

**City Council
Agenda Item 14.A
Meeting of May 18, 2026**



Title: Conditional use permit and site and building plan review for an athletic dome with two attached buildings at the Hopkins High School campus at, 10700 Cedar Lake Road

Report from: Drew Ingvalson, Senior Planner

Submitted Through: Susan Thomas, AICP, City Planner
Julie Wischnack, FAICP, Community Development Director
Erik Nilsson, City Attorney
Mike Funk, City Manager

Presenter: Susan Thomas, AICP, City Planner

Action Requested: Motion

Form of Action: Resolution

Votes needed: 4 votes

Summary Statement

The Hopkins School District is proposing to add a seasonal athletic dome, a support building, and a storage building at the Hopkins High School Campus. The proposed additions would be located on the west side of the high school, on an existing, multi-purpose athletic field. The proposal requires a conditional use permit amendment and a site and building plan review.

Recommended Action

Motion to adopt the resolution approving the conditional use permit amendment and final site and building plans for an athletic dome with two attached buildings at the Hopkins High School Campus, 10700 Cedar Lake Road.

Background

Planning commission hearing

The planning commission considered the request on April 30, 2026. The commission report, associated plans, change memo and meeting minutes are attached. At the meeting, staff recommended approval of the proposal, noting that the request would:

- Meet all city code requirements for protection of natural features (slopes, wetlands, floodplain);
- Be reasonably buffered (via distance, vegetation, and elevation) from neighboring properties;
- Be compatible with previous improvements to the site. The proposed support and storage buildings use similar materials and architectural style as existing buildings, and the athletic dome would be consistent with the site's athletic complex character.

Commissioner and audience questions: At the meeting, the planning commission and audience (two

members came forward during the public hearing) asked the following questions regarding the proposed project:

- How tall is the proposed athletic dome in comparison to the water tower on the site?
 - Staff: The water tower is approximately 85 feet higher than the proposed dome.
- How long will the dome be erected each year?
 - Applicant: The school district proposes to have the dome up during the winter months. Specifically, it will be up no more than 180 days each year.
- Will the dome material be translucent enough for light to show through it?
 - Applicant: There would be zero light transmission through the opaque dome membrane
- Will the proposed buildings be ADA-compliant?
 - Applicant: The buildings would meet ADA requirements.
- How much noise will the mechanical equipment for the dome produce?
 - Applicant: The sound generated by the operation of an unscreened unit is typically 50 decibels to 60 decibels when 70 feet to 80 feet away. The proposal would be surrounded by fencing and screening to further dampen the sound.
 - Note: The nearest residential property is over 200 feet away from the proposed mechanical equipment area.
- What are the school district's plans to improve parking at the site?
 - Applicant: Parking is a part of the referendum work and long-term facilities maintenance work going on at the high school.
- Will the frisbee golf holes be preserved?
 - Applicant: There is no intent to remove a frisbee golf hole, and if one were removed, it would be replaced. The school district would also be open to discussing adding more frisbee golf holes.
- What is the long-term plan for the Hopkins High School Campus?
 - Applicant: The long-term plan for the site is being addressed in a comprehensive manner, particularly focused on watershed concerns. An additional phase of the work provided by the referendum would occur the following season to address water management site-wide.

Please see the attached minutes for full meeting details.

Planning commission recommendation

On a 5-0 vote, the commission recommended that the city council approve the proposal.

ATTACHMENTS:

[Project Information](#)
[Resolution](#)