



APPLICATION FOR REQUESTED ACTION  
Interim Uses

Planning Case # \_\_\_\_\_  
Filing Fee \_\_\_\_\_  
Hearing Date \_\_\_\_\_

SITE ADDRESS \_\_\_\_\_

APPLICANT \_\_\_\_\_ E-MAIL \_\_\_\_\_

PHONE \_\_\_\_\_ (H) \_\_\_\_\_ (W) \_\_\_\_\_ (FAX)

APPLICANT'S ADDRESS \_\_\_\_\_

PROPERTY OWNER (if other than the applicant) \_\_\_\_\_

OWNER'S ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_ (H) \_\_\_\_\_ (W) \_\_\_\_\_ (C)

Legal Description \_\_\_\_\_

Current Zoning \_\_\_\_\_

Existing Use of Property \_\_\_\_\_

Proposed Use of Property \_\_\_\_\_

Identify All Adjacent Land Uses \_\_\_\_\_

Summary of the Proposed Use \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date or Event that will terminate use \_\_\_\_\_

REQUIRED SUBMITTALS:

- Site plan
- Other information requested by the City Planner

SIGNATURE OF APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
(if other than the applicant)

**ARTICLE 8. INTERIM USES**

[Sec. 2-350. Purpose of interim uses.](#)

[Sec. 2-360. Authorization of interim use.](#)

[Sec. 2-370. Application for interim use.](#)

[Sec. 2-380. Hearing on application for interim use.](#)

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[Sec. 2-400. Interim use findings and conditions.](#)

[Sec. 2-410. Termination of interim use.](#)

**Sec. 2-350. Purpose of interim uses.**

An interim use is a use not currently allowed by this ordinance, which may be allowed as a temporary use of property until an established date, until the occurrence of a particular event, or until the zoning regulations no longer allow it.

(Ord. No. 99-20, § 1, 11-23-99)

**Sec. 2-360. Authorization of interim use.**

The City Council may approve an interim use of property as defined and authorized by Minnesota Statutes 462.3597.

(Ord. No. 99-20, § 1, 11-23-99)

**Sec. 2-370. Application for interim use.**

Any person having a legal or equitable interest in a property may file an application to use such land for one or more interim uses. An application for interim use shall be filed with the City Planner on an approved form, as specified in Section 2-90, and shall be accompanied by such information as is requested by the City Planner to facilitate review.

(Ord. No. 99-20, § 1, 11-23-99)

**Sec. 2-380. Hearing on application for interim use.**

The Planning Commission shall hold a public hearing on each valid and complete for an interim use as provided in Section 2-100. After the close of the hearing on a proposed interim use, the Planning Commission shall make findings, pursuant to Section 2-400, and shall submit the same together with its recommendations to the City Council.

(Ord. No. 99-20, § 1, 11-23-99)

**Sec. 2-390. Action by City Council on interim uses.**

The City Council shall make the final decision regarding all applications for interim use. Approval shall require a majority vote of the City Council.

(Ord. No. 99-20, § 1, 11-23-99)

**Sec. 2-400. Interim use findings and conditions.**

(A) *Required findings.* The City Council shall make the following findings in order to approve an interim use:

- (1) The proposed interim use will utilize property where it is not reasonable to utilize it in a manner provided for in the city's Land Use Plan.
- (2) The proposed interim use is presently acceptable but, given anticipated development, will not be acceptable in the future.

(B) *Conditions and guarantees.* Any City Council approval of an interim use shall be subject to the following conditions:

- (1) Except as otherwise authorized by this section, an interim use shall conform to this ordinance as if it were established as a conditional use.
- (2) The date or event that will terminate the interim use shall be identified with certainty.
- (3) In the event of a public taking of property after the interim use is established, the property owner shall not be entitled to compensation for any increase in value attributable to the interim use.
- (4) Such conditions and guarantees as the City Council deems reasonable and necessary to protect the public interest and to ensure compliance with the standards of this ordinance and policies of the Land Use Plan.

(Ord. No. 99-20, § 1, 11-23-99)

**Sec. 2-410. Termination of interim use.**

An approved interim use shall terminate upon the occurrence of any of the following events:

- (1) The termination date specified with approval of the interim use.
- (2) Any violation of the conditions under which the interim use was approved.
- (3) A change in this ordinance which would render the use nonconforming.

(Ord. No. 99-20, § 1, 11-23-99)