

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

Subject: Application from R. Carol Spalding for a conditional use permit to allow for the construction of a guest home over 1,000 square feet at 2501 County Road 92.

Prepared By: Nickolas Olson, Senior City Planner
Through: David Abel, Community Development Director

Meeting Date: June 1, 2026

Overview: R. Carol Spalding (the “Applicant”) has made an application for a conditional use permit to allow for the construction of a guest home over 1,000 square feet at 2501 County Road 92; AP: Agriculture Preserve Zoning District; PID # 19-117-24-11-0001 (the “Property”).

Background: It is the intent of the city in establishing general and specific criteria for conditional uses that such uses, by subject to careful evaluation to ensure that their location, size, and design, are consistent with the standards, purposes, and procedures of the city code and the comprehensive plan. The city may also consider whether the proposed use complies or is likely to comply in the future with all standards and requirements set out in other regulations or ordinances of the city or other governmental bodies having jurisdiction over the city.

The city may grant conditional use permits when such permits are authorized by this section and may impose conditions and safeguards in such permits to protect the health, safety and welfare of the community and assure harmony with the comprehensive plan of the city.

Discussion: When acting upon an application for a conditional use permit, the city will consider the effect of the proposed use upon the health, safety, and general welfare of the city. When considering the effect, the city should look at the following:

- (1) The factors of noise, glare, odor, electrical interference, vibration, dust, and other nuisances; fire and safety hazards; existing and anticipated traffic conditions; parking facilities on adjacent streets and land.**

In regards to nuisances, a guest home should operate in a very similar manner as any other accessory building, which means no discernable nuisances tied to its presence. It also will not present any additional fire or safety concerns. Since the guest home is intended for the Applicant and their family, the traffic conditions should not change and with the size of the Property, there should be ample off-street parking for the use.

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(2) The effect on surrounding properties, including valuation, aesthetics and scenic views, land uses, character and integrity of the neighborhood.

The proposed guest home has been designed to match the existing primary single-family dwelling unit. It is also a large property and the guest home is far away from any adjacent homes, so there shouldn't be impact on neighboring views. Taking these circumstances into consideration, there should not be a negative impact on the surrounding properties or the character of the neighborhood.

(3) Consistency with the city's comprehensive plan; impact on governmental facilities and services, including roads, sanitary sewer, water and police and fire.

The City's comprehensive plan and zoning code allow for a guest home over 1,000 square feet by conditional use permit. The Applicant has appropriately applied for a conditional use permit and, as the Commission will see later in the staff report, the criteria for a guest home are being complied with as proposed and conditioned. As the guest home is intended for family and non-paying guests of the Applicant, the property use will remain single family residential, which is consistent with the future land use map. Therefore, the proposed guest home is consistent with the comprehensive plan. The guest home will also have no negative impacts on governmental facilities and services as there should be no additional traffic as a result of the proposed guest home and the guest home will be served by a private sewer and water system. It is also anticipated that the need for police and fire services will not change with a guest home.

(4) The effect on sensitive environmental features including lakes, surface and underground water supply and quality, wetlands, slopes, flood plains and soils.

The proposed guest home is located in the middle of an open field. The proposed guest home complies with all the required building setbacks, so there shouldn't be any impact on sensitive environmental features.

(5) Any other factors as found relevant by the city.

Based on the request, the information submitted with this land use application, and the lack of neighborhood concerns, there appears to be no other relevant factors to consider.

Where permitted by city code, guest homes shall be subject to the following requirements:

(1) The lot must contain an existing conforming single-family dwelling unit.

There is an existing conforming single-family home on the Property. This requirement will be met.

(2) The guest home must be completely detached from the primary residence.

The proposed primary home is completely detached from the guest home. This requirement will be met.

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- (3) **The guest home must conform to accessory structure setbacks, lot coverage and all other requirements set forth by the city code that are applicable to primary residential dwellings in the zoning district in which the property is located.**

The existing home conforms to all the zoning requirements for an accessory structure. This requirement will be met.

- (4) **The height of the guest home must not exceed 25 feet.**

The existing home is less than 25' from the average grade to the mean of the highest peak of the roof. This requirement will be met.

- (5) **The roof pitch, architectural design, and exterior materials and colors of the guest home shall be consistent with the primary residence, and the appearance of the guest home shall be that of a single-family dwelling unit.**

Based on the information included with the application, the proposed primary guest home is designed to match the existing single-family dwelling unit. This requirement will be met.

- (6) **The driveway to the primary residence must be used to access the guest home. No additional driveway or curb cut will be permitted.**

The primary residence and guest home are proposed to access off of the existing driveway. There are no additional curb cuts being proposed. This requirement will be met.

- (7) **A guest home may have an attached garage. The attached garage shall count towards the total allowed square footage of the guest home with the exception for guest homes that are located in agricultural zoning districts.**

There is no attached garage on the guest home, but the Property is also zoned Agriculture. This requirement need not be considered.

- (8) **The guest home shall have a separate address from the primary residence.**

The guest home shall be used by the occupants residing in the primary residence on the Property, their nonpaying guests or their domestic service employees that work on the premises. There is no reason at this time to assign a separate address. This requirement will be met.

- (9) **The guest home must be served by the same electrical, water, and gas meters that serve the primary residence. A separate individual sewage treatment system is permitted if required by the county or other permitting authority.**

This has been included as a condition of approval. As conditioned, this requirement will be met.

- (10) **Any riparian rights belong to the primary residence on the property. No additional boat slips will be permitted for the guest home.**

This has been included as a condition of approval. As conditioned, this requirement will be met.

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(11) No guest home shall be sold or conveyed separate from the primary residence.

This has been included as a condition of approval. As conditioned, this requirement will be met.

(12) A conditional use permit is required for guest homes that have a gross floor area of more than 1,000 square feet or square footage that is 30 percent or more of the primary residence's footprint, whichever is less.

The Applicant has appropriately applied for a conditional use permit. This requirement is being met.

Neighborhood Comments: Notices were sent out to all property owners within 500 feet of the subject property. To date, staff has spoken with one neighboring property owner who didn't raise any concerns or comments. Staff have not received any written comments or concerns regarding this request as a result of sending the public notice.

Planning Commission Recommendation: The Applicant's request was presented to the Planning Commission at their May 26, 2026 meeting. At that meeting, the Planning Commission held the required public hearing. There was no one besides the Applicant present to speak. After holding the required public hearing, hearing no public testimony, and reviewing the request amongst themselves, the Planning Commission made a motion to recommend the City Council approve the request, based on certain findings of fact and subject to conditions. Motion passed 5-0. Absent Livermore, Gangestad, Gehring, and Rognli.

Conclusion: The City Council should review the staff report and the recommendation of the Planning Commission. After review, the City Council should consider the entire record before them prior to making a motion. Along with making a motion, findings of fact should be established which support the motion. Findings of fact based on the information submitted by the Applicant may be as follows:

1. The proposed conversion of the existing home to a guest home over 1,000 square feet is allowed with a Conditional Use Permit;
2. The proposed use does not pose any discernable concerns to the general public health, safety, morals, comfort or general welfare of the inhabitants of the city; and
3. The request is consistent with the Minnetrista Comprehensive Plan.

Recommended Action: Motion to adopt a resolution approving the requested conditional use permit for a guest home over 1,000 square feet at 2501 County Road 92, based on the findings of fact outlined in the staff report and subject to the following conditions:

1. The guest home shall not be sold or conveyed separate from the primary residence;
2. The guest home must be served by the same electrical, water, and gas meters that serve the primary residence. A separate individual sewage treatment system is permitted if required by the county or other permitting authority;
3. No additional driveway or curb cut shall be permitted for the guest home;
4. Any riparian rights belong to the primary residence on the property. No additional boat slips will be permitted for the guest home;

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5. The Property shall be developed in accordance with the plans submitted with this land use application last dated March 26, 2026;
6. The Applicant shall obtain all necessary permits and approvals from the City and other applicable agencies with jurisdiction over the Property prior to any construction;
7. The Applicant is responsible for all fees incurred by the City in the review of this application;
8. This approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the Property; and
9. Any other conditions as required by the City Council.

