk
SUBJECT: Resolution No. 32-2013; approving the Summary of Ordinance No. 04-16; An Ordinance Amending Chapter 4 of the City Code adding a new section 407 Backyard Chickens that regulating the keeping of chickens.

OVERVIEW

Based on direction given from the City Council, staff had drafted an amendment to Chapter 4 adding a new section to permit and regulate backyard chickens. The Council has reviewed several modified versions of a new ordinance section for backyard chickens. The Council reviewed and considered the final version on October 14 and approved the first reading of Ordinance 04-16.

Council was presented with Ordinance No. 04-16 for a second reading on Tuesday, November 12. Following the first reading, the text has had a minor change to Subdivision 4 Coop and Run; with regard to the order of the subsections a-o. One other small change was made to remove the text or minimum side yard setback. Subd. 4 (d). The coop and run, whether portable or stationary shall not be placed in the front yard or ~~minimum side yard setback~~.

SUMMARY PUBLICATION

State law requires that ordinances be published in the City's official newspaper. However, in the case of lengthy ordinances, the law allows publication of a summary of the ordinance to fulfill this requirement.

BUDGET IMPACT

Publication of the Ordinance summary would result in a substantial cost savings to the City.

COUNCIL ACTION

A summary ordinance is also attached for adoption if appropriate.

Review Summary of Ordinance No. 04-16 for publication.

Move to approve Resolution No. 32-2013; approving the Summary of Ordinance No. 04-16 for publication in lieu of the entire ordinance Section 407.

CITY OF WOODLAND
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 32-2013

**A RESOLUTION APPROVING PUBLICATION OF
ORDINANCE 04-16; BACKYARD CHICKENS, BY TITLE AND SUMMARY**

WHEREAS that on November 12, 2013, Ordinance No. 04-16; entitled Section 407 Backyard Chickens, was adopted by the City Council of the City of Woodland, Minnesota.

WHEREAS that, because of the length of Ordinance No. 04-16, the City Council has approved the summary of Ordinance No. 04-16 for publication.

WHEREAS, that the ordinance adopted by the City Council amends Chapter 4 of the City Code, to add a new section entitled backyard chickens. The new section 407 addresses the keeping of chickens subject to an annual permit, the general guidelines relating to the number of chickens to be kept, and how chickens are to be confined. The section also puts forth guidelines for the size and location of the coop and run required for keeping chickens, in addition to setback limitations relating to the placement of the coop and run. The section references the guidelines and generally accepted standards for animal husbandry adopted by the commercial egg production industry.

**NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF
THE CITY OF WOODLAND:**

1. The City Council finds that the above title and summary of Ordinance No. 04-16; Section 407 backyard Chickens, clearly informs the public of intent and effect of the Ordinance.
2. The City Clerk is directed to publish the Ordinance No. 04-16 by title and summary, pursuant to Minnesota Statutes, Section 412.191, subdivision 4.
3. A full printed or electronic copy of the ordinance is available for review by any person at the Woodland City Offices.

APPROVED for publication by the City Council of the City of Woodland this 12 day of November, 2013.

CITY OF WOODLAND

By: James S. Doak, Mayor

ATTEST:

Shelley Souers, City Clerk

**CITY OF WOODLAND
HENNEPIN COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 4 OF THE WOODLAND CITY CODE
ADDING A NEW SECTION TITLE BACKYARD CHICKENS, ESTABLISHED
TO REGULATE THE KEEPING OF BACKYARD CHICKENS**

NOTICE IS HEREBY GIVEN that on November 12, 2013, Ordinance No. 04-16 entitled Section 407 Backyard Chickens, was adopted by the City Council of the City of Woodland, Minnesota.

NOTICE IS FURTHER GIVEN that, because of the lengthy nature of Ordinance No. 04-16, the following summary of the ordinance has been prepared for publication.

SUMMARY OF ORDINANCE 04-16

The City of Woodland added a new section to Chapter 4 Public Health and Safety to regulate backyard chickens. A summary of this ordinance is set forth as follows and is for informational purposes. This summary does not address all of the additions of the entire new Section 407. This Ordinance addition is entitled Section 407 Backyard Chickens and addresses the keeping of chickens subject to an annual permit, the general guidelines relating to the number of chickens to be kept, how chickens are to be confined. The section also puts forth guidelines for the size and location of the coop and run required for keeping chickens, in addition to setback limitations relating to the placement of the coop and run. The section references the guidelines and generally accepted standards for animal husbandry adopted by the commercial egg production industry.

A printed copy of the entire ordinance is available for inspection by any person during the City's regular office hours and located on the City's website www.woodlandmn.org.

APPROVED for publication by the City Council of the City of Woodland this 12 day of November, 2013.

CITY OF WOODLAND

James S. Doak, Mayor

ATTEST:

Shelley Souers, City Clerk

CITY OF WOODLAND TREASURERS REPORT

OCTOBER 2013

| | | | | TOTAL |
|----------------------------------|-------------------------|------------------------|----------------------|--------------|
| FUND | ASSETS | LIABILITIES | FUND BALANCE | |
| 101 GENERAL | \$ 149,568.27 | \$ 8,810.81 | \$ 140,757.46 | |
| 401 STREET IMPROVEMENT | \$ 47,103.67 | \$ - | \$ 47,103.67 | |
| 601 WATER | \$ 184,894.76 | \$ 79,129.05 | \$ 105,765.71 | |
| 602 SEWER | \$ 634,703.32 | \$ 218,547.65 | \$ 416,155.67 | |
| | \$ 1,016,270.02 | \$ 306,487.51 | \$ 709,782.51 | |
| EXCESS FUNDS | | \$ 709,782.51 | | |
| BALANCE | | \$ 1,016,270.02 | | |
| | | | | |
| | CHECKING ACCOUNT | FUND ACCOUNT | | |
| BEGINNING BALANCE | \$ 7,689.92 | \$ 318,691.26 | | |
| TOTAL DEPOSITS | \$ 21,884.66 | \$ - | | |
| COURT FINES | \$ 133.60 | \$ - | | |
| INTEREST | \$ 0.42 | \$ 26.81 | | |
| SEPT INTEREST | \$ - | \$ 29.23 | | |
| ACH UTILITY PMTS RECEIVED | \$ - | \$ - | | |
| HNPNTY SETTLEMENT | \$ - | \$ - | | |
| HNPNTY ROAD AID | \$ - | \$ - | | |
| TRNFR - FUND TO CKG | \$ 16,963.90 | \$ (16,963.90) | | |
| TRNFR -CKG TO FUND | \$ (9,786.51) | \$ 9,786.51 | | |
| TOTAL CHECKS | \$ (25,602.30) | \$ - | | |
| ACH UTILITY BILL SVC FEE | \$ - | \$ - | | |
| DREAMHOST WEB FEE | \$ (10.95) | \$ - | | |
| VANCO ACH SVC FEE | \$ - | \$ - | | |
| ENDING BALANCE | \$ 11,272.74 | \$ 311,569.91 | | |
| GENERAL FUND CASH | \$ 149,568.27 | | | |
| STREET IMPROVEMENT | \$ 47,103.67 | | | |
| WATER FUND CASH | \$ 3,900.30 | | | |
| SEWER FUND CASH | \$ 122,320.41 | | | |

