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## NOTICE

Notice is hereby given that a hearing has been set for May 24, 2024, at 11:15 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota, to consider the application of Kurt Larson, 35237 Shalom Dr, Mentor, MN 56736 for a surface water orientated Conditional Use Permit for the placement of 6 docks for 11 watercraft spots to be used for the Shalom Estates PUD common access lot described as: Lots 10, Block 3, Shalom Estates, Polk County, MN, parcel #74.01078.00. All property owners within ¼ mile of the proposed Conditional Use Permit are invited to appear at said hearing.

Dated: May 2, 2024

Jacob J. Snyder  
Planning & Zoning Administrator

Application No. \_\_\_\_\_  
Parcel No. \_\_\_\_\_  
Fee Amount \_\_\_\_\_

# SUPPLEMENTAL DATA FOR CONDITIONAL USE PERMIT

Polk Co. Planning and Zoning  
P.O. Box 375  
320 Ingersoll  
Crookston, MN 56716  
Phone (218) 281-5700 or 6445  
Fax (218) 281-6471

## APPLICANT INFORMATION

NAME: Kurt Larson  
ADDRESS: 35237 Shalom Dr.  
CITY, STATE, ZIP: Mentor mn 56736  
PHONE: 218-280-2195

The above named individual, firm or corporation hereby respectfully submits the following supplemental data in support of the preliminary information provided on the accompanying Zoning Application Summary Form (Form A) dated \_\_\_\_\_ for the purpose of securing a conditional use permit.

## PROJECT INFORMATION

1. Specify the section of the ordinance that applies to this project: <u>18.1220(1)</u>
2. Brief narrative description of this request: <u>To place 6 DOCKS TO PUT 11 WATERCRAFT FOR OWNERS OF Shalom Estates</u>
3. Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized: <u>Amend covenants to define the use of the 11 WATERCRAFT SPOTS</u>
4. Check all additional supporting documents and data which are being submitted to help explain this project proposal: <input checked="" type="checkbox"/> sketch plan, ( ) topographic map, ( ) detailed narrative, ( ) operation plans, ( ) engineering plans, ( ) floodplain hydraulic analysis, ( ) flood proofing plans and specifications, ( ) other (specify) _____
I hereby certify with my signature that all data on my application forms, Plans and specifications are true and correct to the best of my knowledge: <u>Kurt Larson</u> <u>4-29-24</u> (Signature of Applicant) (Date)

## CONDITIONAL USE PERMIT

In accordance with \_\_\_\_\_ of the *Polk County Zoning Ordinance*,  
(Section of Ordinance)

the *Polk County Commissioners* hereby ( ) approve, ( ) deny the foregoing Application for a

Conditional Use Permit. If approved, said approval is subject to the following General and Special Provisions:

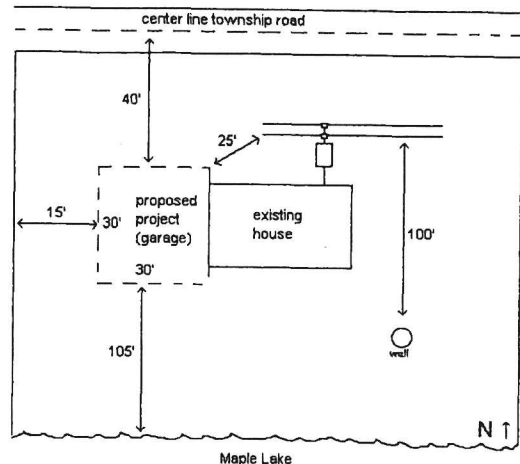
By: \_\_\_\_\_  
(Authorized Signature) (Title) (Date)

**Sketch Plan Requirements**

PLEASE INCLUDE THESE ITEMS IN YOUR SKETCH PLAN BELOW:

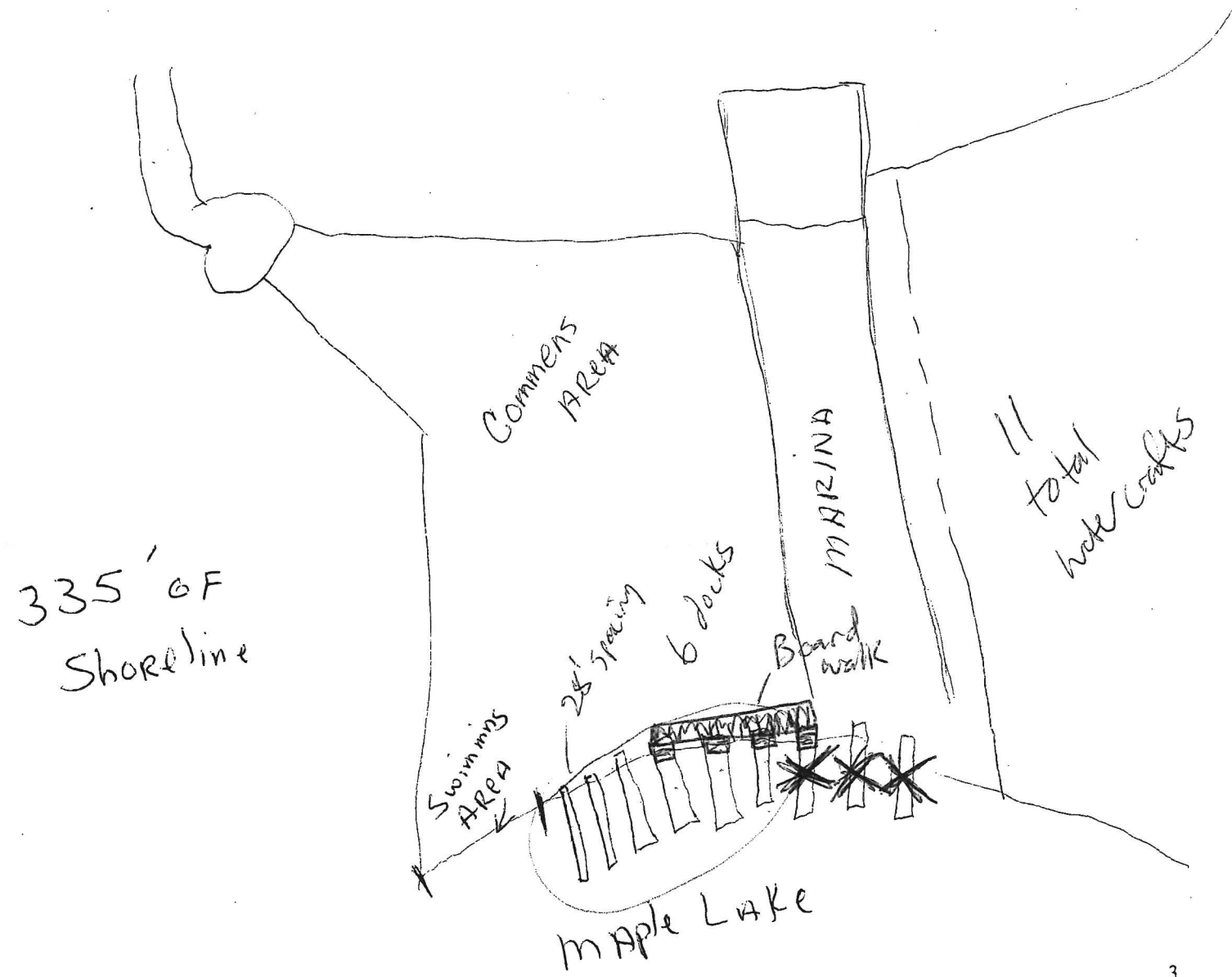
- North Arrow
- Lot Dimensions
- Distance of project to property line(s)
- Distance of project to road(s)
- Distance of project to lake(s)
- Show ALL other structures on property
- Well location
- Septic tank location and distances from well and other structures
- Drainfield location
- Structure locations, sizes and height

**EXAMPLE Sketch Plan**



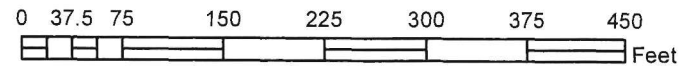
\*Zoning setback information and aerial maps can be found on the Polk County Website at [www.co.polk.mn.us](http://www.co.polk.mn.us)

Applicant's sketch (below or on attached aerial map) — 9 DOCKS





- Legend**
- E911\_Road
  - Polk\_GIS.DBO.Parcels
  - PWI Lakes and Wetlands
  - PolkMN\_Address\_Points
  - Sections
  - Indicates project location



**Conditional Use Permit Request:** The applicant is requesting a conditional use permit to utilize the common access lot located within Shalom Estates Plat for placing 6 docks to provide 11 boat parking spots for nonriparian lot owners of Shalom Estates. Parcel #74.01078.00 located in section 7 of Woodside Township.

\*NOTE: Proposed request is located in the Shoreland zoning district.

Map Created 5/6/2024  
 By: Jacob Snyder  
 Planning & Zoning Admin.

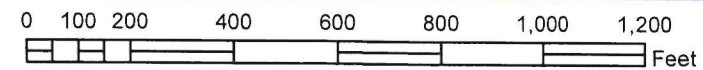




**Legend**

- E911\_Road
- ▭ Polk\_GIS.DBO.Parcels
- PolkMN\_Address\_Points
- ▭ Sections
- ★ Indicates project location

\*NOTE: Proposed request is located in the Shoreland zoning district.