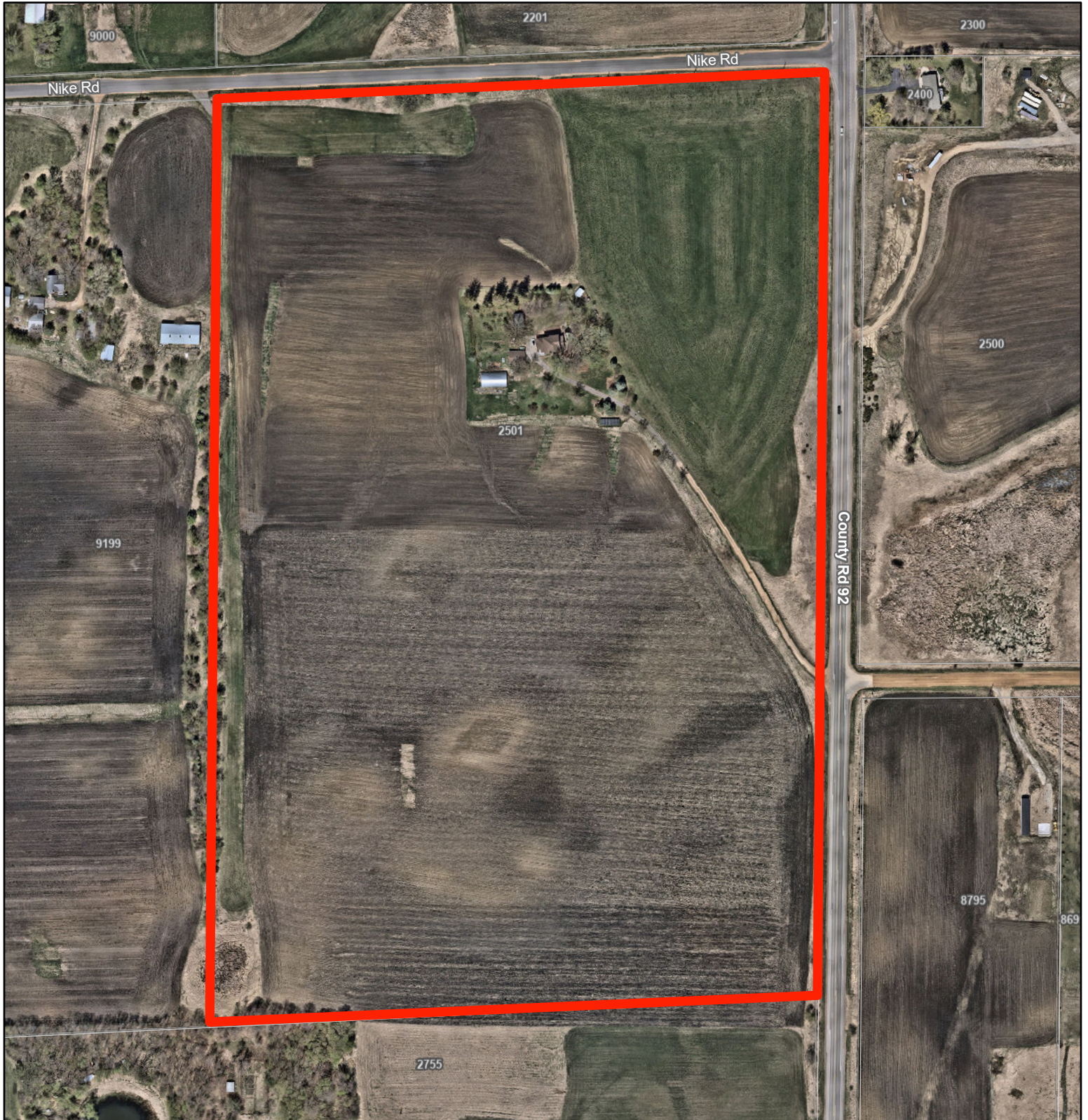
Attachments:

1. Location Map
2. Applicant's Narrative
3. Property Survey
4. Building Plans
5. Res. No. 63-26 Approve Conditional Use Permit for Guest Home at 2501 County Road 92

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2501 County Road 92



1 in = 400 Ft

-  City Boundary
-  Address Labels
-  Parcels



CUP (Conditional Use Permit) Narrative
2501 County Road 92

04/20/2026

a. Property owner:

R. Carol Spalding
2128 Stalke Way, Chaska MN 55318
rcarol100@gmail.com
612-210-0509

Authorized representatives:

Carl Spalding
2501 CR 92, Minnetrista MN 55359
ces0923@aol.com
952-452-6739
Jill Lundstrom
1101 Rowley Drive, Cedar Park TX 78613
lund121@me.com
612-889-5784

Surveyor: Schoborg Land Services, Inc.

8997 County Rd 13 SE Delano, MN 55328 ph: 763-972-3221

Designer/Builder: Justin Riddle, Paltrin ph: 612-568-7253

b. Property info:

2501 Co Rd 92, Minnetrista, MN 55359
Farm
57.32 acres
2,496,789 sq ft
PID 1911724110001
NE 1/4 of NE 1/4 and N 1/2 of SE 1/4 of NE 1/4 of Section 19 Ex Road

c. Currently the portion of the land for the new building is leased out as farmland for hay and alfalfa. This has been farmland since settlement.

d. The proposed building will be a guest house used for family. The owner proposes to make an independent living space for family members who spend winters in warmer climates and space to live if the owner desires more family support in the future.

The house will have a footprint of 1152 s.f. with finished living space of 1352 s.f. that includes 962 s.f. on the main level and 400 sf in a loft. There will also be 902 sf of unfinished basement space for utilities and storage.

Access will be from an extension off of the existing driveway to a parking spot on the north side of the house, where a garage may be added in the future.

Proposed structure will not have any new effect on wetlands or natural areas.

e. The proposed use would not affect the health, safety, or general welfare of the city.

f. The proposed building is a permitted use under city zoning guidelines. The addition of a guest house will not change the property's use under current zoning guidelines.

g. Five of the neighbors currently living on adjacent properties have been contacted and no concerns have been raised.

h. There are no conflicts with land uses and there will be no disturbance of wetland or natural areas.

i. There will be no increase to current levels of traffic, sewage or any public service. The proposed guest house will maintain its own well and septic system. Electricity will be offset by roof mounted solar panels and heat/cooling will be supplemented with a heat pump system.

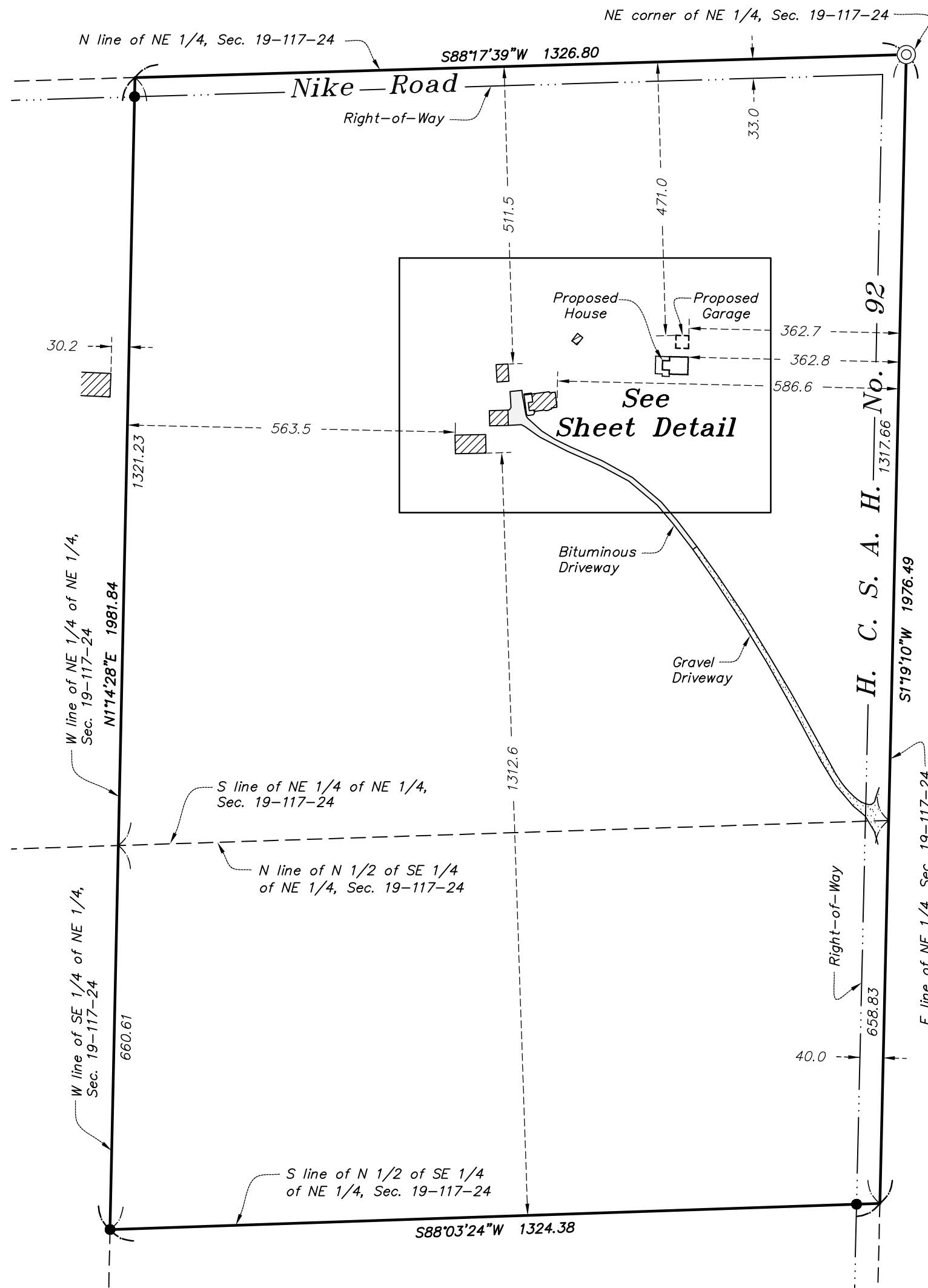
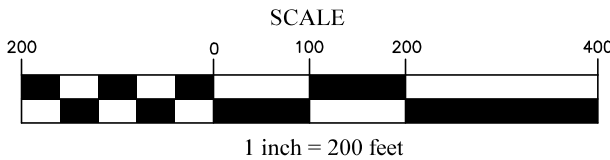
j. Construction is expected to begin in the summer of 2026 with expected completion by late 2027.

Certificate of Survey

Prepared for:
Jill Lundstrom

Legend

- Found Iron Monument
- ⊙ Cast Iron Monument
- Existing Contour
- ▨ Existing Structure



Bearings based on Hennepin County Coordinate System.