**CITY OF WOODLAND
TREASURER'S REPORT
FUND CASH BALANCES
10/31/2013**

| Fund | 9/30/2013 | Monthly | Monthly | Monthly | 10/31/2013 |
|---------------------------------|----------------------|---------------------|---------------------|----------------------|----------------------|
| | Cash Balance | Revenues | Expenses | * Liabilities | Cash Balance |
| General Fund | \$ 158,674.00 | \$ 5,738.00 | \$ 19,344.00 | \$ 4,500.00 | \$ 149,568.00 |
| Street Improvement | \$ 47,648.00 | \$ - | \$ 544.00 | \$ - | \$ 47,104.00 |
| Water | \$ 437.00 | \$ 6,175.00 | \$ 2,712.00 | \$ - | \$ 3,900.00 |
| * Water Loan - Principal | | | \$ - | | |
| Sewer | \$ 119,673.00 | \$ 5,661.00 | \$ 3,014.00 | \$ - | \$ 122,320.00 |
| * Sewer Loan - Principal | \$ - | | | \$ - | |
| Total | \$ 326,432.00 | \$ 17,574.00 | \$ 25,614.00 | \$ 4,500.00 | \$ 322,892.00 |

* Road Escrow \$\$ Held

CITY OF WOODLAND
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

GENERAL FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET AMOUNT | VARIANCE | % OF BUDGET |
|-----------------------------------|----------------------------------|------------|------------------|---------------------------|----------------|
| <u>TAXES</u> | | | | | |
| 101-31010 | CURRENT AD VALOREM | .00 | 156,180.21 | 320,228.00 (164,047.79) | 48.77 |
| 101-31020 | DELINQUENT AD VALOREM | .00 | 3,012.31 | .00 3,012.31 | .00 |
| 101-31040 | FISCAL DISPARITIES | .00 | .00 | .00 .00 | .00 |
| 101-31800 | SURCHARGE REVENUE | .00 | .00 | .00 .00 | .00 |
| 101-31910 | PENALTIES | .00 | .00 | .00 .00 | .00 |
| <hr/> | | | | | |
| | TOTAL TAXES | .00 | 159,192.52 | 320,228.00 (161,035.48) | 49.71 |
| <hr/> | | | | | |
| <u>LICENSES & PERMITS</u> | | | | | |
| 101-32160 | PROFESSIONAL LICENSE | .00 | 550.00 | 500.00 50.00 | 110.00 |
| 101-32210 | BUILDING PERMIT FEES | 4,345.80 | 20,782.70 | 8,000.00 12,782.70 | 259.78 |
| 101-32240 | ANIMAL LICENSE | .00 | 575.00 | 75.00 500.00 | 766.67 |
| 101-32250 | PARKING PERMITS | 5.00 | 245.00 | 300.00 (55.00) | 81.67 |
| 101-32260 | OTHER PERMITS (ISTS) | 572.50 | 2,468.00 | 150.00 2,318.00 | 1,645.33 |
| <hr/> | | | | | |
| | TOTAL LICENSES & PERMITS | 4,923.30 | 24,620.70 | 9,025.00 15,595.70 | 272.81 |
| <hr/> | | | | | |
| <u>INTERGOVERNMENTAL AID</u> | | | | | |
| 101-33402 | HOMESTEAD CREDIT | .00 | .00 | .00 .00 | .00 |
| 101-33423 | GOVERNMENT AID - LGA | .00 | .00 | .00 .00 | .00 |
| 101-33610 | HENNEPIN COUNTY ROAD AID | .00 | .00 | .00 .00 | .00 |
| 101-33620 | CDBG MONIES | .00 | .00 | .00 .00 | .00 |
| 101-33630 | RECYCLING GRANT | .00 | 1,579.00 | 1,500.00 79.00 | 105.27 |
| <hr/> | | | | | |
| | TOTAL INTERGOVERNMENTAL AID | .00 | 1,579.00 | 1,500.00 79.00 | 105.27 |
| <hr/> | | | | | |
| <u>PUBLIC CHARGES FOR SERVICE</u> | | | | | |
| 101-34103 | ZONING & SUBDIVISIONS | 625.00 | 5,331.97 | 500.00 4,831.97 | 1,066.39 |
| 101-34107 | ASSESSMENT SEARCHES | .00 | .00 | .00 .00 | .00 |
| 101-34207 | FALSE ALARM FEES | .00 | 1,500.00 | 1,200.00 300.00 | 125.00 |
| 101-34960 | REFUNDS | .00 | .00 | .00 .00 | .00 |
| <hr/> | | | | | |
| | TOTAL PUBLIC CHARGES FOR SERVICE | 625.00 | 6,831.97 | 1,700.00 5,131.97 | 401.88 |
| <hr/> | | | | | |
| <u>FINES & FORFEITURES</u> | | | | | |
| 101-35101 | COURT FINES | 133.60 | 2,369.53 | 2,500.00 (130.47) | 94.78 |
| <hr/> | | | | | |
| | TOTAL FINES & FORFEITURES | 133.60 | 2,369.53 | 2,500.00 (130.47) | 94.78 |
| <hr/> | | | | | |

