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CITY OF EAST GULL LAKE  
AGENDA  
PLANNING AND ZONING COMMISSION  
Tuesday, February 23, 2016 – 6:30 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Additions or Deletions to the Agenda /Adoption of Agenda
5. Approval of Minutes
  - a) January 26, 2016 Regular Meeting
6. Public Hearing
  - a) CUP 2016-05; EGL Property, LLC, Gary Lorenz, 1506 Sunset View Rd
7. Open Forum\*
8. P&Z Administrator’s Report
  - a) Statistics

New Permits:	2
New Variances:	0
New Conditional Use:	1
Potential Permits:	7
Inspections	11
Completion Letters:	0
New Violations	0

- b) 2013, 2014 & 2015 Existing Permits Update
      - One open 2013 permit; Owen Trout garage
      - Four open 2014 permits
      - 35 open 2015 permits
9. Old Business  
Comprehensive Plan – Section IV Review; begin updating Section V
10. New Business  
None
11. Adjournment

*This agenda is not exclusive. Other business may be discussed as deemed necessary.*

**\*OPEN FORUM** allows the public to speak to the Committee regarding issues that are not on the agenda.

Prepared by East Gull Lake Administrative Assistant  
Kathy Schack



**City of East Gull Lake  
Planning and Zoning  
Regular Meeting**

Tuesday, January 26, 2016 – 6:30 PM

**I. Call to order**

Bruce Buxton called to order the regular meeting of the City of East Gull Lake Planning and Zoning meeting at 6:30 PM on Tuesday, January 26, 2016 at City Hall.

**II. Pledge of Allegiance**

**III. Roll Call**

Present: Bruce Buxton (Chair), Commission: Marty Halvorson, Nate Tuomi  
Absent: Paul Tollefson, Rocky Waldin, Eunice Wiebolt  
Staff Present: City Administrator Mason, Administrative Assistant Schack  
Council Liaison: Carol Demgen  
Audience:

**IV. Appointment of Officers**

**Motion by Commissioner Halvorson, second by Commissioner Tuomi to appoint Bruce Buxton as Chair and Paul Tollefson as Vice-Chair. Passed unanimously.**

**V. Adoption of Agenda/Additions or Deletions to the Agenda**

It was noted that Old Business: Discussion of the Comprehensive Plan – Section IV will be added and

**Motion by Commissioner Halvorson and seconded by Commissioner Tuomi to approve the agenda as amended. Passed unanimously**

**VI. Approval of Minutes**

**Motion by Commissioner Tuomi, second by Commissioner Halvorson to approve the minutes of the Tuesday, November 24, 2015 meeting.**

**VII. Public Hearings**

**A. Donnie Berg conditional Use Application (CUP) 2016-02**

Administrator Mason read the Staff Report of the CUP. Donnie Berg addressed the Commission regarding the plan. Using the photo he explained where ponds will be built in the stead of the trees that were lost during the 2015 storm.

**Motion by Commissioner Tuomi and seconded by Commissioner Halvorson to approve CUP 2016-02 subject to findings of fact and conditions recommended by City Staff. Passed unanimously.**

**VIII. Open Forum**

None

**IX. Planning and Zoning Administrator's Report**

**A. Statistics**

New Permits:	7
New Variances:	0
New Conditional Use:	1
Potential Permits:	11
Inspections	25
Completion Letters:	6
New Violations	0

Administrator Mason reported on the existing and potential permits. Discussion ensued regarding the potential project for the Marty Harstad project. He also reviewed the last two month's site visits showing photos of projects in progress and completed.

**B. 2013, 2014, 2015 & 2016 Existing Permits Update**

- One (1) remaining open 2013 permit: Trout Garage
- Four (4) remaining open 2014 permits
- 30 open out of 69 total 2015 permits
- Four (4) 2016 permits

**X. Old Business**

**A. Comprehensive Plan – Section IV**

Discussion ensued regarding paring the section down and re-wording to make a more succinct

**XI. New Business**

**B. Click Here to enter text**

**C. Click Here to enter text**

**IX. Adjournment**

**Motion by Commissioner Halvorson and seconded by Commissioner Tuomi to adjourn. Passed unanimously.**

Transcribed by East Gull Lake Administrative Assistant  
Kathy Schack

These minutes are paraphrased and are not written word for word.