SCHOBORG
LAND SERVICES
INC.

763-972-3221 8997 Co. Rd. 13 SE
www.SchoborgLand.com Delano, MN 55328

I hereby certify that this certificate of survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Kelly L. Brouwer
Kelly L. Brouwer

Date: April 23, 2026 Registration No. 48328

Job Number: 9975
Survey Date: 09/24/25
Drawing Name: Lundstrom.dwg
Drawn by: SKH
Revisions: 4/23/26 (house footprint)
4/23/26 (house rotated)

Boundary Description (Per Doc. No. 6012508)

Parcel 1: The Northeast Quarter of the Northeast quarter of Section 19, Township 117, Range 24 West of the Fifth Principal Meridian, Hennepin county, Minnesota. (Torrens Certificate Number 1339059)

Parcel 2: The North Half of the Southeast Quarter of the Northeast Quarter of Section 19, Township 117, Range 24 West of the Fifth Principal Meridian, according to the Government Survey thereof, Hennepin County, Minnesota. (Torrens Certificate Number 804107)

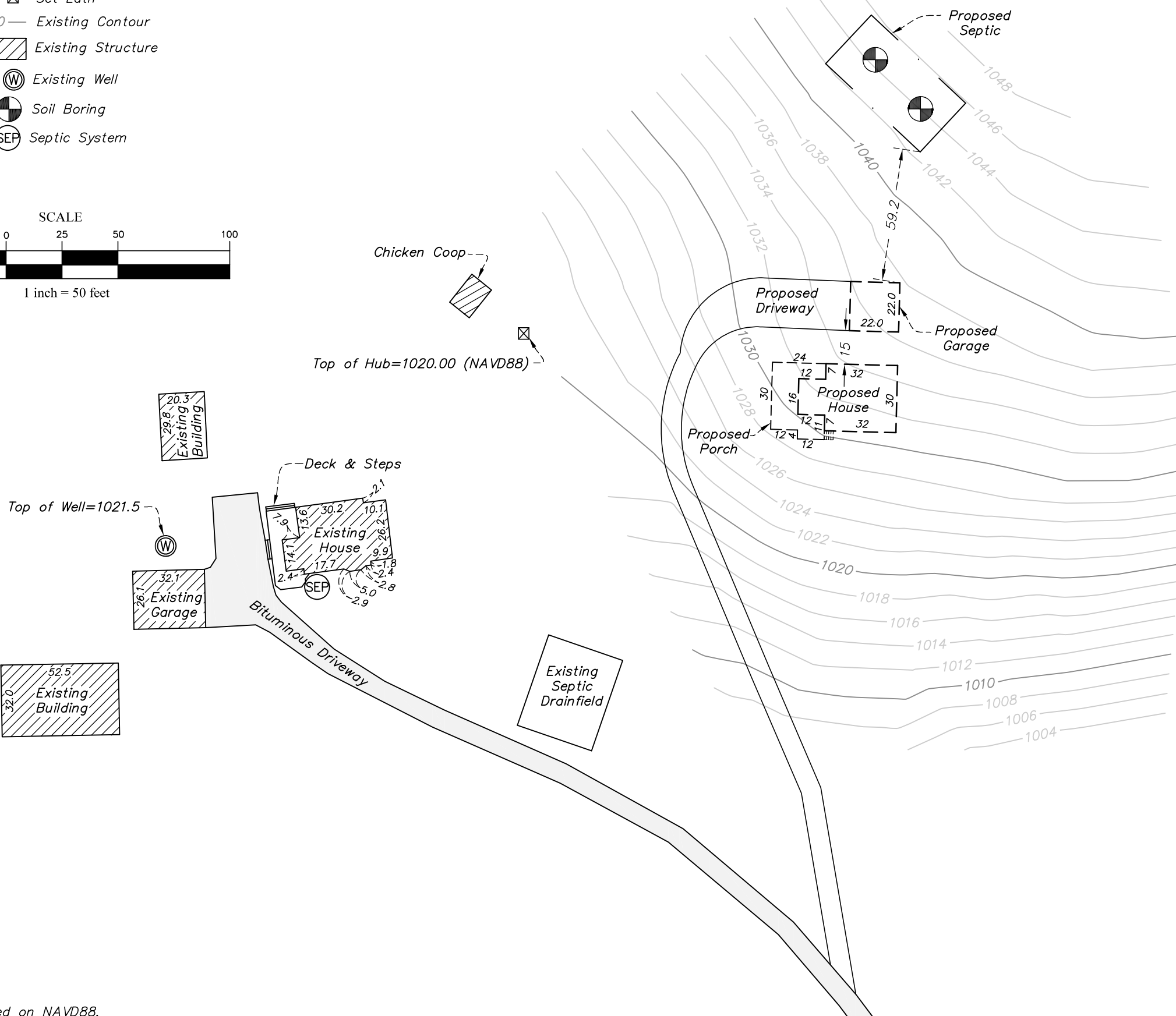
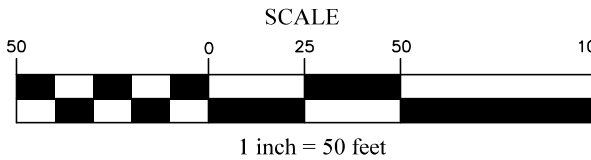
Site Address:

2501 County Road 92
Maple Plain, MN

Sheet Detail

Legend

- ▣ Set Lath
- Existing Contour
- ▨ Existing Structure
- ⊙ Existing Well
- ⊙ Soil Boring
- SEP Septic System



Elevations based on NAVD88.

GENERAL NOTES

PLANS COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE
AND LATEST ADOPTED SATE AND LOCAL BUILDING CODE
ALL NOTES ARE TYPICAL UNLESS NOTED OTHERWISE ON DETAILED DRAWINGS

FOUNDATION SQUARE FOOTAGE

(ITEM)	000
(ITEM)	000
TOTAL SQUARE FEET	0,000

RADON CONTROL SYSTEM - PASSIVE
COMPLIES WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND 2020 MINNESOTA RESIDENTIAL CODE - 1303.2402

PASSIVE RADON CONTROL SYSTEM - MEANS A SYSTEM DESIGNED TO ACHIEVE LOWER AIR PRESSURE BELOW THE SOIL-GAS MEMBRANE RELATIVE TO THE INDOOR AIR PRESSURE BY USE OF A VENT PIPE THAT RELIES ON STACK EFFECT TO PROVIDE AN UPWARD FLOW OF AIR FROM BENEATH THE SOIL-GAS MEMBRANE.

RADON GAS - MEANS A NATURALLY OCCURRING, CHEMICALLY INERT, RADIOACTIVE GAS

SEALED - MEANS TO PREVENT THE MOVEMENT OF AIR OR AIRBORNE GASES THROUGH A FLOOR, WALL, OR CEILING ASSEMBLY

SOIL-GAS MEMBRANE - MEANS A CONTINUOUS MEMBRANE OR 6-MIL (0.15 MM) POLYETHYLENE, OR 3-MIL (0.075 MM) CROSS-LAMINATED POLYETHYLENE

VENT PIPE - MEANS A 3-INCH (76MM) OR 4-INCH (102MM) DIAMETER ABS OR PVC USED TO VENT SUBSOIL GASES THAT HAVE COLLECTED UNDER THE SOIL-GAS MEMBRANE TO THE EXTERIOR OF THE DWELLING

