



Redwood County

www.co.redwood.mn.us

### Application for Conditional Use Permit

Permit #: 8-17

Date: 4-19-17

**Location of Proposed Use:**

Address: 13494 County Hwy 6 City: Lambertton State: MN Zip: 56152  
House # Street Name

Parcel #: 58-015-4060 Township: Lambertton Section: 15 Twp #: 109 Range: 37

**Legal Description:**

Tract in N1/2, SE1/4, 23.89 A.  
Full legal description on Attachment A

**Information about the Site:**

Zoning District: Flood Plain

**General description of the building or request:**

Core filled concrete block bathhouse with storage space, six concrete camping pads (15' x 35'), upgrades to electrical and water systems. Onsite sewer treatment system. Handicapped parking upgrades (concrete pads). Walking trail along cottonwood River.

**Type of occupancy:**

Park - Campground

**Building Size:** (Please enter dimensions in feet)

Width: 30' Length: 22' Diameter:  
Sidewall Height: 9' Total Height: 15'

**Setbacks:** (Please enter in feet)

Side Yard Setback: 10 Direction: north  
Side Yard Setback: 280 Direction: south  
Rear Yard Setback: 1320 Direction: west

Road Type: CSAH 6 Setback from the Center of the Road: 80'

Right-of-Way Footage: 50-75ft

**General Contractor:**

Name: Lambertton Construction City: Lambertton State: MN

**Sewer System Contractor:**

Name: L & S Construction

City: Sanborn

State: MN

**Type of Sewer System:**

Mound system

**Drainage Plan:**

drainage from building shall be toward existing park road.

Water Usage (estimated gallons per day): 900

Soil Type 1: 313 Spillville loam

Soil Type 2: L243A Havelock-Zumbro Complex

Estimated Date of Completion: June 2018

**Other Information:**

Bathhouse elevation to be set at 1067' to meet floodwater elevation requirements. Working with Bolton & Menk Engineering.

**Applicant Information:**

First Name: Steven

Last Name: Flaig

Business: City of Lamberton

Address: PO Box 356

City: Lamberton

State: MN

Zip: 56152

Home Phone: 507-752-7601

Cell Phone: 507-430-0811

**Land Owner Information:**

First Name:

Last Name: City of Lamberton

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature

City of Lamberton by Steve Flaig, City Clerk

Date: 04/19/2017

**Office Use Only:** \* The section below is to be filled out by the Environmental Office Staff

CUP Permit Fee:                     

Receipt #:                     

Date Approved:                     

**Commission Action:**

**County Board Action**

Approved:

Date:

Approved:

Date:

Disapproved:

Date:

Disapproved:

Date:

PROPERTY LINE  
EXIST UDAR CONTOURS, TYP  
10' TYP.  
15' TYP.