# City of East Gull Lake

## Staff Report

\*\*\*\*\*

**To:** Planning Commission

**Prepared by:** Administrative Assistant Schack

**Date:** February 23, 2016

**Agenda Item:** 6a

**Subject:** CUP 2016-05

**Report:** EGL Property, LLC/Gary Lorenz

**Council Action Requested:**

City Staff recommends approval of CUP 2016-05 subject to the findings of fact and conditions specified in the submitted Staff Report.





## Staff Report

**Application #:** 2016-05 - Conditional Use Permit (CUP)

**Parcel number:** 87-020-3128

### **Applicants:**

**EGL property, LLC** on property described as the W 200 feet of the N 91.9 feet of the S 325.7 feet of Government Lot 3, 20-134-29, except that part thereof described as follows: commencing at the iron monument on the shore of Gull Lake where the south line of said Lot 3 intersects the shore of Gull Lake and considering the east line of said Lot 3 as a north-south line; thence North 20 degrees 40 minutes East 188 feet along the shore of Gull Lake; thence North 24 degrees 9 minutes East 162 feet continuing along said shore to the north line of said Gleason tract, the point of beginning; thence South 89 degrees 8 minutes East 200 feet along the North line of said Gleason tract to the northeast corner thereof; thence South 24 degrees 9 minutes West 27.4 feet along the east line of said Gleason tract; thence North 81 degrees 33 minutes West hundred 90.8 feet to the point of beginning. Parcel two. That part of the tract deed to Halek by the deed recorded in book 130 of deeds, page 465, being part of Government Lot 3, 20-134-29 described as follows: Commencing at the iron monument on the shore of Gull Lake where the South line of lot three intersects the shore of Gull Lake and considering the east line of said Lot 3 as a north-south line; thence North 20 degrees 40 minutes East 188 feet along the shore of Gull Lake; thence North 24 degrees 9 minutes East 62 feet continuing along the said shore to the North line of said Halek tract, the point of beginning; thence South 89 degrees 8 minutes East 200 feet along the North line of said Halek tract to its northeast corner; thence South 24 degrees 9 minutes West 27.4 feet along the East line of said Halek tract; thence North 81 degrees 33 minutes West 190.8 feet to the point of beginning, PID# 87-020-3128, located at 1506 Sunset View Rd, East Gull Lake, MN 56401. An application was submitted to request a CUP to The City of East Gull Lake. The property is located in the R-3 zoning district and contains 29,871 square feet, Riparian to Gull Lake (General Development).

**Directions to property:** From City Hall proceed across the Gull Lake Dam heading west and proceed to Cass County 70, one block west on Cass County 70 to Scenic Drive and then proceed to Sunset View Road in about 3 blocks and take a right, Continue to address # 1506 Sunset View Road.

A conditional use permit is required based on the fact that the home is only 33 feet from the OHW of Gull Lake. Based on our ordinance Section 8.4-4 for Non Conforming Structures and Uses, a one-time addition may be granted based upon certain conditions as listed in our findings of fact:

### ***EGL Comprehensive Plan Policies:***

1. Protect the area's lakes from damage and degradation.
2. Maintain and support the resort community in the City.
3. Preserve and enhance the scenic beauty and natural plant communities of the area.
4. Work to improve recreation opportunities for residents and visitors throughout the City.
5. Strengthen the bond that make the people who live in, work in, and visit East Gull Lake identify with the community.