- A GAS-PERMEABLE MATERIAL SHALL BE PLACED ON THE PREPARED SUB-GRADE UNDER ALL FLOOR SYSTEMS.
- A SOIL-GAS MEMBRANE SHALL BE PLACED ON TOP OF THE GAS-PERMEABLE MATERIAL PRIOR TO PLACING A FLOOR ON TOP OR ABOVE THE SOIL. THE SOIL-GAS MEMBRANE SHALL COVER THE ENTIRE FLOOR AREA. SEPERATE SECTIONS OF MEMBRANE MUST BE LAPPED AT LEAST 12 INCHES (305MM). THE MEMBRANE SHALL FIT CLOSELY AROUND ANY PENETRATION OF THE MEMBRANE TO REDUCE LEAKAGE OF SOIL GASES. ALL PUNCTURES OR TEARS IN THE SOIL-GAS EMBRANE SHALL BE REPAIRED BY SEALING AND PATCHING THE SOIL-GAS MEMBRANE WITH THE SAME KIND OF MATERIAL, MAINTAINING A MINIMUM 12-INCH (305MM) LAP.
- A "T" FITTING SHALL BE INSTALLED BENEATH THE SOIL-GAS MEMBRANE WITH A MINIMUM OF 10 FEET OF PERFORATED PIPE CONNECTED TO ANY TWO OPENINGS OF THE "T" FITTING, OR BY CONNECTING THE TWO OPENINGS TO THE INTERIOR DRAIN TILE SYSTEM. THE THIRD OPENING OF THE "T" FITTING SHALL BE CONNECTED TO THE VENT PIPE. THE PERFORATED PIPE OR DRAIN TILE AND THE "T" FITTING SHALL BE THE SAME SIZE AS THE VENT PIPE. ALL CONNECTIONS TO THE "T" FITTING SHALL BE TIGHT FITTING.
- POTENTIAL ENTRY ROUTES FOR RADON GAS SHALL BE SEALED ACCORDINGLY
- FLOOR OPENINGS AROUND THE BATHTUB, SHOWERS, WATER CLOSETS, PIPES, WIRES, OR OTHER OBJECTS THAT PENETRATE THE SOIL-GAS MEMBRANE AND THE CONCRETE SLAB OR OTHER FLOOR SYSTEMS SHALL BE SEALED.
- ALL CONTROL JOINTS, ISOLATION JOINTS, CONSTRUCTION JOINTS, OR ANY OTHER JOINTS IN THE CONCRETE SLAB, OR THE JOINT BETWEEN THE CONCRETE SLAB AND A FOUNDATION WALL, SHALL BE SEALED. ALL GAPS AND JOINTS SHALL BE CLEARED OF ALL LOOSE MATERIAL PRIOR TO SEALING.
- PENETRATIONS OF ALL FOUNDATION WALL TYPES SHALL BE SEALED. JOINTS, CRACKS, OR OTHER OPENINGS AROUND ALL PENETRAIONS OF BOTH EXTERIOR AND INTERIOR SURFACES OF FOUNDATION WALLS SHALL BE SEALED.
- ALL PENETRAIONS THROUGH FLOORS OR WALLS INTO THE UNCONDITIONED CRAWL SPACES SHALL BE SEALED. ACCESS DOORS INTO UNCONDITIONED CRAWL SPACES SHALL BE GASKETED. CRAWL SPACE VENTILATION SHALL BE PROVIDED ACCORDING TO PART 1303.2400.
- A SUMP CONNECTED TO INTERIOR DRAIN TILE MAY SERVE AS THE TERMINATION POINT FOR THE VENT PIPE, IF THE SUMP COVER IS SEALD OR GASKETED AND DESIGNED TO ACCOMODATE THE VENT PIPE. THE SUMP PUMP WATER DISCHARGE PIPE SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- THE VENT PIPE SHALL BE PRIMED AND GLUED AT ALL FITTINGS AND SHALL EXTEND UP FROM THE RADON CONTROL SYSTEM'S COLLECTION POINT TO A POINT TERMINATING A MINIMUM OF 12 INCHES (305MM) ABOVE THE ROOF. THE VENT PIPE SHALL BE LOCATED AT LEAST 10 FEET (3,048MM) AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONITIONED SPACES OF THE BUILDING.
- VENT PIPES ROUTED THROUGH UNCONDITIONED SPACES SHALL BE INSULATED WITH MINIMUM OF R-4 INSULATION. VENT PIPES WITHIN THE CONITIONED ENVELOPE OF THE BUILDING SHALL NOT BE INSULATED.
- ALL COMPONENTS OF THE RADON GAS VENT PIPE SYSTEM SHALL BE INSTALLED TO PROVIDE DRAINAGE TO THE GROUND BENEATH THE SOIL-GAS MEMBRANE
- RADON GAS VENT PIPES SHALL BE PROVIDED WITH SPACE AROUND THE VENT PIPE FOR FUTURE INSTALLATION OF A FAN. THE SPACE REQUIRED FOR THE FUTURE FAN INSTALLED SHALL BE A MINIMUM OF 24-INCHES IN DIAMETER, CENTERED ON THE AXIS OF THE VENT PIPE, AND SHALL EXTEND A MINIMUM DISTANCE OF 3 VERTICAL FEET.
- ALL RADON GAS VENT PIPES SHALL BE IDENTIFIED WITH AT LEAST 1 LABEL ON EACH STORY AND IN ATTICS AND CRAWL SPACES. THE LABEL SHALL READ "RADON GAS VENT SYSTEM".
- COMBINATION BASEMENT/CRAWL SPACE OR SLAB-ON GRADE/CRAWL SPACE FOUNDATIONS SHALL HAVE SEPERATE RADON GAS VENT PIPES INSTALLED IN EACH TYPE OF FOUNDATION AREA. EACH RADON GAS VENT PIPE SHALL TERMINATE ABOVE THE ROOF OR SHALL BE CONNECTED TO A SINGLE VENT PIPE THAT TERMINATES ABOVE THE ROOF.
- A POWER SOURCE CONSISTING OF AN ELECTRICAL CIRCUIT TERMINATING IN AN APPROVED ELECTRICAL BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ANTICIPATED LOCATION OF THE VENT PIPE FAN TO ALLOW FOR THE FUTURE INSTALLATION OF A FAN INTO A PASSIVE RADON CONTROL SYSTEM TO MAKE THE SYSTEM AN ACTIVE RADON CONTROL SYSTEM. THE POWER SOURCE SHALL NOT BE INSTALLED IN ANY CONDIITIONED SPACE, BASEMENT, OR CRAWL SPACE.



FRAMING NOTES

- ALL HEADERS, POSTS, AND BEAMS SHALL BE DESIGNED AND SIZED BY SUPPLIER, CONTRACTOR, AND OR ENGINEER PER LOCAL CODE, SITE, SOIL, SNOW LOAD, AND/OR OTHER LOCAL CONDITIONS
- ALL EXTERIOR WALLS ARE 2X6 @16" O.C. UNLESS SPECIFIED ON PLAN
- ALL INTERIOR WALLS ARE 2X4 @16" O.C. UNLESS SPECIFIED ON PLAN
- ALL DIMENSIONAL LUMBER HEADERS TO HAVE MIN. ONE TRIMMER AT EACH END UP TO 4'-11" SPAN
- HEADERS GREATER THAN 5'-0" TO HAVE MIN. TWO TRIMMERS AT EACH END
- ALL CONNECTIONS TO BE MADE WITH ADEQUATE SIMPSON, USP, OR EQUAL. ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THROUGH EACH FLOOR AND SOLIDLY BEAR ON THE FOUNDATION. PROVIDE SOLID BLOCKING AT ALL POINT LOAD LOCATIONS IN FLOOR SYSTEM BELOW.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- SILL SEALER/TERMITE BARRIER TO APPLIED PER CODE.
- TWO BEADS OF CAULKING ON ALL INTERIOR AND EXTERIOR WALL PLATES.
- HALF WALLS TO HAVE 2X STRUCTURAL BRACING CARRIED THROUGH SUB FLOOR MECHANICALLY FASTENED TO FLOOR SYSTEM AT CORNERS, WALL ENDS, AND EVERY 5'-0" IF REQUIRED.
- HALF HIGH WALLS SLOPED AT STAIRS ARE 30" HIGH, SIZE PER PLAN.

FOUNDATION NOTES

- WALL PROFILES ARE NOTED ON PLAN
- WALL THICKNESS IS NOMINAL UNLESS STATED OTHERWISE
- WALL INSULATION PER CODE (SEE SECTION DETAILS)
- FOOTINGS TYPICALLY 8" DEEP (SEE FOUNDATION PLAN)
- INTERIOR BEARING WALLS - 2X6 OR 2X4 ON 20"X8" CONTINUOUS CONCRETE FOOTINGS
- PAD FOOTINGS AT LOAD LOCATIONS ARE NOTED ON PLAN WITH SIZE AND LOCATION

WINDOWS & DOORS

- WINDOWS AND DOORS ARE NOTED AS NOMINAL (EXAMPLE 3060 = 3'-0" x 6'-8")
- DOORS AND WINDOWS TO SHOW SWING OR OPERATION ON PLAN
- APPLICABLE SPECIAL NOTES ARE INDICATED ON PLAN SUCH AS EGRESS OR TEMPERED
VERY ROUGH OPENINGS PER WINDOW MANUFACTURER PRIOR TO CONSTRUCTION
- TYPICAL TOP OF WINDOW HEIGHTS - REFER TO SECTION DETAILS
- NON-TYPICAL T.O. WINDOWS ARE INDICATED ON PLAN
- LOOKOUT FOUNDATION - WINDOWS ARE SET ON TREATED DOUBLE BOTTOM PLATE

EGRESS NOTES

EGRESS WINDOWS SHALL ABIDE BY ALL SPECIFICATIONS INDICATED IN IRC SECTION 310

BASEMENT, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESURE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AND EMERGENCY ESCAPE AND RESURE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

WINDOW REQUIREMENTS

- OPEN FROM INSIDE WITHOUT KEYS, SPECIAL TOOLS, OR KNOWLEDGE
- MINIMUM OPENING: 5.7 SQFT
- CLEAR OPENING HEIGHT NOT LESS THAN 24" AND CLEAR OPENING WIDTH NOT LESS THAN 20"
- SILL HEIGHT NOT MORE THAN 44" ABOVE FLOOR

WINDOW WELL REQUIREMENTS

- SHALL NOT BE LESS THAN 9 SQFT
- SHALL NOT BE LESS THAN 36" (CLEAR) FROM EDGE OF EXTERIOR WALL TO INSIDE EDGE OF WELL. WINDOW SHOULD BE ABLE TO BE FULLY OPEN
- WELLS WITH A DEPTH OF GREATER THAN 44" SHALL BE EQUIPPED WITH PERMANENTLY FIXED LADDER PER CODE.
- WINDOW WELLS SHALL BE PROVIDED WITH ADEQUATE MEASN OF DRAINAGE.