CITY OF WOODLAND
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

GENERAL FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET AMOUNT | VARIANCE | % OF BUDGET |
|-------------------------------------|------------------|------------|------------------|----------------|----------------|
| <u>MISCELLANEOUS REVENUE</u> | | | | | |
| 101-36100 SPECIAL ASSESSMENTS | .00 | .00 | .00 | .00 | .00 |
| 101-36102 INTEREST | 56.46 | 349.01 | 200.00 | 149.01 | 174.50 |
| 101-36210 STONE ARCH DONATION | .00 | .00 | .00 | .00 | .00 |
| 101-36220 OTHER INCOME | .00 | 1,564.14 | 500.00 | 1,064.14 | 312.83 |
| TOTAL MISCELLANEOUS REVENUE | 56.46 | 1,913.15 | 700.00 | 1,213.15 | 273.31 |
| <u>OTHER FINANCING SOURCES</u> | | | | | |
| 101-39200 INTERFUND OPERATING TRANS | .00 | .00 | .00 | .00 | .00 |
| TOTAL OTHER FINANCING SOURCES | .00 | .00 | .00 | .00 | .00 |
| TOTAL FUND REVENUE | 5,738.36 | 196,506.87 | 335,653.00 | (139,146.13) | 58.54 |

CITY OF WOODLAND
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

GENERAL FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET AMOUNT | VARIANCE | % OF BUDGET |
|----------------------------------|------------------|------------------|------------------|-----------------|----------------|
| <u>COUNCIL</u> | | | | | |
| 101-41100-103 | .00 | .00 | 240.00 | 240.00 | .00 |
| 101-41100-122 | .00 | .00 | 15.00 | 15.00 | .00 |
| 101-41100-123 | .00 | 31.92 | 5.00 | (26.92) | 638.40 |
| 101-41100-309 | .00 | .00 | .00 | .00 | .00 |
| 101-41100-371 | 40.00 | 176.00 | 200.00 | .24.00 | 88.00 |
| 101-41100-433 | .00 | .00 | .00 | .00 | .00 |
| 101-41100-439 | .00 | 48.79 | 100.00 | 51.21 | 48.79 |
| TOTAL COUNCIL | 40.00 | 256.71 | 560.00 | 303.29 | 45.84 |
| <u>ELECTIONS</u> | | | | | |
| 101-41200-103 | .00 | .00 | .00 | .00 | .00 |
| 101-41200-122 | .00 | .00 | .00 | .00 | .00 |
| 101-41200-123 | .00 | .00 | .00 | .00 | .00 |
| 101-41200-214 | .00 | .00 | 50.00 | 50.00 | .00 |
| 101-41200-219 | .00 | .00 | .00 | .00 | .00 |
| 101-41200-249 | .00 | .00 | .00 | .00 | .00 |
| 101-41200-309 | .00 | .00 | .00 | .00 | .00 |
| 101-41200-319 | .00 | .00 | 325.00 | 325.00 | .00 |
| 101-41200-322 | .00 | .00 | 25.00 | 25.00 | .00 |
| 101-41200-372 | .00 | .00 | .00 | .00 | .00 |
| 101-41200-419 | .00 | .00 | .00 | .00 | .00 |
| 101-41200-439 | .00 | .00 | .00 | .00 | .00 |
| TOTAL ELECTIONS | .00 | .00 | 400.00 | 400.00 | .00 |
| <u>CONTRACTED SERVICES</u> | | | | | |
| 101-41400-103 | .00 | .00 | .00 | .00 | .00 |
| 101-41400-122 | .00 | .00 | .00 | .00 | .00 |
| 101-41400-123 | .00 | .00 | .00 | .00 | .00 |
| 101-41400-201 | .00 | .00 | .00 | .00 | .00 |
| 101-41400-202 | .00 | .00 | .00 | .00 | .00 |
| 101-41400-214 | .00 | 335.45 | 650.00 | 314.55 | 51.61 |
| 101-41400-219 | .00 | 250.61 | 450.00 | 199.39 | 55.69 |
| 101-41400-308 | 591.44 | 2,222.94 | 1,800.00 | (422.94) | 123.50 |
| 101-41400-309 | 210.95 | 2,159.32 | 150.00 | (2,009.32) | 1,439.55 |
| 101-41400-310 | 4,021.42 | 40,214.20 | 48,257.00 | 8,042.80 | 83.33 |
| 101-41400-322 | .00 | 208.38 | 500.00 | 291.62 | 41.68 |
| 101-41400-351 | 149.39 | 1,418.18 | 1,500.00 | 81.82 | 94.55 |
| 101-41400-371 | .00 | .00 | 60.00 | 60.00 | .00 |
| 101-41400-439 | .00 | .00 | .00 | .00 | .00 |
| 101-41400-530 | .00 | .00 | .00 | .00 | .00 |
| TOTAL CONTRACTED SERVICES | 4,973.20 | 46,809.08 | 53,367.00 | 6,557.92 | 87.71 |

CITY OF WOODLAND
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

GENERAL FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET AMOUNT | VARIANCE | % OF BUDGET |
|---|------------------|------------|------------------|--------------|----------------|
| <u>ASSESSOR CONTRACT</u> | | | | | |
| 101-41500-309 ASSESSOR CONTRACT | 766.50 | 7,546.00 | 9,019.00 | 1,473.00 | 83.67 |
| TOTAL ASSESSOR CONTRACT | 766.50 | 7,546.00 | 9,019.00 | 1,473.00 | 83.67 |
| <u>LEGAL SERVICES</u> | | | | | |
| 101-41600-304 LEGAL SERVICES/GENERAL | 280.00 | 5,078.00 | 6,000.00 | 922.00 | 84.63 |
| 101-41600-305 LEGAL SVCS/PROSECUTION | 378.38 | 1,225.20 | 2,500.00 | 1,274.80 | 49.01 |
| TOTAL LEGAL SERVICES | 658.38 | 6,303.20 | 8,500.00 | 2,196.80 | 74.16 |
| <u>AUDIT SERVICES</u> | | | | | |
| 101-41700-301 AUDITING | .00 | 11,000.00 | 11,000.00 | .00 | 100.00 |
| TOTAL AUDIT SERVICES | .00 | 11,000.00 | 11,000.00 | .00 | 100.00 |
| <u>PUBLIC SAFETY EXPENSES</u> | | | | | |
| 101-42100-302 JAIL/WORKHOUSE FEES | .00 | .00 | .00 | .00 | .00 |
| 101-42100-310 LAW ENFORCEMENT CONTRACT | 8,689.83 | 86,898.30 | 104,278.00 | 17,379.70 | 83.33 |
| TOTAL PUBLIC SAFETY EXPENSES | 8,689.83 | 86,898.30 | 104,278.00 | 17,379.70 | 83.33 |
| <u>FIRE PROTECTION</u> | | | | | |
| 101-42200-309 FIRE PROTECTION | .00 | 20,429.00 | 20,429.00 | .00 | 100.00 |
| 101-42200-319 PROF SVC - FIRE MARSHALL INSP | .00 | .00 | .00 | .00 | .00 |
| TOTAL FIRE PROTECTION | .00 | 20,429.00 | 20,429.00 | .00 | 100.00 |
| <u>ENGINEERING FEES</u> | | | | | |
| 101-42600-303 ENGINEERING FEES | 1,652.50 | 8,649.00 | 5,000.00 | (3,649.00) | 172.98 |
| TOTAL ENGINEERING FEES | 1,652.50 | 8,649.00 | 5,000.00 | (3,649.00) | 172.98 |