**Staff Findings of fact:**

1. A one-time addition to a non-conforming principal structure shall be permitted based on our ordinance subject to the following conditions:
  - a. Approval shall be granted through the Conditional Use Permit process
  - b. The non-conformity is solely due to structure being 33 feet from OHW of Gull Lake
  - c. The size of the addition shall not exceed 50% of the size of the structure that it is being added to.
  - d. The total footprint of the structure, once the addition is completed, shall not exceed 2,500 square feet, including decks, porches, patios and other projections
  - e. For reasons of personal security, a small basement storm shelter area will be allowed under the new addition similar to what was there before construction.
  - f. A storm water management plan is implemented that directs storm water away from adjacent properties and surface waters, particularly where the beach addition will be built.
  - g. The height of the addition shall not exceed the height of the existing structure.
  - h. Beyond minor alterations needed to accommodate the addition, no structural modifications shall be made to the original structure
  - i. No permits shall be granted under this provision for homes constructed after July 1, 1995 or where a previous variance has been approved
  - j. All other provisions of the Ordinance must be complied with
  - k. 11,882 Square feet of additional land is being purchased from the neighboring property of John and Lynn Shimota to give them at total of 31,612 Square feet, a 1-26-2016 signed letter of intent is included with the CUP application.
2. Before a Land use application for construction will be issued, the sale of the additional property must be completed and registered with the county.

**Planning Commission Direction:** The commission can recommend approval of the conditional use permit, recommend denial of the conditional use permit or table the request if additional information is needed. If the recommendation is for approval or denial, findings of fact should be cited.

**Staff Recommendation:** Staff recommends that the Conditional Use Permit be approved based on the findings of fact listed above. We also recommend the following conditions:

1. Additional land is being acquired to drop impervious coverage % on total parcel from a current 29.1% to 17.4%
2. Existing concrete slabs and the entry deck are being removed and replaced to reduce overall footprint of lakeside structure by 17 square feet.
3. Addition of extending the roof over existing lakeside deck will only be allowed if it remains open and does not become a screened in porch or a 3 season porch in the future.
4. Removal of 25 feet of existing concrete retaining wall to create a 25'x15' beach area with a berm to prevent erosion of the beach sand and retain storm water.
5. Retain and preserve natural stormwater retention areas as shown in plan for the future.
6. Before a Land Use application is issued, the sale of the additional land should be completed and recorded.





# CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

## **IV. Commerce and Recreation**

The dam on Gull Lake was built in 1910 to facilitate the reservoir system that serves as a water storage and runoff control feeding the Mississippi River. Its construction set the stage for creating the recreational opportunities that make East Gull Lake a statewide and nationwide destination. East Gull Lake is located near Highways 371 and 210 in the heart of the lakes and recreational area of Minnesota, which is central to all the major population areas of the state. The City is a prime tourism destination when combined with the natural amenities of East Gull Lake. The Brainerd Lakes Regional Airport has daily commercial service through Minneapolis to all areas of the country which brings tourists and business opportunities to the East Gull Lake area.

The resort industry started in East Gull Lake in the early 1930s. It has evolved from a selection of seasonal cabins to sophisticated organizations with luxury lodging facilities. They offer year-round services for conferences, corporate retreats, golf, dining, spas, and summer and winter family activities. As the resort industry in Minnesota has changed, the resorts in East Gull Lake have adapted to accommodate new recreational demands. Smaller resorts have combined with larger resorts or have been converted to seasonal homes. The four primary resorts more than double the census of East Gull Lake when at capacity.



The East Gull Lake resorts are part of a larger resort community that attracts tourists, commercial services, and new residents to the Brainerd Lakes Region. While the lakes are often the primary draw to visitors and residents, the expanding multi-use trail systems, both inside and outside of the City, are drawing hikers, bikers, and recreational vehicle enthusiasts. The commercial areas of Brainerd and Baxter provide the downtown services for East Gull Lake and includes major shopping, medical and governmental services. The commercial and recreational facilities in the region create a synergy to grow the entire lakes area.

The tourism industry and residential growth in East Gull Lake is built on the natural amenities of the area. Balancing the need for services and the preservation of natural amenities becomes increasingly complex as the population grows. Successful tourism destinations are built upon the unique characteristics of the area and provide a more attractive atmosphere.