WATER SERVICE

ELECTRICAL SERVICE

BATHHOUSE

RECREATION SITE PLAN  
PROPOSED KUCHAR PARK IMPROVEMENTS - UTILITY PLAN  
APRIL, 2017

NEW ELECTRICAL LINE TO MECHANICAL ROOM

15' X 35' CONCRETE PAD, TYP

CAMP SITE, TYP

HANDICAP PARKING

WATER SERVICE

CONNECT TO EXIST WATER SERVICE

FLOOD WATER  
ELEV = 1067

ELECTRICAL LINE TO WELL

FLOODWAY

FLOOD FRINGE

FLOOD WATER  
ELEV = 1066

EXISTING WATER SERVICE

NEW WATER LINE FROM WELL TO MECHANICAL ROOM

HANDICAP PARKING

CSAH 6



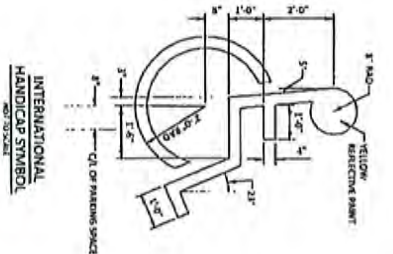
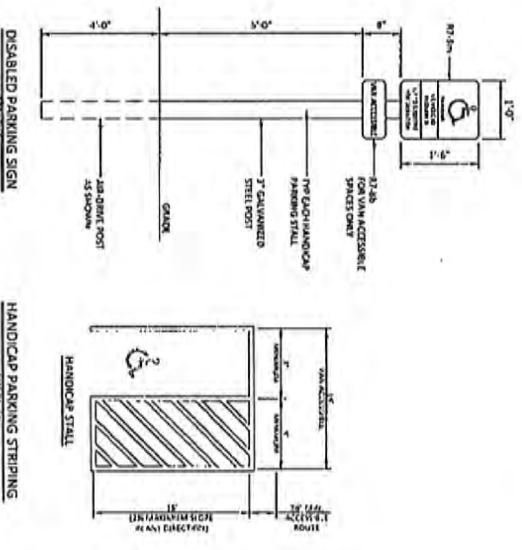
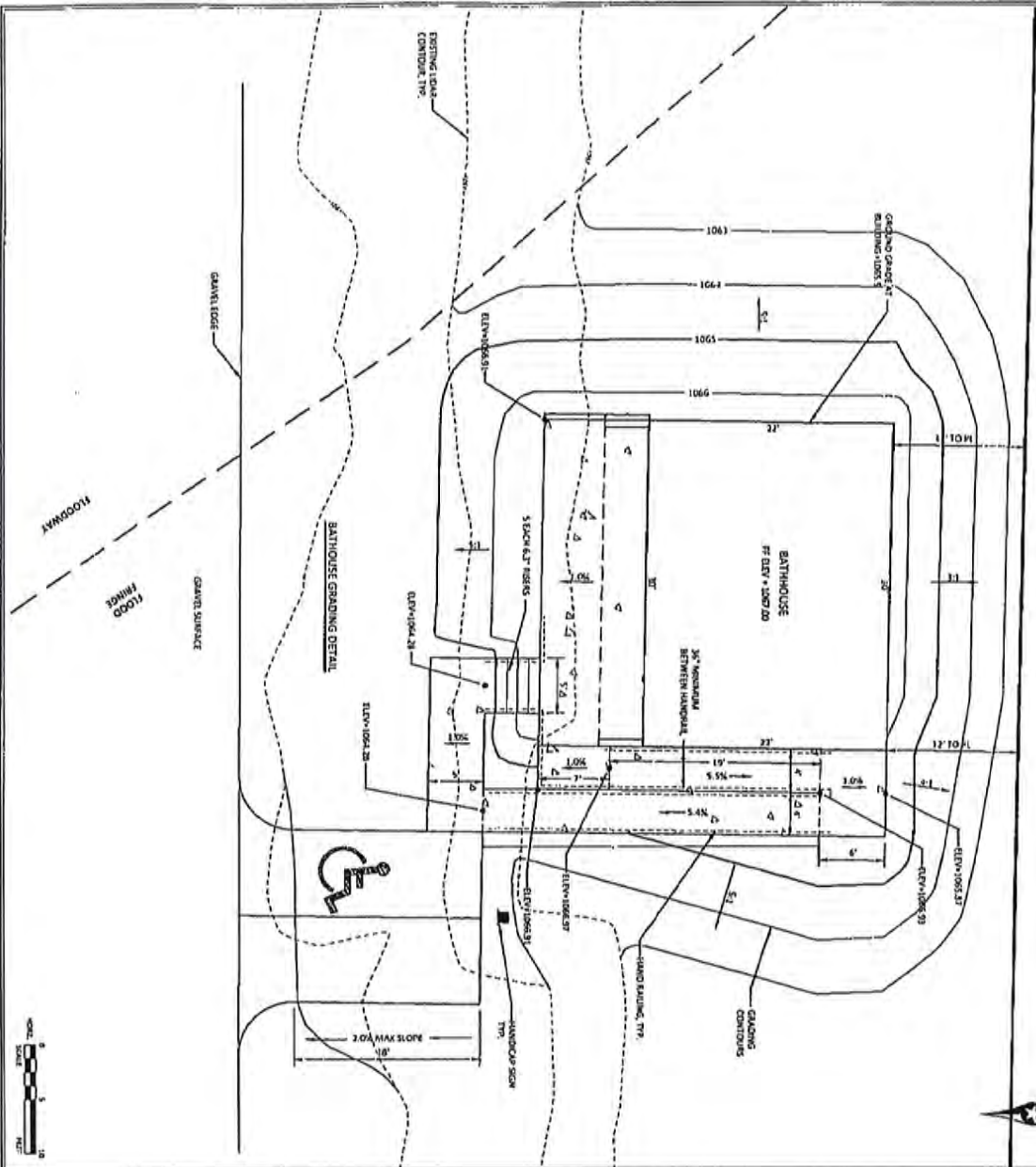
Attachment A  
Tract One