CITY OF WOODLAND
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

GENERAL FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET AMOUNT | VARIANCE | % OF BUDGET |
|--|------------------|-------------------|-------------------|----------------------|----------------|
| <u>PUBLIC WORKS EXPENSES</u> | | | | | |
| 101-43100-229 ROAD MAINTENANCE FUND | .00 | .00 | .00 | .00 | .00 |
| 101-43100-309 PROFESSIONAL SVCS (SEAL COAT) | .00 | .00 | .00 | .00 | .00 |
| 101-43100-381 S&R-UTILITY SERVICES-ELEC | .00 | .00 | .00 | .00 | .00 |
| 101-43100-409 ROAD MAINTENANCE FUND | .00 | .00 | .00 | .00 | .00 |
| TOTAL PUBLIC WORKS EXPENSES | .00 | .00 | .00 | .00 | .00 |
| <u>PUBLIC WORKS CONTRACT SVCS</u> | | | | | |
| 101-43900-219 OPERATIONAL SUPPLIES-OTHE | .00 | .00 | .00 | .00 | .00 |
| 101-43900-226 SIGNS | .00 | 143.60 | 1,200.00 | 1,056.40 | 11.97 |
| 101-43900-309 PROFESSIONAL SERVICES | .00 | .00 | .00 | .00 | .00 |
| 101-43900-310 SWEEPING/ROADS/MISC | 260.00 | 7,954.94 | 7,500.00 | (454.94) | 106.07 |
| 101-43900-311 STORM CULVERT/MISC CLEANUP | .00 | 18,324.38 | 200.00 | (18,124.38) | 9,162.19 |
| 101-43900-312 SNOW PLOWING CONTRACTURAL | .00 | 34,161.50 | 37,000.00 | 2,838.50 | 92.33 |
| 101-43900-313 TREES/MOWING CONTRACTURAL | 1,070.00 | 4,924.63 | 8,000.00 | 3,075.37 | 61.56 |
| 101-43900-319 PROF SERVICES - SEPTIC SYSTEMS | 263.92 | 4,846.59 | 4,800.00 | (46.59) | 100.97 |
| 101-43900-320 DISASTER CLEAN-UP | .00 | .00 | .00 | .00 | .00 |
| 101-43900-439 PW-CONTINGENCY | .00 | .00 | .00 | .00 | .00 |
| TOTAL PUBLIC WORKS CONTRACT SVCS | 1,593.92 | 70,355.64 | 58,700.00 | (11,655.64) | 119.86 |
| <u>PARKS CONTRACT SERVICES</u> | | | | | |
| 101-49000-309 MISC-PROF SVCS/DEER CONTROL | .00 | .00 | 750.00 | 750.00 | .00 |
| 101-49000-310 RECYCLING CONTRACT | 794.88 | 7,165.84 | 9,700.00 | 2,534.16 | 73.87 |
| 101-49000-319 PROF SERVICE-METRO WEST | .00 | .00 | .00 | .00 | .00 |
| 101-49000-369 INSURANCE | 145.00 | 3,055.00 | 3,000.00 | (55.00) | 101.83 |
| 101-49000-433 DUES & SUBSCRIPTIONS | .00 | 7,042.00 | 7,800.00 | 758.00 | 90.28 |
| 101-49000-438 DEER CONTROL | .00 | .00 | .00 | .00 | .00 |
| 101-49000-439 CONTINGENCY | 29.38 | 29.38 | 150.00 | 120.62 | 19.59 |
| 101-49000-440 BLDG ESCROW REFUND | .00 | .00 | .00 | .00 | .00 |
| TOTAL PARKS CONTRACT SERVICES | 969.26 | 17,292.22 | 21,400.00 | 4,107.78 | 80.80 |
| <u>TRANSFERS</u> | | | | | |
| 101-49300-720 TRANSFERS OUT | .00 | 43,000.00 | 43,000.00 | .00 | 100.00 |
| TOTAL TRANSFERS | .00 | 43,000.00 | 43,000.00 | .00 | 100.00 |
| TOTAL FUND EXPENDITURES | 19,343.59 | 318,539.15 | 335,653.00 | 17,113.85 | 94.90 |

CITY OF WOODLAND
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

GENERAL FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET AMOUNT | VARIANCE | % OF BUDGET |
|--------------------------------|------------------|----------------|------------------|----------------|----------------|
| | | | | | |
| NET REVENUES OVER EXPENDITURES | (13,605.23) | (122,032.28) | .00 | (156,259.98) | .00 |
| | | | | | |