### **Lease-back/Rent-back**

A lease-back or rent-back property is an arrangement where resorts, homes, cabins, townhomes, and/or condominiums are owned generally by investors. This can take many forms, but at minimum, the facilities are rented out to visitors to the area. They are typically managed by organizations with staff and capability to coordinate all the needed services including maintenance, check-in/check-out, cleaning, lawn care, etc. The resort industry has been migrating to this system because it allows them to upgrade their facilities and enhances their capabilities to manage, but does not require further capital investment. This trend is also evident for home owners to reduce expenses by renting.



# CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

## **Other Commercial Development**

### ***Home Occupation***

The Brainerd Lakes' area and East Gull Lake are home to many start-up, work at home employees, entrepreneurial, and other commercial enterprises operated out of resident's homes that are unobtrusive to the neighborhoods. This type of commerce has increased due to the ready accessibility to all points of the state, the ever changing economy and hi-tech capabilities. We expect this style of commerce will continue to increase as more cabins are converted to year-round homes and business owners understand they can easily manage their business from remote locations.

### ***Services Industry***

As cabins are converted to year-round homes and lease-back/rent-back operations become more prevalent, infrastructure and service industries to support those operations continue to grow. Management services, property services, and routine infrastructure services will all be a part of the types of businesses/commerce to become a part of the East Gull Lake landscape. Some services will continue to exist in the major commercial areas of Brainerd and Baxter. Others may be located in close proximity using the services. Consideration should be given to a variety of commerce that will address the current and future needs of East Gull Lake residents and tourists while preserving the character of the City.



## **Development Impacts**

### ***Environment***

While there is a discernible economic impact to the community from the recreation industry, there is also an environmental impact in terms of land use, waste generation, and surface water use. Resort modifications and associated amenities should be compatible with the natural environment. Expansion of resorts and housing may require expansion of the wastewater system in the future.

East Gull Lake is responsible for land use regulations. While land use does affect surface water, it is not the only factor. Surface water use continues to expand regardless of land use. Lakes are publicly owned with public accesses and their management is the responsibility of the Minnesota Department of Natural Resources (MnDNR) and the US Army Corps of Engineers (USACE).

### ***Employment***

The hospitality industry constitutes a large percent of the people working in East Gull Lake. However, the vast majority of residents work in their homes outside the City. Travel time to the commercial and office developments in Baxter and Brainerd for work is 15 to 25 minutes.



# CITY OF EAST GULL LAKE

## COMPREHENSIVE PLAN

### Policies

The following policies are created to guide future growth, development, and local government actions in the City of East Gull Lake:

- Residential and commercial businesses must coexist while maintaining the quality of the City environment.
- Support the resort industry and associated commercial industries as they provide employment opportunities, pay taxes, fund local improvements and generally maintain large tracts of green space with recreational opportunities. Many residents were first introduced to the community through the resorts.
- The City will seek ways to raise awareness, communicate the value and increase support of recreational commercial businesses to residents.



### ***Maintain the municipal infrastructure and provide capacity for future growth.***

- A large portion of the costs of municipal infrastructure in East Gull Lake are paid for by the major resorts and other businesses directly through user fees, connection charges and assessments, and indirectly through property taxes. It is essential that these infrastructure systems are properly managed over the long-term for recreational commerce industries to remain competitive. Flexibility for future growth and development must be provided to ensure that businesses have the ability to adapt to market pressures.

### ***Preserve and enhance the East Gull Lake vacation experience.***

- The ever-increasing land values are changing the vacation experience and thus the resort/tourist industry. Resorts are adapting by making improvements to preserve the natural environment and character of the area that has attracted tourism for years.

### ***Support the improvement and expansion of recreational opportunities.***

- Tourists and residents alike enjoy many of the recreational opportunities resorts offer. These opportunities include water sports, golf, spas, restaurants, cross-country skiing, snowmobiling, bird-watching, and the general enjoyment of the open spaces. The community should recognize the value that these opportunities provide to the quality of life and attractiveness of the area.
- The City should partner with recreational commerce businesses to expand recreational opportunities such as the trail system.



# CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

## Actions

To enact these policies, the City of East Gull Lake will seek to implement the following strategies:

### ***Short-term Strategies:***

- Continue development of multi-use trail system.
  - Develop a plan for trail placements.
  - Work with other area communities for assistance with the funding of the trail systems.
- Continue to update the resident guide/welcome packet to familiarize new residents of services and opportunities available.
- Enhance the City's newsletter and website to include a section concerning the resorts and other commercial enterprises.
- Inform the residents about the facilities open to the public that are available at the resorts.
- Examine opportunities to rezone some properties within the City to a commercial classification in order to provide future services convenient to residents and visitors.
- Cooperate with the DNR to maintain the quality of fishing on lakes within the City.
- Work with the DNR to increase awareness of exotic lake plants and to prevent their entrance into the City's lakes.
- Create policies which preserve shoreline and green spaces.



# CITY OF EAST GULL LAKE

## COMPREHENSIVE PLAN

### **V. Parks, Open Space, & Natural Resources Action Plan**

The natural resources in and around East Gull Lake form the foundation for the quality of life, community character and recreation in the City. The natural resources are one of the City's greatest assets, from its location along the eastern shore of Gull Lake to its many forests and wetlands in between. All components of the Comprehensive Plan are tied to the quality of the natural resources. There is a wide range of available recreational opportunities within the City, including boating, fishing, golfing, hiking, and camping. People move to East Gull Lake to enjoy the natural environment. A balance should be maintained between residential development and our valued natural resources.

#### **Lakes & Wetlands**

Gull Lake is over 9,400 acres in size and serves as the main attraction in the City and Gull, Ruth, Sylvan, and Dade Lakes and the many wetlands in the area provide residents and visitors with scenic views, fishing, boating, and other recreational opportunities. Gull Lake has excellent water clarity and is popular with anglers as it is playing host to more than a dozen species of fish. Stephens, Dade, Bass, and Lynch also have excellent water clarity which each range between six and twelve feet deep, while Ruth Lake and Lake Sylvan have the greatest water clarity at over 12 feet.

Nearly half of the land within the City is covered with lakes ponds, and wetlands, totaling over 5,000 acres. Preservation of wetlands insures that our water remains clean while also controlling flooding. Residents have expressed the need to maintain and enhance the water quality of area lakes. Land use changes should be monitored to prevent pollution of our lakes and natural resources.

The majority of residents in the City live within the shoreland management area, which is the first 1000 feet from a lake or 300 feet from a river. Most of the properties within the shoreland management area have some shoreline and are already developed. As development pressures increase, the undeveloped off-lake properties will be utilized. As these developments take place, care should be taken to protect the integrity of our natural resources, lakes, parks and green spaces.

#### **Rare Species and Wildlife Habitat**

East Gull Lake which is located in the Northern Minnesota Drift and Lake Plains ecological region contains a mix of glacially formed soil deposits covered with forested communities. The majority of the forest in this ecological region is predominately white and red pines, with jack pines found on the well-drained soils.

The East Gull Lake area hosts a diverse array of wildlife including great blue heron, deer, walleye, largemouth bass, red-necked grebe, and a variety of woodland animals and birds. The City and vicinity also are home to several wildlife species that are threatened or of special concern including the bald eagle, the Blanding's turtle, the red shouldered hawk, and the pug-nose shiner.

Prior to European settlement of the area, the landscape was a patchwork of river bottom forests and different prairie types. At that time East Gull Lake was home to three prairie types: jack pine barrens, oak savannah, and wet prairie.

Vegetative buffers around prime habitat are preserving large habitat tracts and corridors which link natural plant communities. To further enhance the habitat quality of the area old growth stands of forest should be preserved as they provide unique habitats and support many rare species that are not found in younger forests.



# CITY OF EAST GULL LAKE

## COMPREHENSIVE PLAN

### Open Spaces

Open spaces within the City provide scenic views and wild-life habitat by adding to the rural character of the community. Much of the open space that residents enjoy is located along the shoreline of the many lakes within the City. Several of the lakes have stretches of undeveloped shoreline that provide scenic views and enhance the recreational experience on the lake. Of the 38.43 miles of shoreline in the City, 26 miles is available for residential development. Of those 26 miles, 65 percent has been developed and the remaining private shoreland is facing development.



