

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

10-0355R

RESOLUTION APPROVING THE PROPOSED RECLASSIFICATION TO NON-CONSERVATION AND SALE OF TAX FORFEITED PARCELS NEEDED FOR ISD 709'S WESTERN MIDDLE SCHOOL BY THE BOARD OF COMMISSIONERS OF SAINT LOUIS COUNTY (APRIL 19, 2010, RECLASSIFICATION).

CITY PROPOSAL:

RESOLVED, that the city council approves the reclassification to nonconservation and sale of the tax forfeited parcels (FN 10056) needed for ISD 709's western middle school by the board of county commissioners of Saint Louis County, such parcels listed in Public Document No. _____.

Approved as to form:

Attorney

PC/PLNG KD:eu 6/18/2010

STATEMENT OF PURPOSE: This resolution This resolution exercises authority granted to municipalities by Minnesota Statutes, Chapter 282, to review and approve of reclassification of tax forfeited lands from conservation to nonconservation upon notification from the board of county commissioners.

The parcels shown in the attachments to this resolution and listed in the public document consist of 70 acres of land that were previously classified conservation, preventing them from being sold. The city was given notice of the reclassification and the opportunity to respond as to whether we agree or disagree with the reclassification.

Planning staff reviewed the parcels proposed for sale to ISD 709 and prepared a report and recommendation to the planning commission, who conducted their review at their June 8, 2010, regular meeting and resolved, unanimously, to recommend that the city council approve of the reclassification and sale of the parcels to ISD 709. The planning commission found that the reclassification and sale is consistent with the comprehensive land use plan recommendations as follows:

(a) The comprehensive plan future land use map shows "traditional neighborhood" on 2/3 of the 70 acres sought for purchase. The comprehensive plan envisioned the expansion of the residential neighborhood into this area and a school fits with this land use designation. The balance of the 70 acres is preservation in order to provide a green buffer on the steep slopes leading up to Skyline Parkway;

(b) The entire 70 acres is also covered by the sensitive lands overlay (SLO) on the comprehensive plan future land use map. The plans for western middle school (reviewed as part of the environmental assessment worksheet - EAW) include a multi-story building and associated facilities located on the least environmentally fragile parts of the site. This complies with the sensitive lands overlay concept. The parts of the site covered by preservation future land use are to remain in a natural state in the school districts plans for the site.