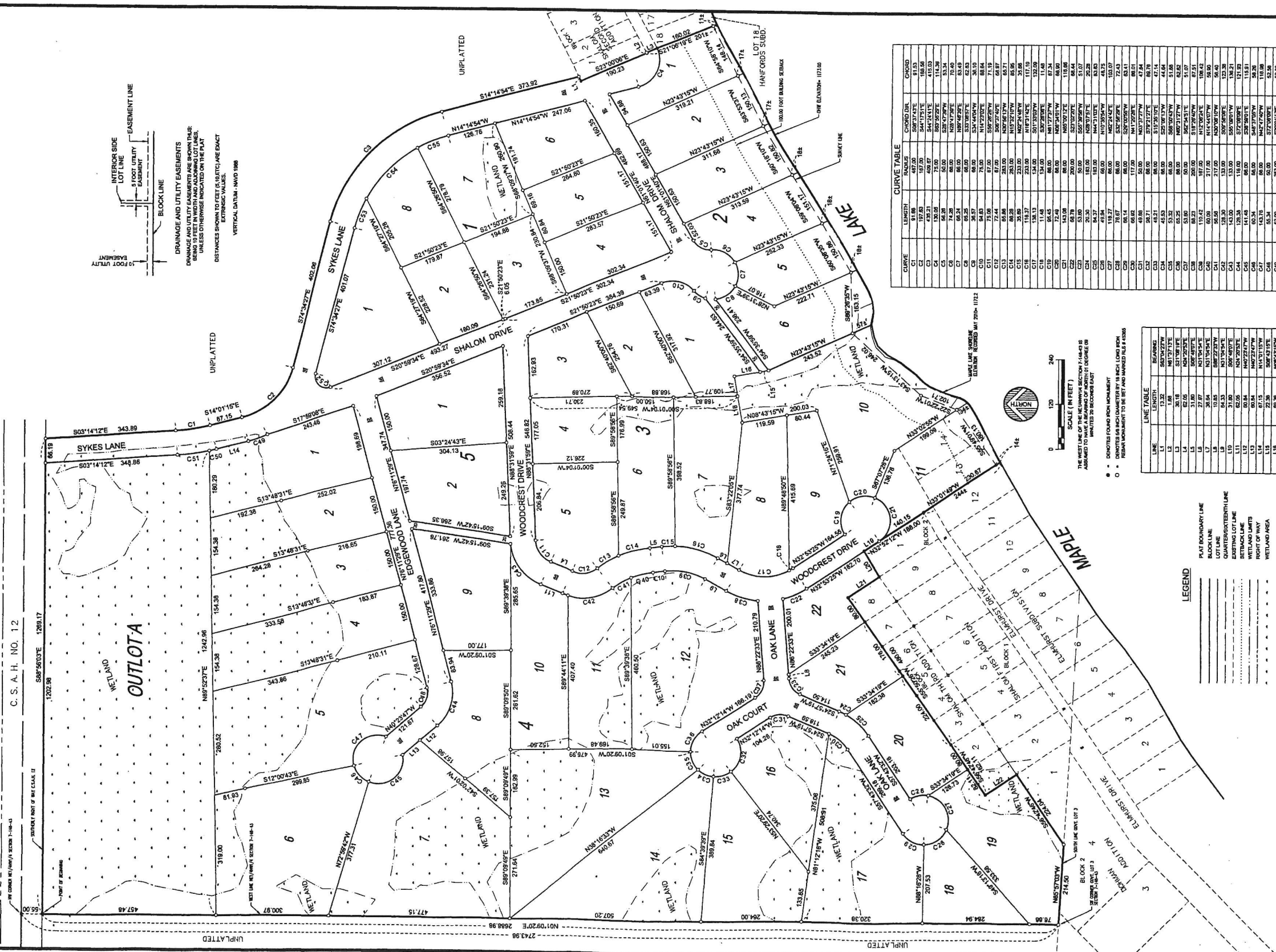


**Conditional Use Permit Request:** The applicant is requesting a conditional use permit to utilize the common access lot located within Shalom Estates Plat for placing 6 docks to provide 11 boat parking spots for nonriparian lot owners of Shalom Estates. Parcel #74.01078.00 located in section 7 of Woodside Township.

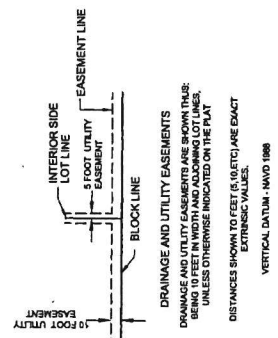
Map Created 5/6/2024  
 By: Jacob Snyder  
 Planning & Zoning Admin.