All that tract or parcel of land lying and being in the County of Redwood and State of Minnesota, described as follows, to-wit: Commencing at the northeast corner of the southeast quarter of section fifteen in township one hundred nine north, of range thirty seven west of the fifth principal meridian; thence south on the east line of said southeast quarter a distance of eight hundred sixteen feet; thence northwesterly at an angle of one hundred twenty degrees and forty minutes to the right, a distance of nine hundred feet; thence northwesterly, at an angle of seven degrees and twenty-one minutes to the left, a distance of three hundred forty feet; thence southwesterly at an angle of fifty-eight degrees and forty-one minutes to the left, a distance of two hundred seventy-five feet; thence westerly, at an angle of forty-seven degrees and eleven minutes to the right, a distance of seven hundred eighty-eight feet; thence northerly, at an angle of eighty-eight degrees and fifteen minutes to the right, a distance of three hundred eighty-seven feet, to a point where said line intersects the north line of said southeast quarter, thence east along the north line of said southeast quarter, a distance of two thousand ninety-one feet to the place of beginning, all in the southeast quarter of section fifteen in township one hundred nine north, of range thirty-seven west of the fifth principal meridian, being twenty-three and eighty-nine hundredths acres, more or less, fifteen and seventy-nine hundredths acres thereof, more or less, lying and being in the east half of the said southeast quarter, and eight and ten hundredths acres thereof, more or less lying and being in the west half of fife said southeast quarter, reserving, nevertheless, unto the said party of the first part, his heirs, and assigns a right of way for farm animals over a strip of land described as follows, to-wit: Commencing at the southeast corner of said tract, thence north on the east line of said southeast quarter to the Cottonwood River, thence west a distance of sixty-six feet, thence due south to the south line of said tract, thence southeasterly on the south line of said tract to the place of beginning.

Tract Two

The South 40' of the East 2,175.5' of the South One-half of the Northeast Quarter (S 1/2 NE 1/4) Section Fifteen (15), Township One Hundred Nine (109), Range Thirty-seven (37), Redwood County, Minnesota

**RECREATION SITE PLAN**  
**PROPOSED KUHAR PARK IMPROVEMENTS - UTILITY PLAN**  
 APRIL, 2017



# **PARK RULES**

**FOR YOUR SAFETY AND ENJOYMENT, WE ASK THAT YOU OBSERVE  
AND FOLLOW THE PARK RULES**

**PARK HOURS:  
8 AM TO 10 PM**

**DOGS MUST BE KEPT ON LEASH AND UNDER OWNER  
CONTROL AT ALL TIMES. DOG OWNERS ARE REQUIRED TO  
CLEAN UP AND DISPOSE OF DOGS WASTE**

**PLEASE LAUNCH ALL BOATS, CANOES, AND KAYAKS AT THE  
DESIGNATED BOAT DOCK AREA ONLY**

**LITTER MUST BE PLACED IN RECEPTICLES  
"PACK IT IN PACK IT OUT"**

**HOUSEHOLD AND COMMERCIAL GARBAGE DUMPING  
IS PROHIBITED.**

**CAMPERS MUST REGISTER AT THE SELF-REGISTRATION  
STATION. ONLY REGISTERED CAMPERS ARE ALLOWED IN  
THE PARK AFTER 10 PM. QUIET HOURS ARE FROM 10 PM TO  
8 AM**

**MOTOR VEHICLES ARE PERMITTED ONLY ON PARK ROADS.  
PARK ONLY IN DESIGNATED AREAS AND SPACES PROVIDED  
IN THE PARK.**

**CUTTING, PICKING, REMOVAL AND DESTRUCTION OF PLANT  
LIFE OR CUTTING OF TREES IS PROHIBITED. DO NOT CLIMB  
TREES.**

**FIREWORKS ARE PROHIBITED**

**HUNTING IS PROHIBITED IN THE PARK**

**PARK INFORMATION: (507) 752-7601 EMERGENCY: DIAL 911**

# City of Lamberton Kuhar Park Emergency Plan

## **Purpose:**

The intent of this emergency plan is to outline the actions to be taken for “all hazards”. If the hazard requires an immediate response the Maintenance Worker on Duty needs to refer to this policy and exercise their judgment when taking action.