STAIR NOTES

STAIRS SHALL ABIDE BY ALL SPECIFICATIONS INDICATED IN IRC SECTION 311.7

- TREADS SHALL BE MINIMUM OF 10"
- RISERS SHALL BE MAXIMUM OF 7 3/4"
- MINIMUM WIDTH SHALL BE NOT LESS THAN 36" (CLEAR)
- MINIMUM HEADROOM SHALL BE MINIMUM OF 6'-8" FROM THE SLOPED LINE OF READ NOSING TO CEILING AT ALL POINTS ALONG STAIR RUN
- MINIMUM 36" LANDING SHALL BE PROVIDED ON ONE SIDE OF STAIRS IF OVER 4 RISERS
- HANDRAILS SHALL BE PROVIDED ON ONE SIDE OF STAIRS IF OVER 4 RISERS
- ALL RAILINGS TO HAVE LESS THAN 4" SPACE BETWEEN BALUSTERS
- STAIRWELLS SHALL BE ILLUMINATED PER CODE

TEMPERED GLASS

TEMPERED GLASS SHALL ABIDE BY ALL SPECIFICATIONS INDICATED IN IRC SECTION 308

WINDOWS SHALL BE TEMPERED IN THE FOLLOWING SCENARIOS:

- BOTTOM EDGE OF WINDOW IS LESS THAN 18" A.F.F.
- SIZE OF WINDOW PANEL IS GREATER THAN 9 SQFT
- IN ALL ENTRY AND PATIO DOORS, ALONG WIHT ANY INTERIOR DOOR WITH GLASS IN THE DOOR PANEL
- EDGE OF WINDOW IS LESS THAN 24" FROM EITHER SIDE OF THE DOOR, ON THE SAME WALL/PLANE, AND THE BOTTOM OF THE BOTTOM EDGE OF WINDOW IS LESS THAN 60" A.F.F.
- EDGE OF WINDOW IS LESS THAN 24" FROM THE HINGE SIDE OF DOOR, ON AN ADJACENT WALL AND THE BOTTOM OF THE BOTTOM EDGE OF WINDOW IS LESS THAN 60" A.F.F.
- BATHTUBS: LESS THAN 60" VERTICALLY OR HORIZONTALLY FROM A BATHTUB OR HOTUB
- SHOWERS: LESS THAN 60" HORIZONTALLY FROM A SHOWER IF BOTTOM OF WINDOW IS LESS THAN 60" A.F.F.
- STAIRS: BOTTOM OF WINDOW IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF THE STAIRS, LANDINGS, AND RAMPS
- ADJACENT TO LANDING: BOTTOM OF WINDOW IS LESS THAN 36" A.F.F. AND WITH-IN 60" OF THE BOTTOM OF THE STAIRS.

DRYWALL NOTES

- ALL INTERIOR WALLS TO HAVE 1/2" DRYWALL
- CEILINGS TO HAVE 1/2" (ANTI-SAG) DRYWALL
- SEE FIRE PROTECTION NOTES FOR DRYWALL IN GARAGE, LOWER LEVEL, AND UNDERSTAIRS
- SEE MECHANICAL NOTES FOR DRYWALL IN MECHANICAL ROOM(S)

FIRE PROTECTION

SHALL ABIDE BY ALL SPECIFICATIONS INDICATED IN IRC SECTION 302

- CEILINGS IN MECHANICAL, STORAGE AREAS, AND UNDER STAIRS HAVE 1/2" DRYWALL INSTALLED
- WALLS AND CEILINGS IN GARAGE TO HAVE 1/2" DRYWALL INSTALLED
- DOORS BETWEEN GARAGE AND HOUSE SHALL BE 20 MINUTE FIRE RATED.
- FIREBLOCKING SHALL BE PROVIDED TO STOP VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS.
- DRAFTSTOP ANY PENETRATIONS, GAPS, OR SEAMS.
- UNFINISHED LOWER LEVELS TO HAVE 1/2" DRYWALL

SMOKE DETECTORS NOTES

SHALL ABIDE BY ALL SPECIFICATIONS INDICATED IN IRC SECTION 314

- INSTALLED INSIDE EACH SLEEPING ROOM, OUTSIDE IMMEDIATE AREA WITHIN 10'-0" OF EACH SLEEPING ROOM, AND AT LEAST ONE ON EACH FLOOR
- SHALL NOT BE INSTALLED WITH-IN 3'-0" OF A BATHROOM
- SHALL BE INTERCONNECTED
- SHALL BE HARDWIRED WITH BATTERY BACK UP.

NOTE: DETECTORS IN HALLWAYS, OR AREA OUTSIDE OF SLEEPING AREAS SHALL BE COMBINATION SMOKE/CARBON MONOXIDE DETECTORS WHERE EVER POSSIBLE AND SHALL ABIDE BY IRC SECTION 314 AND 315.

CARBON MONOXIDE NOTES

SHALL ABIDE BY ALL SPECIFICATIONS INDICATED IN IRC SECTION 315

- SHALL BE INSTALLED ON CEILINGS AND SHALL BE INSTALLED OUTSIDE THE IMMEDIATE WITHIN 10'-0" OF EACH SLEEPING ROOM
- SHALL BE INSTALLED INSIDE OF SLEEPING AREA WHERE GAS FIREPLACE IS PRESENT IN THE ROOM.
- SHALL BE COMBINATION SMOKE/C.O. WHERE EVER POSSIBLE. (SEE NOTE ABOVE)
- SHALL BE INTERCONNECTED
- SHALL BE HARDWIRED WITH BATTERY BACK UP

MECHANICAL NOTES

- MECHANICAL ROOMS TO HAVE 1/2" DRYWALL ATTACHED TO CEILING AND PROVIDE ADEQUATE FIRESTOP PER CODE
- FURNACE AND AIR CONDITIONER TO BE HIGH EFFICIENCY
- SUMP BASKET TO BE PLACED AS CLOSE TO FOOTINGS AS POSSIBLE BE TIED INTO DRAIN TILE SYSTEM WITH SUMP PUMP TO EXTERIOR
- RADON SYSTEM TO BE TIED INTO DRAIN TILE SYSTEM - SEE RADON DETAIL ON THIS PAGE
- SEWER CLEANOUT TO BE PLACED AS CLOSE TO EXTERIOR FOOTING AS POSSIBLE AND EASILY ACCESSIBLE. IT SHALL NOT CROSS UNDER ANY UNEXCAVATED AREAS OR WINDOW WELLS.
- FLOOR DRAIN TO BE LOCATED IN MECHANICAL ROOM
- HOSE BIBBS SHALL BE FROST PROOF AND ANTI-SIPHON.
- AIR CONDITIONING UNITES ARE TO BE MOUNTED ON SIDE OF HOME WITH STEEL BRACKET OR PLACED ON FIBERGLASS PAD ON FLAT GRADE. POWER DISCONNECT AND WP GFCI OUTLET SHALL BE PROVIDED AT LOCATION.

STUDIO
Jill & Russ

DESIGN DISCLAIMER

PLANS MUST BE PROPERLY SUBMITTED TO ACQUIRE LOCAL BUILDING PERMIT(S) BEFORE CONSTRUCTION. PLEASE REVIEW CONSTRUCTION WITH STRUCTURAL ENGINEER OR LUMBER YARD BEFORE CONSTRUCTION. STUDIO LOLLY DOES NOT ASSUME ANY RESPONSIBILITY OF STRUCTURAL FAILURES OR DEFICIENCIES. PLANS MAY NEED TO BE STAMPED AND SIGNED BY AN ARCHITECT.

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(ADDRESS)
(ADDRESS)

CUSTOMER SIGNATURE FOR APPROVAL

COVER SHEET

ISSUED 03/26/2026

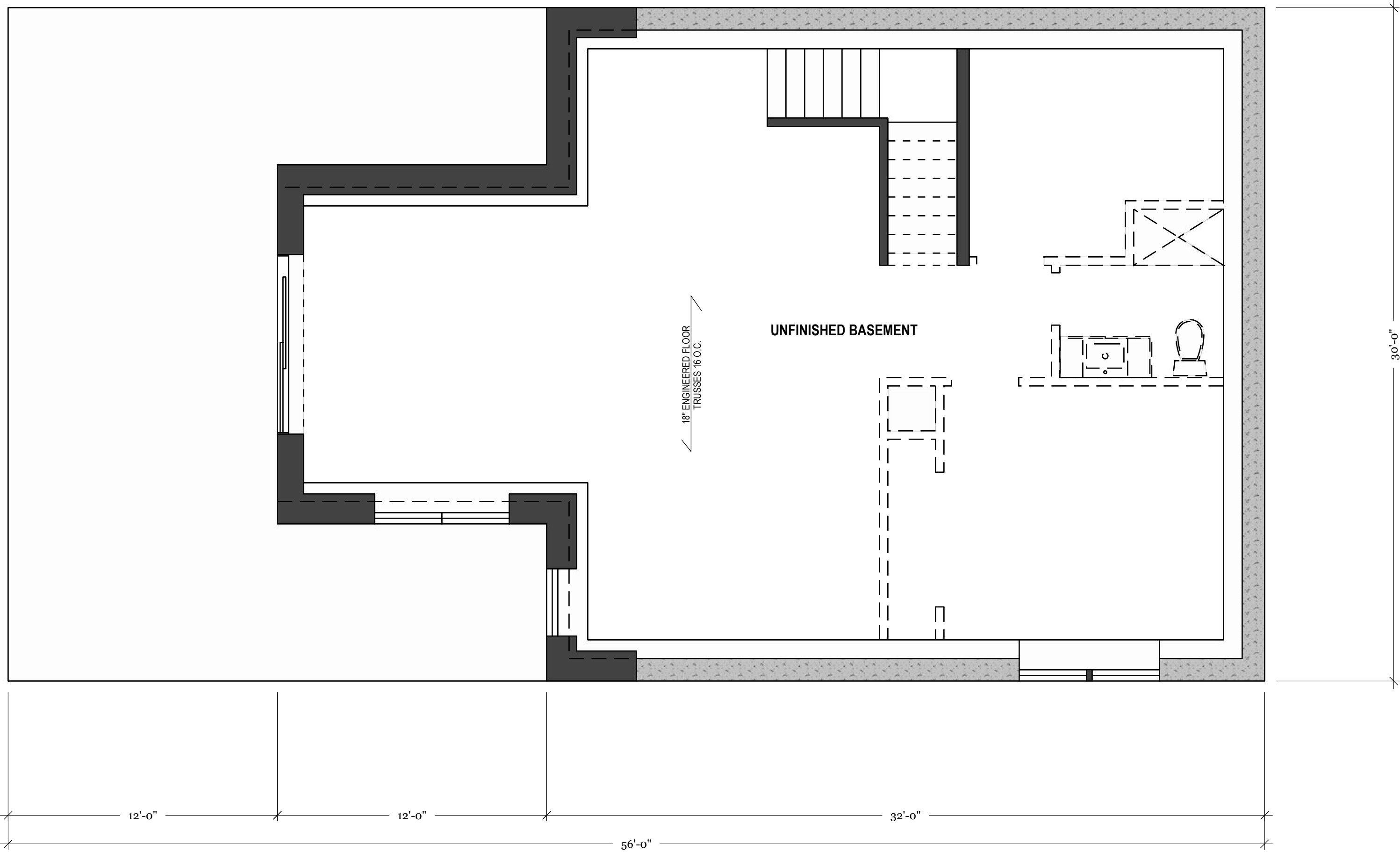
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A