"OFFICIAL PLAT"

# SHALOM ESTATES

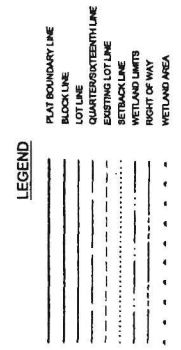


C. S. A. H. NO. 12  
 1202.96  
 1289.17  
 1202.96  
 1289.17



LINE TABLE

LINE	LENGTH	BEARING
L1	132.00	N87°17'27"W
L2	132.00	N87°17'27"W
L3	264.00	S11°19'11"E
L4	62.05	S87°48'31"E
L5	31.89	S87°48'31"E
L6	24.84	N11°19'34"E
L7	10.95	S87°27'37"W
L8	84.35	N11°19'34"E
L9	31.89	S87°48'31"E
L10	31.89	S87°48'31"E
L11	60.84	N87°27'37"W
L12	60.84	N87°27'37"W
L13	87.15	N14°14'54"W
L14	87.15	N14°14'54"W
L15	28.38	S87°48'31"E
L16	54.15	N81°14'54"E
L17	71.85	N81°14'54"E
L18	71.85	N81°14'54"E
L19	66.19	N87°27'37"W
L20	100.00	N87°27'37"W
L21	100.00	N87°27'37"W
L22	100.00	N87°27'37"W



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DLN
C1	47.00	81.53	S87°27'37"E
C2	47.00	81.53	S87°27'37"E
C3	429.31	409.97	S44°24'11"E
C4	130.00	70.00	S87°48'31"E
C5	54.28	50.00	S87°48'31"E
C6	60.84	60.00	N87°27'37"E
C7	60.84	60.00	N87°27'37"E
C8	62.05	60.00	S11°19'34"E
C9	36.57	60.00	S14°44'54"W
C10	84.83	70.00	N14°14'54"W
C11	71.85	70.00	N14°14'54"W
C12	72.44	67.00	S87°27'37"E
C13	69.86	263.00	N17°27'07"W
C14	86.29	253.00	N87°27'37"E
C15	35.89	253.00	N87°27'37"E
C16	158.13	154.00	S11°19'34"E
C17	114.48	124.00	N87°27'37"E
C18	66.45	66.00	N87°27'37"E
C19	145.98	60.00	N87°27'37"E
C20	145.98	60.00	N87°27'37"E
C21	66.19	200.00	S22°02'42"E
C22	66.19	200.00	S22°02'42"E
C23	53.00	50.00	S55°39'57"E
C24	20.30	182.00	N59°37'57"E
C25	46.84	60.00	N11°14'54"E
C26	46.84	60.00	N11°14'54"E
C27	118.27	60.00	N82°24'42"E
C28	78.67	60.00	S32°46'26"E
C29	65.14	60.00	S29°20'57"E
C30	65.14	60.00	S29°20'57"E
C31	48.88	50.00	N11°17'27"W
C32	48.88	50.00	N11°17'27"W
C33	48.21	60.00	S15°35'17"E
C34	45.53	60.00	S25°30'17"W
C35	107.62	107.00	N11°19'34"E
C36	65.25	60.00	N87°27'37"E
C37	65.25	60.00	N87°27'37"E
C38	65.25	60.00	N87°27'37"E
C39	65.25	60.00	N87°27'37"E
C40	65.25	60.00	N87°27'37"E
C41	65.25	60.00	N87°27'37"E
C42	128.30	133.00	S09°30'07"E
C43	143.00	143.00	S05°00'07"W
C44	143.00	143.00	S05°00'07"W
C45	143.00	143.00	S05°00'07"W
C46	143.00	143.00	S05°00'07"W
C47	143.00	143.00	S05°00'07"W
C48	60.34	60.00	S48°37'05"W
C49	60.34	60.00	S48°37'05"W
C50	60.34	60.00	S48°37'05"W
C51	60.34	60.00	S48°37'05"W
C52	60.34	60.00	S48°37'05"W
C53	60.34	60.00	S48°37'05"W
C54	60.34	60.00	S48°37'05"W
C55	60.34	60.00	S48°37'05"W
C56	60.34	60.00	S48°37'05"W
C57	60.34	60.00	S48°37'05"W
C58	60.34	60.00	S48°37'05"W
C59	60.34	60.00	S48°37'05"W
C60	60.34	60.00	S48°37'05"W

WURSETH SURVEYING & CONSULTING

ENGINEERS  
 ARCHITECTS  
 LAND SURVEYORS  
 ENVIRONMENTAL SERVICES

SHEET 2 OF 2

1053A

1053A