If the emergency is imminent, the Maintenance Worker on Duty should contact 911 and the Emergency Management Director.

## **Chain of Notification for all Emergency Situations:**

1. Notify the affected park patrons
2. Contact 911 and the Emergency Management Director (if needed)
3. Maintenance Worker on Duty addresses the emergency until emergency responders arrive

## **Procedures:**

Emergencies may require evacuation or “sheltering in place”. Major emergencies may involve specialized personnel. Always follow emergency responder instructions.

Maintenance Worker on Duty will monitor weather conditions via Redwood County Dispatch, “All Hazard” NOAA radio and local observation.

Park Rules and Emergency Proceeds are to be posted at the Bathhouse kiosk. Maintenance Worker on Duty needs to check that these notifications are in place and have not been removed or damaged. Bathhouse is elevated to high water flood level and is core filled concrete and is to be used as shelter.

## **• Evacuations:**

### **Fire – Wildfire**

1. Evacuate patrons safely from park if time permits. Otherwise remain at least 150 feet from the fire.
2. Bring emergency supply kit.
3. Account for all patrons (write down names and phone numbers).

### **Fire- Structural**

1. Ensure all patrons remain at least 150 feet from the fire.
2. Assist fire personnel with crowd control.
3. Bring emergency supply kit.
4. Account for all patrons (write down names and phone numbers).

### Flash Flood

1. Evacuate patrons safely (seek higher ground, such as bathhouse if there is not sufficient time for evacuation. If time allows patrons are encouraged to leave with their vehicles and campers).
2. Bring emergency supply kit.
3. Account for all patrons (write down names and phone numbers).

- **Shelter in Place:**

### Tornado/High Winds

*When a tornado watch has been issued, attempt to notify patrons and ask them to tune to emergency weather stations or local stations issuing weather alerts.*

1. Shelter patrons in the bathhouse as designated on the tornado site plan.
2. Bring emergency supply kit.
3. Account for all patrons (write down names and phone numbers).

### Lightning/Severe Thunderstorms

1. Recommend to patrons that they shelter in the bathhouse until the lightning passes.
2. If patrons do not go to bathhouse instruct patrons to stay away from water, metal, and trees.

- **Intentional Unlawful Act**

1. Seek safety  
Call 911 if able to do so

In addition to the above procedures, it is the intention of the Park Board to seek funding for a weather siren.