CITY OF WOODLAND
REVENUES/EXPENDITURES COMPARED TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

GENERAL FUND

| <u>REVENUE</u> | <u>PERIOD ACTUAL</u> | <u>YTD ACTUAL</u> | <u>BUDGET</u> | <u>UNEARNED</u> | <u>PCNT</u> |
|--------------------------------------|----------------------|-----------------------|-------------------|-------------------|-------------|
| TAXES | .00 | 159,192.52 | 320,228.00 | 161,035.48 | 49.7 |
| LICENSES & PERMITS | 4,923.30 | 24,620.70 | 9,025.00 (| 15,595.70) | 272.8 |
| INTERGOVERNMENTAL AID | .00 | 1,579.00 | 1,500.00 (| 79.00) | 105.3 |
| PUBLIC CHARGES FOR SERVICE | 625.00 | 6,831.97 | 1,700.00 (| 5,131.97) | 401.9 |
| FINES & FORFEITURES | 133.60 | 2,369.53 | 2,500.00 | 130.47 | 94.8 |
| MISCELLANEOUS REVENUE | 56.46 | 1,913.15 | 700.00 (| 1,213.15) | 273.3 |
| OTHER FINANCING SOURCES | .00 | .00 | .00 | .00 | .0 |
| TOTAL FUND REVENUE | 5,738.36 | 196,506.87 | 335,653.00 | 139,146.13 | 58.5 |
| | | | | | |
| <u>EXPENDITURES</u> | | | | | |
| COUNCIL | 40.00 | 256.71 | 560.00 | 303.29 | 45.8 |
| ELECTIONS | .00 | .00 | 400.00 | 400.00 | .0 |
| CONTRACTED SERVICES | 4,973.20 | 46,809.08 | 53,367.00 | 6,557.92 | 87.7 |
| ASSESSOR | 766.50 | 7,546.00 | 9,019.00 | 1,473.00 | 83.7 |
| LEGAL SERVICES | 658.38 | 6,303.20 | 8,500.00 | 2,196.80 | 74.2 |
| AUDITING | .00 | 11,000.00 | 11,000.00 | .00 | 100.0 |
| PUBLIC SAFETY EXPENSES | 8,689.83 | 86,898.30 | 104,278.00 | 17,379.70 | 83.3 |
| FIRE PROTECTION | .00 | 20,429.00 | 20,429.00 | .00 | 100.0 |
| ENGINEERING | 1,652.50 | 8,649.00 | 5,000.00 (| 3,649.00) | 173.0 |
| PUBLIC WORKS EXPENSE | .00 | .00 | .00 | .00 | .0 |
| PUBLIC WORKS CONTRACT SERVICES | 1,593.92 | 70,355.64 | 58,700.00 (| 11,655.64) | 119.9 |
| PARKS CONTRACT SERVICES | 969.26 | 17,292.22 | 21,400.00 | 4,107.78 | 80.8 |
| TRANSFERS OUT | .00 | 43,000.00 | 43,000.00 | .00 | 100.0 |
| TOTAL FUND EXPENDITURES | 19,343.59 | 318,539.15 | 335,653.00 | 17,113.85 | 94.9 |
| | | | | | |
| NET REVENUE OVER EXPENDITURES | (13,605.23) | (122,032.28) | .00 | 122,032.28 | .0 |

CITY OF WOODLAND
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

STREET IMPROVEMENT FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET AMOUNT | VARIANCE | % OF BUDGET |
|---|-------------------|------------------|------------------|---------------------|----------------|
| <u>STREET IMPROVE FUND EXPENSES</u> | | | | | |
| 401-43100-303 PROF SERVICES/ENGINEERING | 544.00 | 6,372.00 | 8,000.00 | 1,628.00 | 79.65 |
| 401-43100-351 BID NOTICES/LEGAL/MISC | .00 | .00 | .00 | .00 | .00 |
| 401-43100-409 STREET IMPROVEMENT | .00 | 30,742.30 | 20,000.00 | (10,742.30) | 153.71 |
| TOTAL STREET IMPROVE FUND EXPENSES | <u>544.00</u> | <u>37,114.30</u> | <u>28,000.00</u> | <u>(9,114.30)</u> | <u>132.55</u> |
| | | | | | |
| TOTAL FUND EXPENDITURES | <u>544.00</u> | <u>37,114.30</u> | <u>28,000.00</u> | <u>(9,114.30)</u> | <u>132.55</u> |
| | | | | | |
| NET REVENUES OVER EXPENDITURES | <u>(544.00)</u> | <u>5,885.70</u> | <u>15,030.00</u> | <u>9,084.30</u> | <u>39.16</u> |

CITY OF WOODLAND
REVENUES/EXPENDITURES COMPARED TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

STREET IMPROVEMENT FUND

| <u>REVENUE</u> | <u>PERIOD ACTUAL</u> | <u>YTD ACTUAL</u> | <u>BUDGET</u> | <u>UNEARNED</u> | <u>PCNT</u> |
|--------------------------------------|----------------------|-------------------|--------------------|-------------------|--------------|
| INTERGOVERNMENTAL AID | .00 | .00 | .00 | .00 | .0 |
| SPECIAL ASSESSMENTS | .00 | .00 | 30.00 | 30.00 | .0 |
| OTHER FINANCING SOURCES | .00 | 43,000.00 | 43,000.00 | .00 | 100.0 |
| TOTAL FUND REVENUE | .00 | 43,000.00 | 43,030.00 | 30.00 | 99.9 |
| | | | | | |
| <u>EXPENDITURES</u> | | | | | |
| STREET IMPROVEMENT FUND EXPENSES | 544.00 | 37,114.30 | 28,000.00 (| 9,114.30) | 132.6 |
| TOTAL FUND EXPENDITURES | 544.00 | 37,114.30 | 28,000.00 (| 9,114.30) | 132.6 |
| | | | | | |
| NET REVENUE OVER EXPENDITURES | (544.00) | 5,885.70 | 15,030.00 | 9,144.30 | 39.2 |

CITY OF WOODLAND
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

WATER FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET AMOUNT | VARIANCE | % OF BUDGET |
|--|------------------|------------|------------------|--------------|----------------|
| <u>TAXES</u> | | | | | |
| 601-31801 WATER SURCHARGE REV | .00 | .00 | .00 | .00 | .00 |
| TOTAL TAXES | .00 | .00 | .00 | .00 | .00 |
| <u>LICENSES & PERMITS</u> | | | | | |
| 601-32260 WATER PERMITS | .00 | .00 | .00 | .00 | .00 |
| TOTAL LICENSES & PERMITS | .00 | .00 | .00 | .00 | .00 |
| <u>SPECIAL ASSESSMENTS</u> | | | | | |
| 601-36101 SP ASSMTS - 97 IMPROVE PROJECT | (1,800.00) | 6,747.82 | 12,020.00 | (5,272.18) | 56.14 |
| 601-36102 SA - INTEREST PREPAYMENTS | .00 | .00 | .00 | .00 | .00 |
| 601-36103 SA - DELINQUENT UTILITIES | .00 | 617.10 | .00 | 617.10 | .00 |
| 601-36200 SA - PRINCIPAL PREPAYMENTS | 3,600.00 | 3,600.00 | .00 | 3,600.00 | .00 |
| 601-36210 INTEREST EARNINGS | .00 | .00 | .00 | .00 | .00 |
| 601-36220 OTHER INCOME | .00 | .00 | .00 | .00 | .00 |
| TOTAL SPECIAL ASSESSMENTS | 1,800.00 | 10,964.92 | 12,020.00 | (1,055.08) | 91.22 |
| <u>WATER USAGE REVENUE</u> | | | | | |
| 601-37101 WATER USE CHARGES | 1,588.79 | 7,511.75 | 7,104.00 | 407.75 | 105.74 |
| 601-37102 LATE CHARGES & PENALTIES | .00 | .00 | .00 | .00 | .00 |
| 601-37103 0 | .00 | .00 | .00 | .00 | .00 |
| 601-37150 HOOKUP FEES | .00 | .00 | .00 | .00 | .00 |
| 601-37170 WATER MAINTENANCE FEE | 2,055.19 | 11,656.91 | 14,165.00 | (2,508.09) | 82.29 |
| 601-37171 WATER ADMIN FEE | .00 | .00 | .00 | .00 | .00 |
| 601-37172 WATER USER FEE | 731.42 | 4,106.46 | 4,961.00 | (854.54) | 82.77 |
| TOTAL WATER USAGE REVENUE | 4,375.40 | 23,275.12 | 26,230.00 | (2,954.88) | 88.73 |
| <u>OTHER FINANCING SOURCES</u> | | | | | |
| 601-39200 INTERFUND OPERATING TRANS | .00 | .00 | .00 | .00 | .00 |
| TOTAL OTHER FINANCING SOURCES | .00 | .00 | .00 | .00 | .00 |
| TOTAL FUND REVENUE | 6,175.40 | 34,240.04 | 38,250.00 | (4,009.96) | 89.52 |

