



STAFF REPORT

DATE: April 9, 2019

DISCUSSION

AGENDA ITEM: Detachment Petition

SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:

Mark Lambert, Central Commons, LLC, owns 38 acres at the southwest corner of Manning Ave and TH 36. Most of that area was detached from Lake Elmo a number of years ago and is within Stillwater Township. One exception to that is an approximately one acre parcel at 5775 Manning Ave which remained in the City of Lake Elmo. Mr. Lambert is now proposing to detach that one acre parcel from the City of Lake Elmo to assist in his development efforts.

ISSUE BEFORE COUNCIL:

Does the Council have any further questions/concerns related to the potential detachment?

PROPOSAL DETAILS/ANALYSIS/OPTIONS:

Included in your packet is a petition from Central Commons LLC to detach a 1 acre parcel in Lake Elmo to Stillwater Township. The petition and resolution have been reviewed by the city attorney. The parcel is located along Manning Ave across from Sanctuary. The developer has met with city staff and we have expressed our concerns related to providing the same level of access to the Sanctuary Development as they have today. He is supportive of our position and has met with Washington County to discuss access locations from his parcels to the east so as not to interfere with the Sanctuary access.

The purpose of this meeting is to get feedback from Council. Official action on the petition would be done at a later meeting.

FISCAL IMPACT:

Estimated loss of property tax revenue to the city is about \$900 per year. The applicant is planning to make a financial contribution to the city and pay for legal fees incurred by the city.

ATTACHMENTS:

- Detachment Petition and Resolution