

**CITY OF LAKE ELMO  
WASHINGTON COUNTY  
STATE OF MINNESOTA**

**RESOLUTION NO. 2020- 061**

*A RESOLUTION APPROVING AMENDMENTS TO THE CITY OF LAKE ELMO  
COMPREHENSIVE PLAN TEXT AND MAPS INCLUDING AMENDING THE MUSA  
BOUNDARY TO INCLUDE THE CITY-OWNED PROPERTY LOCATED AT COUNTY ROAD 14  
AND IDEAL AVENUE AND AMENDING THE WASTEWATER SERVICES PLAN.*

**WHEREAS**, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, The City of Lake Elmo has established a Comprehensive Plan that includes background data, policy statements, standards, and maps that help to guide the future physical, social, and economic development of the City; and

**WHEREAS**, the City Council directed City staff to prepare a Comprehensive Plan Amendment for the approximately 77 acres of City-owned property located south of County Road 14 and east of Ideal Avenue: and

**WHEREAS**, the proposed land use change would be from RAD (rural area development) to BP (business park); and

**WHEREAS**, the development of the site consistent with the proposed land use change will require the extension of municipal services (sanitary sewer and water) to the property; and

**WHEREAS**, the extension of sanitary sewer to the City-owned property located at County Road 14 and Ideal Avenue requires amendments to the Metropolitan Urban Services Area (MUSA) boundary, the Wastewater Services and Facilities Plan and to the land use map in the Lake Elmo Comprehensive Plan;

**WHEREAS**, the City has prepared a map of the proposed MUSA expansion showing the affected properties to be added to the MUSA of the City; and

**WHEREAS**, the City will need to prepare amendments to the Wastewater Services and Facilities Plan and to the Land Use Map that reflect the addition of the 77 acres of land to the sanitary sewer service area in Lake Elmo; and

**WHEREAS**, the notice has been published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.109, and MN State Statute 473.858; and

**WHEREAS**, the Lake Elmo Planning Commission held a public hearing about the proposed Comprehensive Plan amendments on May 11, 2020; and

**WHEREAS**, the Lake Elmo Planning Commission has submitted its recommendation of approval of the proposed Comprehensive Plan Amendments to the City Council; and

**WHEREAS**, the City Council first considered the said matter at its June 2, 2020 meeting; and

**WHEREAS**, the City Council considered the said matter again at its November 4, 2020 meeting; and

**NOW, THEREFORE**, based on the testimony elicited and the information received, the City makes the following:

**Findings**

1. That the City Council has submitted a request to the City of Lake Elmo to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and the Lake Elmo City Code; and
2. That the request is to amend the Land Use Plan Map for the 77 acres of City-owned land located on the south side of County Road 14 and east of Ideal Avenue from RAD (rural area development) to BP (business park); and
3. That the proposed amendment is consistent with the overall goals and objectives of the Lake Elmo Comprehensive Plan by providing an additional site for commercial and business park development; and
4. That the City believes the proposed BP land use designation is the highest and best use of the property; and
5. That the proposed Comprehensive Plan Amendment would be beneficial by providing another location for a business park on an arterial street not currently available in Lake Elmo.

**NOW, THEREFORE, BE IT RESOLVED** that based on the foregoing, the Lake Elmo City Council does hereby approve the necessary Lake Elmo Comprehensive Plan Amendments for the 77 acres of City-owned property located at southeast corner of County Road 14 and Ideal Avenue including the expansion the MUSA and amending the Wastewater Services Plan, subject to and authorize City staff to submit all the proposed Comprehensive Plan Amendments to the Metropolitan Council for review, subject to and contingent upon the following:

1. The Metropolitan Council's approval of the Comprehensive Plan Map Amendment.

This Resolution was adopted by the City Council of the City of Lake Elmo on this 17<sup>th</sup> day of November, 2020.

  
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Mike Pearson, Mayor

ATTEST:

  
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Julie Johnson, City Clerk