In addition to the open space and scenic vistas on the lakes, there are large tracts of undeveloped property off of the lake and rivers. Large tracts of land in the southeastern section of the City provide residents with views of large complexes of wetlands surrounded by wooded areas.

A few local companies and government entities own properties that total more than 40 acres in size. Publicly owned land adds to the available open space and provides opportunities for recreation. Coordination with private landowners and government bodies is essential in providing an integrated system of parks, trails, and lake access points in the area.

### Trails

Many residents of East Gull Lake would like to have an integrated trails and parks system throughout the City. This system could provide a safer array of recreational opportunities that move trail users off of heavily traveled roads. Currently, the City is increasing the number of multi-use trail systems. The trail systems allow residents and vacationers the opportunity for biking, walking, inline skating, cross-country skiing, snowmobiling and access to utilize parks.

### Parks

The City of East Gull Lake is home to Gull Lake Dam Park which includes opportunities for camping, fishing, picnicking, and access to playground equipment. Tennis courts are also available to the public at City Hall. Boat accesses are located near the dam on Gull Lake, on Gull River, and one each on Dade Lake and Lake Sylvan.

The resort community substantially adds to the recreation opportunities available within the City. The resorts offer opportunities for golfing, boating, fishing, hiking, swimming, and other recreational activities, in addition to facilities for vacation lodging and conferences.



# CITY OF EAST GULL LAKE

## COMPREHENSIVE PLAN

### **Policies**

The following policies should guide future growth, development, and local government actions in the City of East Gull Lake:

#### **Develop a network of trails to create a more walk-able community and to connect people to area amenities.**

- Area amenities include the many lakes, resorts, and Gull Lake Dam Park. Walking and biking trails also serve the added benefit of getting people outside to exercise.

#### **Protect and enhance open space and manage it in an environmentally sound manner.**

- Currently, the City is rich in natural resources and open spaces. Residents and visitors are both attracted to the area for the sense of seclusion, scenic vistas, and quality of the natural resources. The City should ensure that the very characteristic that draws people to the area is maintained and improved.

#### **Preserve and connect existing native plant and animal communities.**

- Connections can occur through the creation of green corridors and riparian buffers, and can be combined with trails and walking paths throughout the City. Active management, appropriate development patterns, and integrating private and public management efforts are necessary to preserve and improve habitat quality in the City and the surrounding area.

#### **Protect and enhance the quality of the City's water resources, including lakes and wetlands.**

- Gull Lake serves as the centerpiece of the community. The City should ensure that the health and quality of this and other area lakes continues well into the future and should be committed to maintaining the high water clarity, ecological balance, and the natural beauty of the shoreline. Residents of the area recognize the importance and benefits of wetlands for both wildlife and storm water management.

#### **Provide a wider range of recreational opportunities available to the public.**

- The City should be committed to developing more facilities for recreation activities. Most of the recreation within the City occurs on public waters and within the resort community.