BASEMENT PLAN

1/4" = 1'-0"

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BASEMENT

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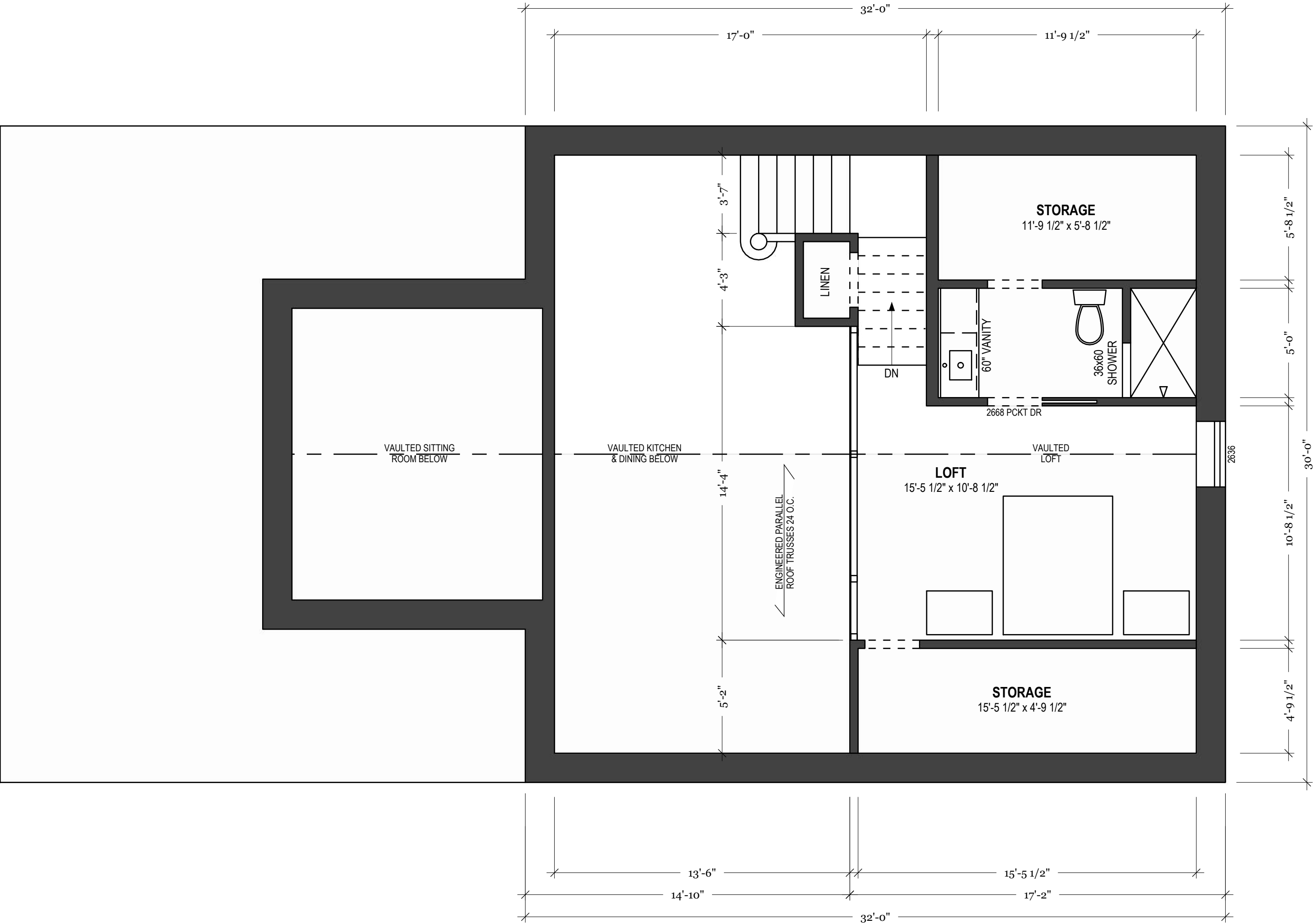
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MAIN FLOOR

ISSUED 03/26/2026

C LOFT PLAN
1/4" = 1'-0"



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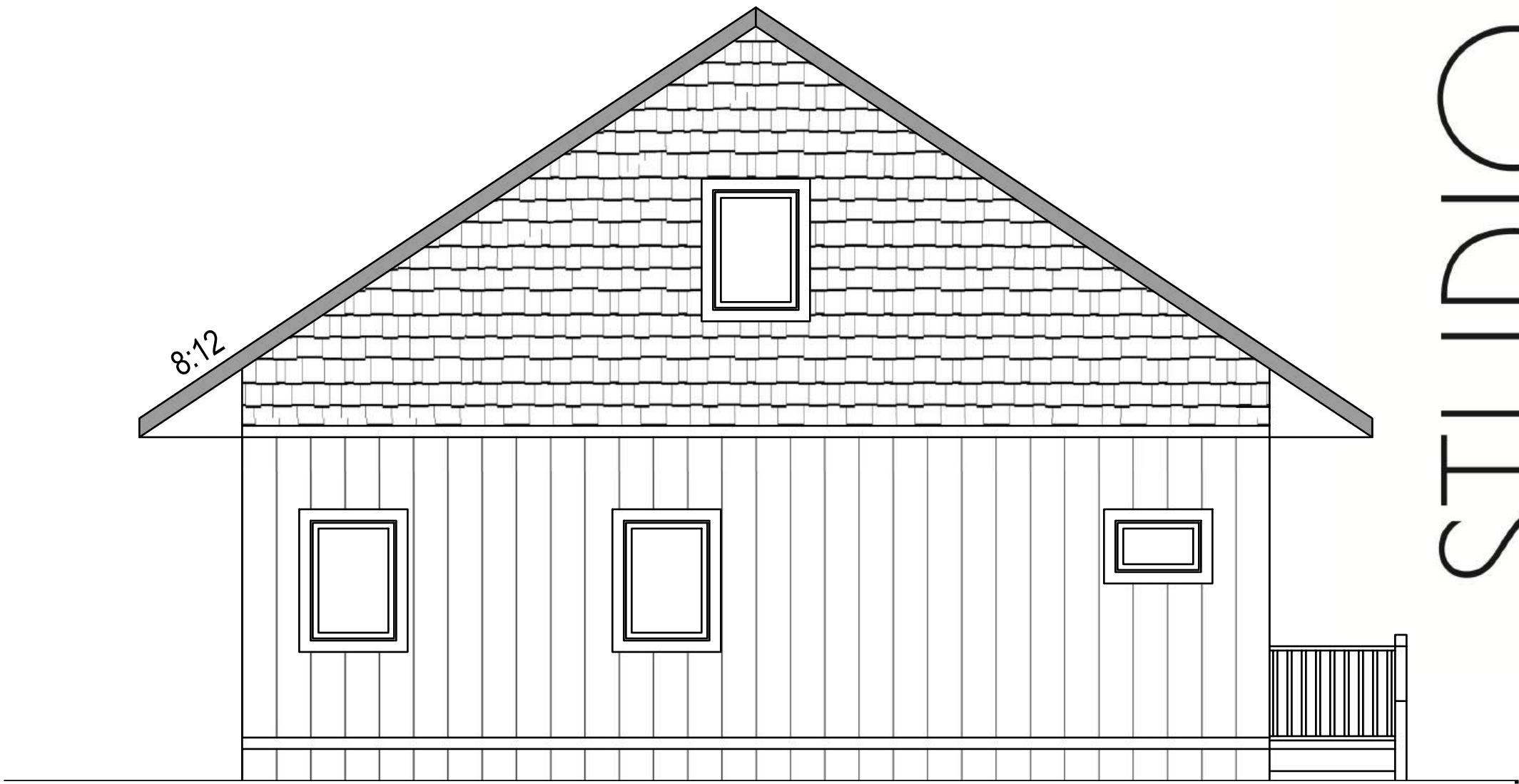
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LOFT