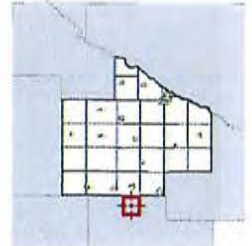








Overview



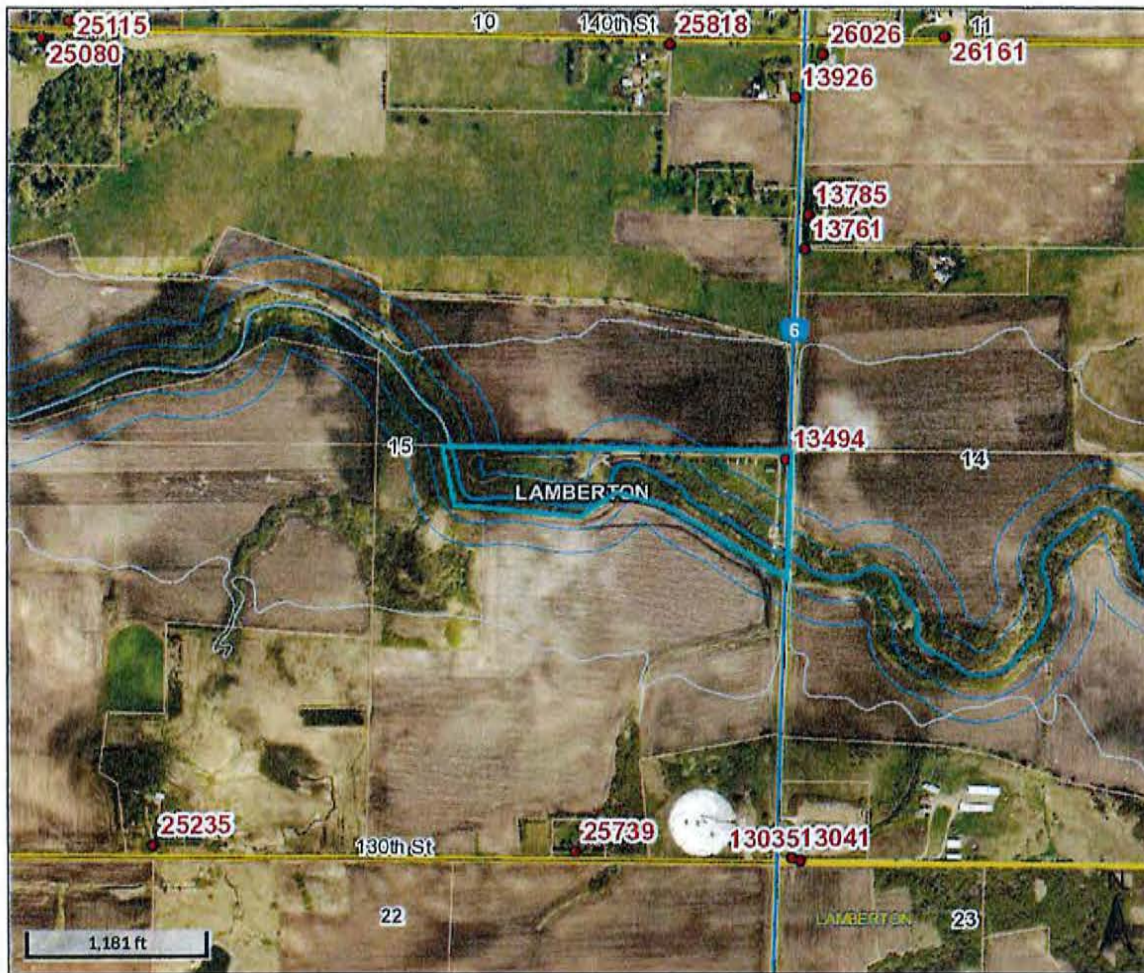
Legend

-  Municipal Boundaries
-  Sections
-  Townships
-  Open Ditch
-  Drain Tile
-  Lakes
-  Rivers
-  Address points
-  Parcels
- Shoreland**
-  <all other values>
-  150 ft
-  300 ft
-  300 ft L W
-  1000 ft
-  Flood Plain
- Major Roads**
-  County/Twp/City
-  State/Federal
-  County
-  Minor Roads

Parcel ID	58-015-4060	Alternate ID	n/a	Owner Address	LAMBERTON/CITY OF
Sec/Twp/Rng	15-109-37	Class	MUNICIPAL PROP ALL OTHER		PO BOX 356
Property Address	13494 COUNTY HWY 6 LAMB	Acreage	23.89		LAMBERTON MN 56152-0356
	56152				
District	n/a				
Brief Tax Description	TR IN N1/2 SE1/4, 23.89A M/L PARK TAX EXEMPT				
	(Note: Not to be used on legal documents)				

Date created: 5/15/2017  
Last Data Uploaded: 5/15/2017 10:12:12 AM

 Developed by  
The Schneider Corporation



**Overview**



**Legend**

- Municipal Boundaries
- Sections
- Townships
- Open Ditch
- Drain Tile
- Lakes
- Rivers
- Address points
- Parcels
- Shoreland**
- <all other values>
- 150 ft
- 300 ft
- 300 ft L W
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- Major Roads**
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## REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS  
Aquatic Invasive Species • Septic Inspector  
Drainage Inspector • Agricultural Inspector*

PO BOX 130  
REDWOOD FALLS  
MINNESOTA 56283  
PH: 507-637-4023

### NOTICE OF PUBLIC HEARING

An *Application for Conditional Use Permit* has been filed by the City of Lamberton, pursuant to Section 7, Subd. 3, Section 25, and Section 5, Subd. 10 of Redwood County Zoning Ordinance, for an expansion of the Kuhar Park campground and walking trail located on the following described property, situated in the County of Redwood, State of Minnesota, to wit:

A tract in the North Half of the Southeast Quarter (N1/2 SE1/4);

AND

The Southerly Part of the North Half (SLY PT N1/2) of the section North of the center line of the Cottonwood River;

All in Section 15, Township 109 North, Range 37 West, Lamberton Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the Redwood County Planning Commission meeting scheduled at 1:00 o'clock p.m. on Monday, the 22<sup>nd</sup> day of May, 2017, at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