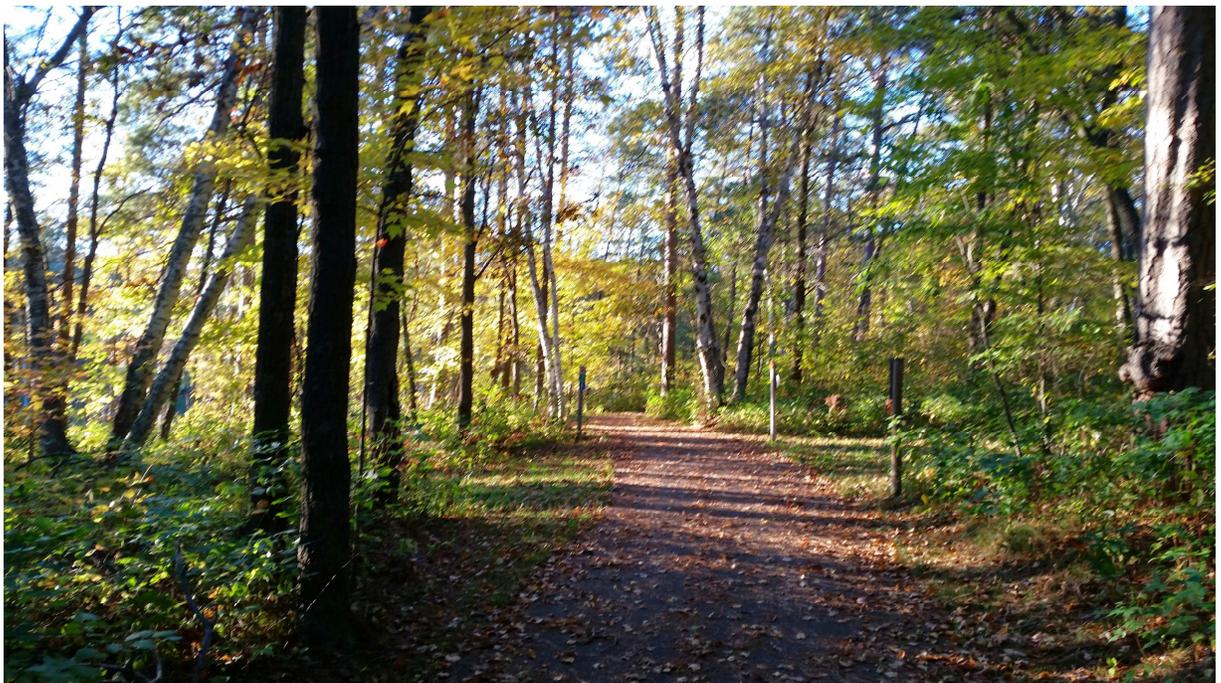
# CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

## **Actions**

To enact these policies, the City of East Gull Lake will seek to implement the following strategies:

### **Short-term Strategies:**

- Require sufficient right-of-way to include trails .
- Encourage resorts to educate their visitors and their lake users about appropriate surface water usage and natural resources protection from invasive species.
- Include an educational item in each City newsletter:
  - Helpful hints for maintaining on-site septic systems
  - Lake water quality reports
  - The preservation of area wildlife
- Continue to enforce the existing Ordinances and resolve violations in a timely manner.



# CITY OF EAST GULL LAKE

## COMPREHENSIVE PLAN

### Medium-term Strategies:

- Coordinate and plan the design of regional trail systems with area governments.
- Evaluate the need for different types of trails which could include pedestrian, biking, golf cart and snowmobile use.
- Hold an annual City-wide cleanup day to pick up yard waste and other refuse.
- Partner with neighboring jurisdictions to require regular inspection of Subsurface Sewage Treatment Systems (SSTS) to insure consistency.
- Develop a visitor's center for the displaying of recreational resources.
- Encourage cluster-style residential development with open spaces as a method of protecting natural resources and open spaces.
- Encourage residents to participate in the Citizen Lake and Stream Monitoring Programs through the Minnesota Pollution Control Agency to study and monitor the water quality in the lakes and streams in the City.
- Continue to require progressive wetland.
- Support and enforce regulations that require rain gardens and other on-site storm-water management methods.
- Continue to educate and encourage property owners to use conservation easements to protect environmentally-sensitive or unique areas.
- Create enforceable ordinances to protect open space within the City, through subdivision controls and land use permit requirements that encourage developers to protect open space.
- Continue to use mapping of all parcels within the City that have environmentally-sensitive areas to assist residents in making informed land use decisions.
- Encourage and work with realtors to provide an information packet with the sale of all property within the City that includes shoreline rules (if applicable), wildlife in area, zoning information, and other City welcome information.

### Long-term Strategies:

- Explore partnering with neighboring jurisdictions to create a regional sewage treatment system.
- Expand City sewer services to all lakeshore properties.
- Remain open to opportunities for expansion of the City park system.