ISSUED 03/26/2026



D EAST ELEVATION
1/4" = 1'-0"



E NORTH ELEVATION
1/4" = 1'-0"

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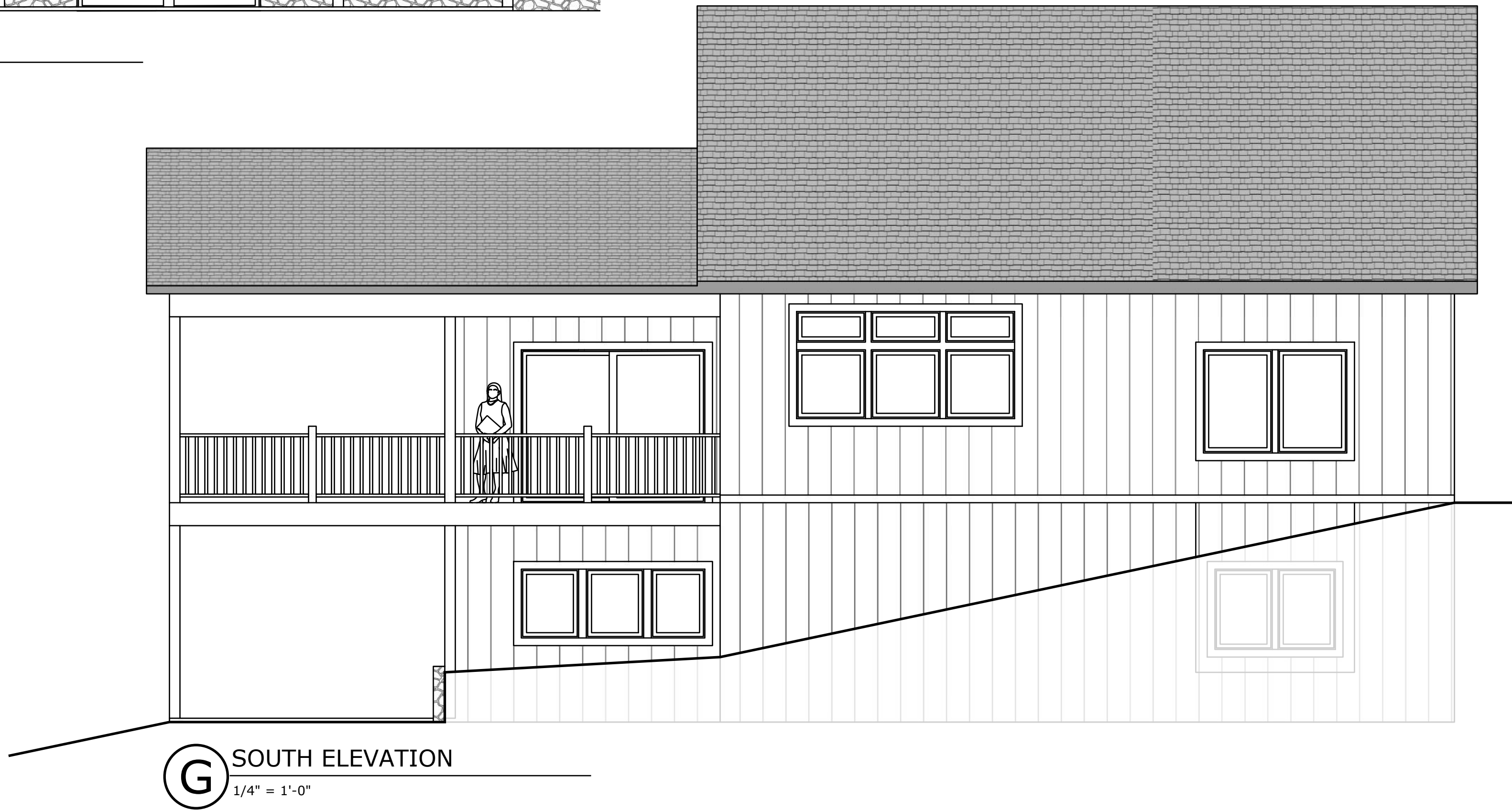
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ELEVATIONS

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F WEST ELEVATION
1/4" = 1'-0"



G SOUTH ELEVATION
1/4" = 1'-0"

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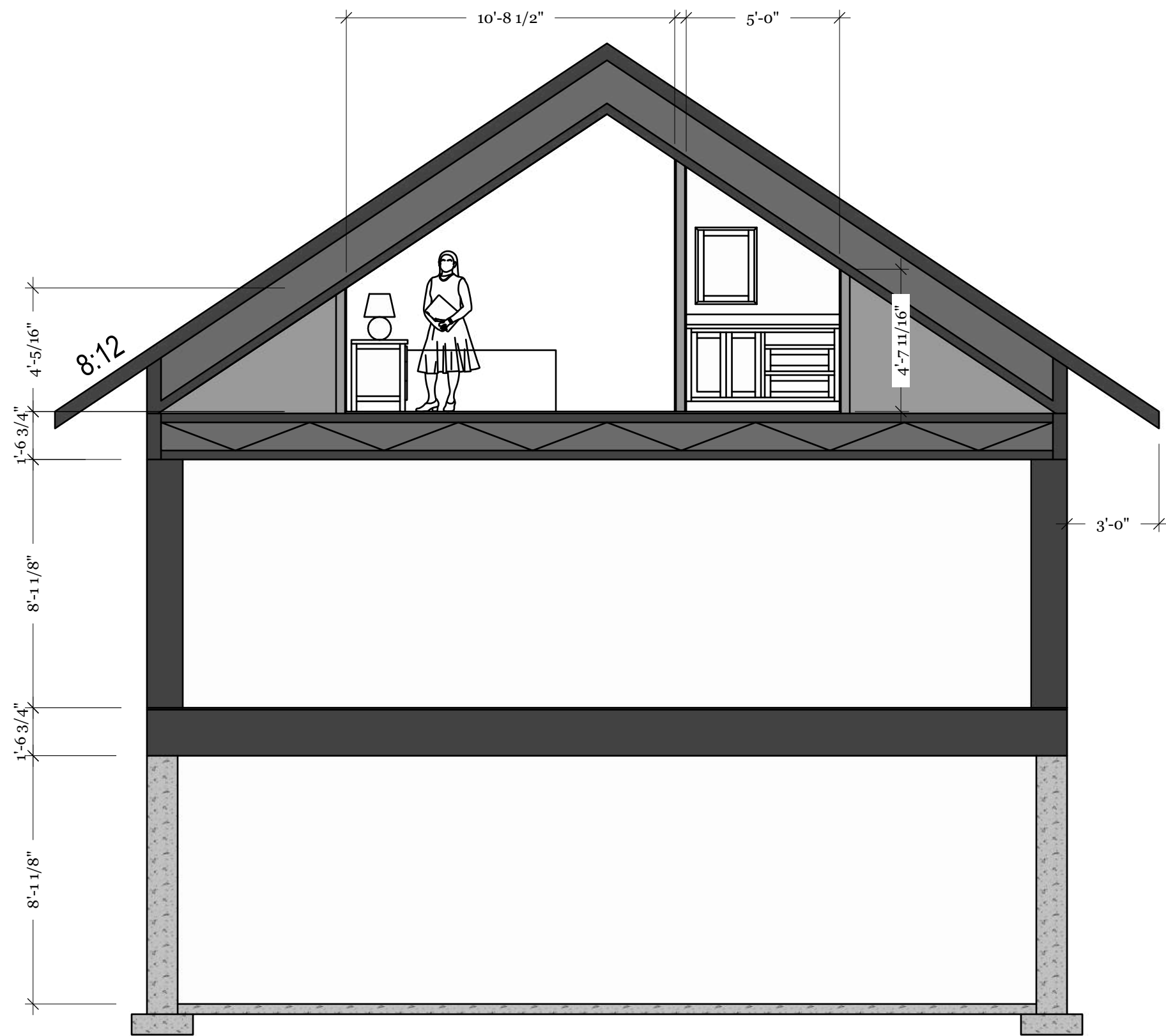
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ELEVATIONS