CITY OF WOODLAND
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

| | | WATER FUND | | | | |
|----------------------------|--------------------------------|------------|------------|-----------|-----------|--------|
| | | PERIOD | | BUDGET | % OF | |
| | | ACTUAL | YTD ACTUAL | AMOUNT | VARIANCE | BUDGET |
| <u>TRANSFERS</u> | | | | | | |
| 601-49300-720 | OPERATING TRANSFERS | .00 | .00 | .00 | .00 | .00 |
| TOTAL TRANSFERS | | .00 | .00 | .00 | .00 | .00 |
| <u>WATER FUND EXPENSES</u> | | | | | | |
| 601-49400-106 | SALARY | .00 | .00 | .00 | .00 | .00 |
| 601-49400-122 | FICA CONTRIBUTIONS | .00 | .00 | .00 | .00 | .00 |
| 601-49400-123 | MEDICARE CONTRIBUTIONS | .00 | .00 | .00 | .00 | .00 |
| 601-49400-209 | WATER-OFFICE SUPPLIES | .00 | .00 | .00 | .00 | .00 |
| 601-49400-214 | FORMS/PRINTING | .00 | .00 | .00 | .00 | .00 |
| 601-49400-219 | OPERATIONAL SUPPLIES-OTHE | .00 | 8.54 | 500.00 | 491.46 | 1.71 |
| 601-49400-229 | R&M SUPPLIES-OTHER | .00 | .00 | .00 | .00 | .00 |
| 601-49400-303 | ENGINEERING FEES | .00 | 42.09 | 2,500.00 | 2,457.91 | 1.68 |
| 601-49400-304 | LEGAL FEES | .00 | .00 | .00 | .00 | .00 |
| 601-49400-309 | PROFESSIONAL SERVICES-O | .00 | .00 | .00 | .00 | .00 |
| 601-49400-318 | 1/3 OF 2011 SHORTFALL | .00 | .00 | .00 | .00 | .00 |
| 601-49400-319 | EQUIPMENT MNTCE-FIRE HYDRANTS | .00 | 1,371.00 | 4,000.00 | 2,629.00 | 34.28 |
| 601-49400-320 | MNTCE & REPAIRS - CURB STOPS | .00 | .00 | 1,000.00 | 1,000.00 | .00 |
| 601-49400-321 | EQUIP MNTCE/REPAIR-GATE VALVES | .00 | .00 | 2,400.00 | 2,400.00 | .00 |
| 601-49400-322 | COMMUNICATIONS-POSTAGE | 11.04 | 43.92 | 62.00 | 18.08 | 70.84 |
| 601-49400-323 | 1/3 OF 2011 REV SHORTFALL-3 YR | .00 | .00 | 2,700.00 | 2,700.00 | .00 |
| 601-49400-324 | 2012 EXCESS MNTCE EXPENSE | .00 | .00 | 1,000.00 | 1,000.00 | .00 |
| 601-49400-381 | UTILITY SERVICES-ELECTRIC | .00 | .00 | .00 | .00 | .00 |
| 601-49400-382 | UTILITY SVC-WATER | 2,701.14 | 6,834.06 | 7,104.00 | 269.94 | 96.20 |
| 601-49400-409 | R&M CONTRACTURAL-OTHER | .00 | .00 | .00 | .00 | .00 |
| 601-49400-433 | MISC.-DUES & SUBSCRIPTI | .00 | .00 | .00 | .00 | .00 |
| 601-49400-439 | CONTINGENCY | .00 | .00 | .00 | .00 | .00 |
| 601-49400-590 | CAPITAL OUTLAY-OTHER | .00 | .00 | .00 | .00 | .00 |
| 601-49400-602 | IMPROVE BOND-PRINCIPAL | .00 | 12,500.00 | 12,500.00 | .00 | 100.00 |
| 601-49400-611 | INTEREST EXPENSE | .00 | .00 | .00 | .00 | .00 |
| 601-49400-612 | IMPROVEMENT BOND-INTEREST | .00 | 3,867.19 | 3,867.00 | (.19) | 100.00 |
| TOTAL WATER FUND EXPENSES | | 2,712.18 | 24,666.80 | 37,633.00 | 12,966.20 | 65.55 |
| <u>DEPRECIATION</u> | | | | | | |
| 601-49970-420 | DEPRECIATION EXPENSE | .00 | .00 | .00 | .00 | .00 |
| TOTAL DEPRECIATION | | .00 | .00 | .00 | .00 | .00 |
| TOTAL FUND EXPENDITURES | | 2,712.18 | 24,666.80 | 37,633.00 | 12,966.20 | 65.55 |

CITY OF WOODLAND
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

| WATER FUND | | | | |
|--------------------------------|-------------------|-------------------|-------------------|-----------------------------------|
| | PERIOD | YTD ACTUAL | BUDGET | % OF |
| | ACTUAL | YTD ACTUAL | AMOUNT | BUDGET |
| | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| NET REVENUES OVER EXPENDITURES | <u>3,463.22</u> | <u>9,573.24</u> | <u>617.00</u> (| <u>16,976.16)</u> <u>1,551.58</u> |