If you have any comments or questions regarding this matter prior to the Public Hearing, please contact the Redwood County Environmental Office by telephone at (507) 637-4023 or in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.*

DATED: May 1<sup>st</sup>, 2017

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Nicholas W. Brozek  
Land Use and Zoning Supervisor  
Redwood County Environmental Office



**Conditions for Permit No. 8-17 (City of Lambertton)**

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site(s) of the project for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. All waste and refuse generated by or from the conditional use must be disposed of in the manner provided by the applicable local, state, and federal statutes, rules, and regulations. A copy of all disposal records and receipts must be kept on file for no less than five (5) years.
4. The permit holder shall contact all relevant local, state, and federal authorities/entities and inquire as to whether a permit and/or license is required. If a permit and/or license is required, the permit holder shall apply for and obtain any and all required permits and/or licenses. A copy of all such permits and/or licenses shall be provided to the Redwood County Environmental Office upon request.
5. The permit holder shall not allow the conditional use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
6. Adequate measures will be taken to prevent or control offensive odor, fumes, dust, smoke, and vibration, so that none of the foregoing will constitute a nuisance now or in the future.
7. No person or entity shall conduct, cause, or permit open burning of solid waste or construction demolition waste. No person or entity shall conduct, cause, or permit open burning during a burning ban placed into effect by a local, county, or state authority or entity.
8. Use of the old bathhouse as a storage shed or other purpose must conform to the Redwood County Floodplain Ordinance, as amended from time to time.
9. Construction of the proposed walking trail expansion project shall not cause any disturbance to the Cottonwood River bank. Additionally, no established trees shall be removed within the Shoreland area (300 feet from the top of the riverbank).
10. All utilities, including campsite electrical hook-ups, shall be elevated above the regulatory flood protection elevation.
11. The permit holder shall keep and follow the City of Lambertton Kuhar Park Emergency Plan, attached to the permit holder's permit application. Proposed changes to the Emergency Plan shall be forwarded to the Redwood County Zoning Administrator for review and comment. Substantial changes may require that the permit holder apply for and obtain an amended Conditional Use Permit.

12. The permit holder shall promulgate and enforce park rules, including park hours of operation. The park rules shall be posted on the park premises.
13. The Redwood County Planning Commission shall review the conditional use permit and shall be authorized to take any and all necessary action(s), including but not limited to revoking the conditional use permit and/or requiring the permit holder to reapply for a conditional use permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the permitted facility or the conditional use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or conditional use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions, the Redwood County Ordinances, State statutes, or Federal laws.





**REDWOOD COUNTY ENVIRONMENTAL OFFICE**

*Planning & Zoning ● Parks & Trails ● GIS  
Aquatic Invasive Species ● Septic Inspector  
Drainage Inspector ● Agricultural Inspector*

PO BOX 130  
REDWOOD FALLS  
MINNESOTA 56283  
PH: 507-637-4023

**REDWOOD COUNTY PLANNING COMMISSION  
City of Lambertton  
Conditional Use Permit Application #8-17  
May 22, 2017**

**FINDINGS OF FACT**

***ORDINANCE CRITERIA – The Planning Commission may recommend the granting of a Conditional Use Permit in any district provided the proposed use is listed as a conditional use for the district and upon a showing that the standards and criteria stated in this Ordinance will be satisfied and that the use is in harmony with the general purposes and intent of this Ordinance and the Comprehensive Plan.***

**In determining whether the proposed use is in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, the Planning Commission shall consider and make findings on the following questions:**

1) Will the proposed use have an adverse impact on the health, safety, and general welfare of the residents in the surrounding neighborhood?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2) Has evidence been presented that shows the proposed use will cause material injury to the use and enjoyment of other property in the surrounding neighborhood for land uses that are already permitted?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3) Will the proposed use have a substantial adverse effect on property values or future development of land in the surrounding neighborhood for uses common to the area?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4) Are there, or will there be provided, adequate utilities, access roads, drainage, off-street parking and loading areas, and other necessary facilities to support the proposed use of the property?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5) Have adequate measures been taken, or will adequate measures be taken, to prevent or control offensive odor, fumes, dust, noise, lights, and vibration, so that no disturbance to neighboring properties will result?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6) Is the proposed use of the property consistent with the general purpose and intent of the Zoning Ordinance and the goals and policies adopted in the Comprehensive Plan?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_