ISSUED 03/26/2026

06

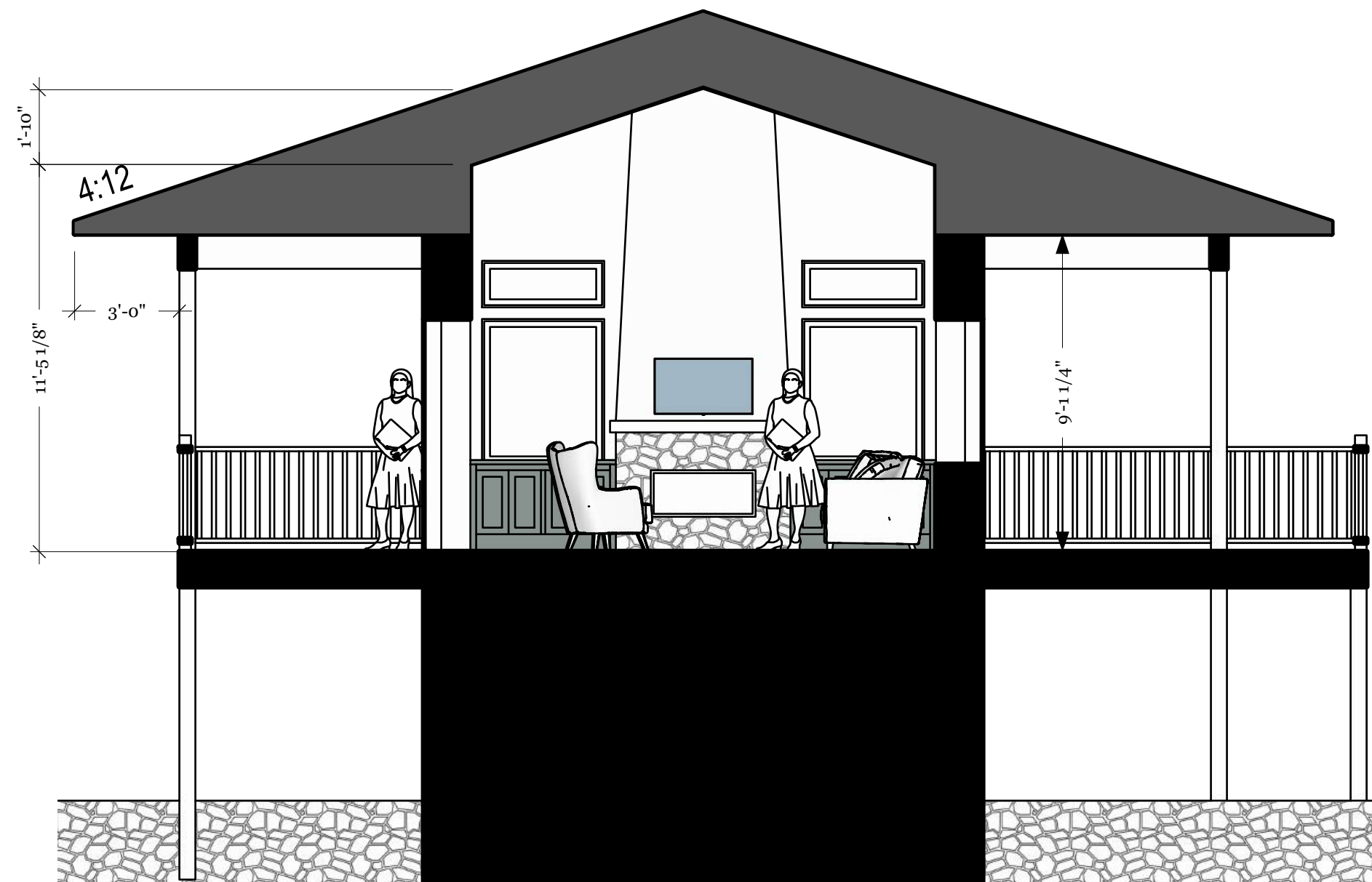
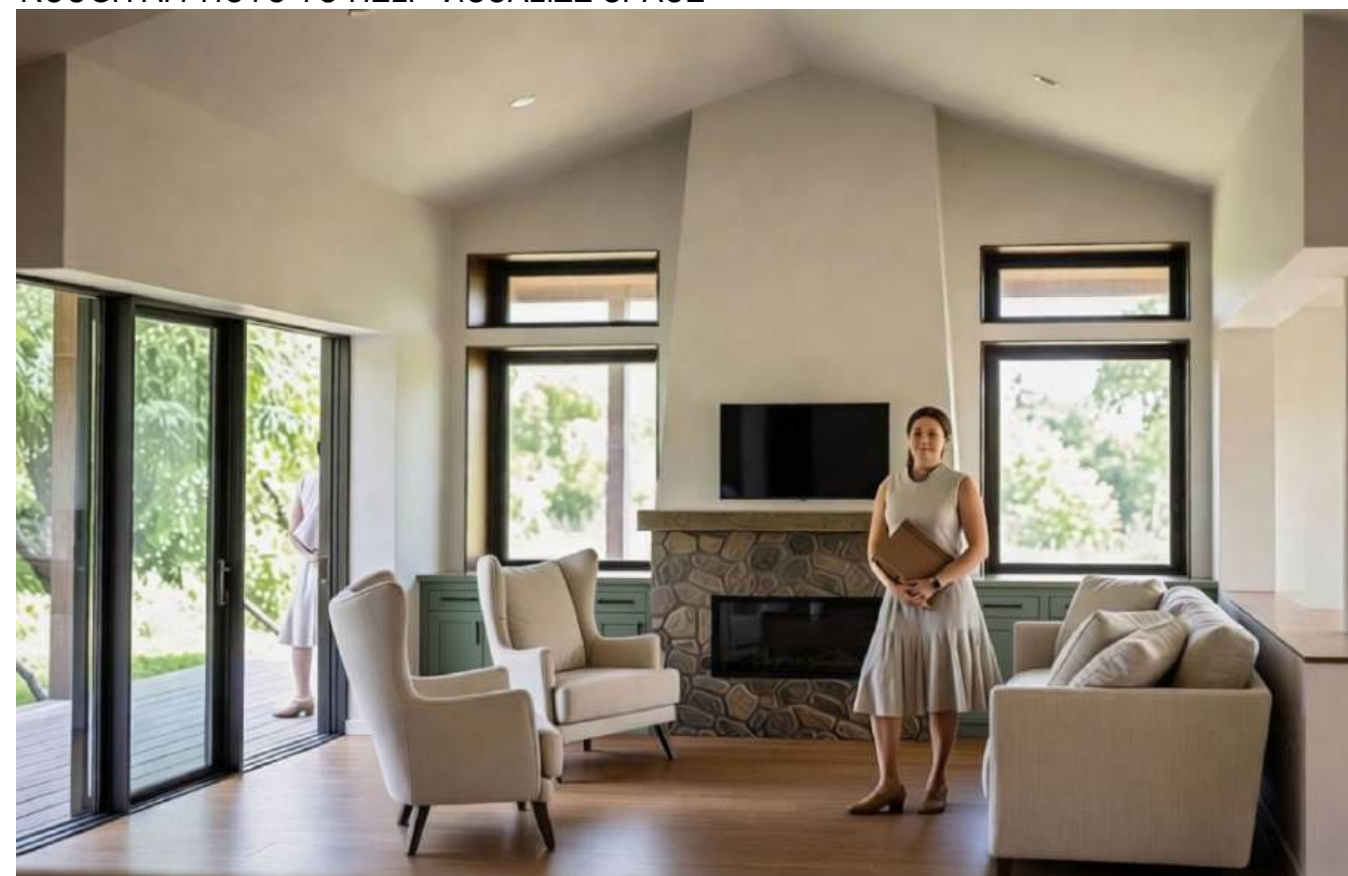


H SECTION
1/4" = 1'-0"

ROUGH AI PHOTO TO HELP VISUALIZE SPACE



ROUGH AI PHOTO TO HELP VISUALIZE SPACE



I SECTION
1/4" = 1'-0"

STUDIO
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SECTION DETAILS

ISSUED 03/26/2026

RESOLUTION NO. 63-26

CITY OF MINNETRISTA

**RESOLUTION APPROVING A GUEST HOME CONDITIONAL USE PERMIT FOR R.
CAROL SPALDING AT 2501 COUNTY ROAD 92**

WHEREAS, the City of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Minnetrista has adopted zoning and subdivision regulations, per Chapter 5 of the Municipal Code, to promote the orderly, economic and safe development and utilization of land within the city; and

WHEREAS, R. Carol Spalding (the “Applicant”) has made an application for a guest home conditional use permit at 2501 County Road 92 (the “Property”) and which is legally described on Exhibit A attached hereto; and

WHEREAS, on May 26, 2026, the Minnetrista Planning Commission considered the requested guest home conditional use permit, held a public hearing and, after consideration of the entire record before it, voted 5-0 in favor of recommending approval of the requested conditional use permit; and

WHEREAS, the Minnetrista City Council has reviewed the application, as submitted, and has made the following findings of fact:

1. The proposed conversion of the existing home to a guest home over 1,000 square feet is allowed with a Conditional Use Permit;
2. The proposed use does not pose any discernable concerns to the general public health, safety, morals, comfort or general welfare of the inhabitants of the city; and
3. The request is consistent with the Minnetrista Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista hereby approves the requested guest home conditional use permit at the property generally located at 2501 County Road 92, subject to the following conditions:

1. The guest home shall not be sold, rented, or conveyed separate from the primary residence;
2. The guest home must be served by the same electrical, water, and gas meters that serve the primary residence. A separate individual sewage treatment system is permitted if required by the county or other permitting authority;
3. No additional driveway or curb cut shall be permitted for the guest home;
4. Any riparian rights belong to the primary residence on the property. No additional boat slips will be permitted for the guest home;
5. The Property shall be developed in accordance with the plans submitted with this land use application last dated March 26, 2026;

6. The Applicant shall obtain all necessary permits and approvals from the City and other applicable agencies with jurisdiction over the Property prior to any construction;
7. The Applicant is responsible for all fees incurred by the City in the review of this application; and
8. This approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the Property.

This resolution was adopted by the City Council of the City of Minnetrista on the 1st day of June, 2026 by a vote of ____ Ayes and ____ Nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT A

Legal Description of 2501 County Road 92(Per Doc. No. 6012508):

Parcel 1: The Northeast Quarter of the Northeast quarter of Section 19, Township 117, Range 24 West of the Fifth Principal Meridian, Hennepin County, Minnesota. (Torrens Certificate Number 1339059)

Parcel 2: The North Half of the Southeast Quarter of the Northeast Quarter of Section 19, Township 117, Range 24 West of the Fifth Principal Meridian, according to the Government Survey thereof, Hennepin County, Minnesota. (Torrens Certificate Number 804107)