CITY OF WOODLAND
 REVENUES/EXPENDITURES COMPARED TO BUDGET
 FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

WATER FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | PCNT |
|--|---------------------|---------------------|-------------------|-------------------------|-------------------|
| <u>REVENUE</u> | | | | | |
| TAXES | .00 | .00 | .00 | .00 | .0 |
| LICENSES & PERMITS | .00 | .00 | .00 | .00 | .0 |
| SPECIAL ASSESSMENTS | 1,800.00 | 10,964.92 | 12,020.00 | 1,055.08 | 91.2 |
| WATER USAGE REVENUE | 4,375.40 | 23,275.12 | 26,230.00 | 2,954.88 | 88.7 |
| OTHER FINANCING SOURCES | .00 | .00 | .00 | .00 | .0 |
| TOTAL FUND REVENUE | 6,175.40 | 34,240.04 | 38,250.00 | 4,009.96 | 89.5 |
| <u>EXPENDITURES</u> | | | | | |
| TRANSFERS OUT | .00 | .00 | .00 | .00 | .0 |
| WATER FUND EXPENSES | 2,712.18 | 24,666.80 | 37,633.00 | 12,966.20 | 65.6 |
| DEPRECIATION | .00 | .00 | .00 | .00 | .0 |
| TOTAL FUND EXPENDITURES | 2,712.18 | 24,666.80 | 37,633.00 | 12,966.20 | 65.6 |
| NET REVENUE OVER EXPENDITURES | 3,463.22 | 9,573.24 | 617.00 | (8,956.24) | 1551.6 |

CITY OF WOODLAND
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

SEWER FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET AMOUNT | VARIANCE | % OF BUDGET |
|--|------------------|------------|------------------|--------------|----------------|
| <u>TAXES</u> | | | | | |
| 602-31801 SEWER SURCHARGE REV | .00 | .00 | .00 | .00 | .00 |
| TOTAL TAXES | .00 | .00 | .00 | .00 | .00 |
| <u>LICENSES & PERMITS</u> | | | | | |
| 602-32260 SEWER PERMITS | .00 | .00 | .00 | .00 | .00 |
| TOTAL LICENSES & PERMITS | .00 | .00 | .00 | .00 | .00 |
| <u>SEWER USAGE REVENUE</u> | | | | | |
| 602-34401 SEWER USE CHARGES | 2,059.38 | 11,552.45 | 12,182.00 | (629.55) | 94.83 |
| 602-34402 LATE CHARGES & PENALTIES | .00 | .00 | .00 | .00 | .00 |
| 602-34408 0 | .00 | .00 | .00 | .00 | .00 |
| TOTAL SEWER USAGE REVENUE | 2,059.38 | 11,552.45 | 12,182.00 | (629.55) | 94.83 |
| <u>SPECIAL ASSESSMENTS</u> | | | | | |
| 602-36100 SP ASSMTS - 97 IMPROVE PROJECT | (600.00) | 2,249.27 | 4,007.00 | (1,757.73) | 56.13 |
| 602-36101 SA - PRINCIPAL PREPAYMENTS | 1,200.00 | 1,200.00 | .00 | 1,200.00 | .00 |
| 602-36102 SA - INTEREST PREPAYMENTS | .00 | .00 | .00 | .00 | .00 |
| 602-36103 SA - DELINQUENT UTILITIES | .00 | 853.12 | .00 | 853.12 | .00 |
| 602-36210 INTEREST EARNINGS | .00 | .00 | 30.00 | (30.00) | .00 |
| TOTAL SPECIAL ASSESSMENTS | 600.00 | 4,302.39 | 4,037.00 | 265.39 | 106.57 |
| <u>SEWER USAGE REVENUE</u> | | | | | |
| 602-37101 SEWER USE CHARGES | .00 | .00 | .00 | .00 | .00 |
| 602-37102 LATE CHARGES & PENALTIES | .00 | .00 | .00 | .00 | .00 |
| 602-37150 HOOKUP FEES | .00 | .00 | .00 | .00 | .00 |
| 602-37170 SEWER MAINTENANCE FEE | 1,174.47 | 6,501.18 | 7,883.00 | (1,381.82) | 82.47 |
| 602-37171 SEWER ADMIN FEE | .00 | .00 | .00 | .00 | .00 |
| 602-37172 SEWER USER FEE | 1,827.11 | 10,068.59 | 12,188.00 | (2,119.41) | 82.61 |
| 602-37270 SAC-CITY PORTION | .00 | .00 | .00 | .00 | .00 |
| TOTAL SEWER USAGE REVENUE | 3,001.58 | 16,569.77 | 20,071.00 | (3,501.23) | 82.56 |

CITY OF WOODLAND
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

SEWER FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET AMOUNT | VARIANCE | % OF BUDGET |
|--------------------------------|---------------------------|------------------|------------|------------------|--------------|----------------|
| <u>OTHER FINANCING SOURCES</u> | | | | | | |
| 602-39200 | INTERFUND OPERATING TRANS | .00 | .00 | .00 | .00 | .00 |
| TOTAL OTHER FINANCING SOURCES | | .00 | .00 | .00 | .00 | .00 |
| TOTAL FUND REVENUE | | 5,660.96 | 32,424.61 | 36,290.00 | (3,865.39) | 89.35 |

CITY OF WOODLAND
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

| | | SEWER FUND | | | | |
|---------------------------------------|------------------------------|-----------------|----------------------|----------------------|----------------------|------------------|
| | | PERIOD | BUDGET | | % OF | |
| | | ACTUAL | YTD ACTUAL | AMOUNT | VARIANCE | BUDGET |
| <u>SEWER FUND EXPENSES</u> | | | | | | |
| 602-43200-106 | SALARY | .00 | .00 | .00 | .00 | .00 |
| 602-43200-122 | FICA CONTRIBUTIONS | .00 | .00 | .00 | .00 | .00 |
| 602-43200-123 | MEDICARE CONTRIBUTIONS | .00 | .00 | .00 | .00 | .00 |
| 602-43200-214 | OPERATIONAL SUPP-FORMS/PR | .00 | 45.00 | 50.00 | 5.00 | 90.00 |
| 602-43200-219 | OPERATIONAL SUPPLIES-OTHE | .00 | .00 | .00 | .00 | .00 |
| 602-43200-229 | R&M SUPPLIES-OTHER | .00 | .00 | .00 | .00 | .00 |
| 602-43200-303 | ENGINEERING FEES | .00 | .00 | 1,500.00 | 1,500.00 | .00 |
| 602-43200-309 | PROFESSIONAL SVCS | .00 | 17.25 | .00 | (17.25) | .00 |
| 602-43200-310 | SEWER-CONTRACTURAL | .00 | .00 | .00 | .00 | .00 |
| 602-43200-319 | EQUIPMENT MAINTENANCE-OTH | .00 | .00 | 3,200.00 | 3,200.00 | .00 |
| 602-43200-322 | COMMUNICATIONS-POSTAGE | 11.04 | 43.92 | 62.00 | 18.08 | 70.84 |
| 602-43200-351 | LEGAL NOTICES | .00 | .00 | .00 | .00 | .00 |
| 602-43200-381 | UTILITY SERVICES-ELECTRIC | .00 | .00 | .00 | .00 | .00 |
| 602-43200-385 | UTILITY SVC-SEWER | 3,602.44 | 10,807.32 | 12,182.00 | 1,374.68 | 88.72 |
| 602-43200-400 | REPAIR & MNTNCE-INFILTRATION | .00 | .00 | 3,000.00 | 3,000.00 | .00 |
| 602-43200-404 | R&M-MACHINERY & EQUIPMENT | .00 | .00 | .00 | .00 | .00 |
| 602-43200-409 | R&M CONTRACTURAL-OTHER | .00 | .00 | .00 | .00 | .00 |
| 602-43200-420 | SEWER-DEPRECIATION | .00 | .00 | .00 | .00 | .00 |
| 602-43200-439 | SEWER-CONTINGENCY | .00 | .00 | .00 | .00 | .00 |
| 602-43200-530 | CAPITAL OUTLAY-OTHER THAN | .00 | .00 | .00 | .00 | .00 |
| 602-43200-602 | IMPROVE BOND-PRINCIPAL | (600.00) | 33,521.75 | 33,502.00 | (19.75) | 100.06 |
| 602-43200-611 | ACCRUED INTEREST EXPENSE | .00 | .00 | .00 | .00 | .00 |
| 602-43200-612 | IMPROVE BOND-INTEREST | .00 | 5,278.25 | 5,298.00 | 19.75 | 99.63 |
| 602-43200-720 | OPERATING TRANSFERS | .00 | .00 | .00 | .00 | .00 |
| 602-43200-770 | DEPRECIATION EXPENSE | .00 | .00 | .00 | .00 | .00 |
| TOTAL SEWER FUND EXPENSES | | 3,013.48 | 49,713.49 | 58,794.00 | 9,080.51 | 84.56 |
| <u>DEPRECIATION</u> | | | | | | |
| 602-49970-420 | DEPRECIATION EXPENSE | .00 | .00 | .00 | .00 | .00 |
| TOTAL DEPRECIATION | | .00 | .00 | .00 | .00 | .00 |
| <u>TOTAL FUND EXPENDITURES</u> | | | | | | |
| | | 3,013.48 | 49,713.49 | 58,794.00 | 9,080.51 | 84.56 |
| NET REVENUES OVER EXPENDITURES | | 2,647.48 | (17,288.88) | (22,504.00) | (12,945.90) | (76.83) |

CITY OF WOODLAND
REVENUES/EXPENDITURES COMPARED TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

SEWER FUND

| <u>REVENUE</u> | <u>PERIOD ACTUAL</u> | <u>YTD ACTUAL</u> | <u>BUDGET</u> | <u>UNEARNED</u> | <u>PCNT</u> |
|--------------------------------------|----------------------|----------------------|----------------------|---------------------|---------------|
| TAXES | .00 | .00 | .00 | .00 | .0 |
| LICENSES & PERMITS | .00 | .00 | .00 | .00 | .0 |
| SEWER USAGE REVENUE | 2,059.38 | 11,552.45 | 12,182.00 | 629.55 | 94.8 |
| SPECIAL ASSESSMENTS | 600.00 | 4,302.39 | 4,037.00 (| 265.39) | 106.6 |
| SEWER USAGE REVENUE | 3,001.58 | 16,569.77 | 20,071.00 | 3,501.23 | 82.6 |
| OTHER FINANCING SOURCES | .00 | .00 | .00 | .00 | .0 |
| TOTAL FUND REVENUE | 5,660.96 | 32,424.61 | 36,290.00 | 3,865.39 | 89.4 |
| | | | | | |
| <u>EXPENDITURES</u> | | | | | |
| SEWER FUND EXPENSES | 3,013.48 | 49,713.49 | 58,794.00 | 9,080.51 | 84.6 |
| DEPRECIATION | .00 | .00 | .00 | .00 | .0 |
| TOTAL FUND EXPENDITURES | 3,013.48 | 49,713.49 | 58,794.00 | 9,080.51 | 84.6 |
| | | | | | |
| NET REVENUE OVER EXPENDITURES | 2,647.48 (| 17,288.88) (| 22,504.00) (| 5,215.12) (| 76.8) |

CITY OF WOODLAND
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING OCTOBER 31, 2013

STREET IMPROVEMENT FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET AMOUNT | VARIANCE | % OF BUDGET |
|--------------------------------|------------------|------------|------------------|-----------|----------------|
| <u>INTERGOVERNMENTAL AID</u> | | | | | |
| 401-33610 STATE/COUNTY AID | .00 | .00 | .00 | .00 | .00 |
| TOTAL INTERGOVERNMENTAL AID | .00 | .00 | .00 | .00 | .00 |
| <u>SPECIAL ASSESSMENTS</u> | | | | | |
| 401-36102 INTEREST INCOME | .00 | .00 | 30.00 | (30.00) | .00 |
| TOTAL SPECIAL ASSESSMENTS | .00 | .00 | 30.00 | (30.00) | .00 |
| <u>OTHER FINANCING SOURCES</u> | | | | | |
| 401-39200 INTERFUND TRANSFER | .00 | 43,000.00 | 43,000.00 | .00 | 100.00 |
| TOTAL OTHER FINANCING SOURCES | .00 | 43,000.00 | 43,000.00 | .00 | 100.00 |
| TOTAL FUND REVENUE | .00 | 43,000.00 | 43,030.00 | (30.00) | 99.93 |