

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

RESOLUTION NO. 2022- 060

*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 THE NORTHEAST
CORNER OF 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 110 acres of City-owned property located at the northeast corner of County Road 14 and Ideal Avenue: and

WHEREAS, the proposed changes to the land use designations would be as follows:

- 11.5 acres from Parks to Institutional for the City of Lake Elmo Public Works Department;
- 72 acres from RAD (rural area development) to BP (business park);
- 14 acres from RAD (rural area development) to LDR (low density residential);
- 8 acres from RAD (rural area development) to Park; and
- 4.7 acres from RAD (rural area development) to Commercial.

WHEREAS, the development of the site consistent with the proposed land use changes 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 the northeast corner of 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 has prepared amendments to the Wastewater Services and Facilities Plan and to the Land Use Map that reflect the addition of the approximately 110 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 105.12.250, 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 23, 2022; 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 considered the said matter at its June 7, 2022 meeting; and

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

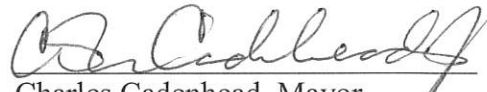
Findings

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 expand the MUSA and amend the Future Land Use Designation for the approximately 110 acres of City-owned land located on the north side of 34th Street and east of Ideal Avenue from:
 - 11.5 acres from Parks to Institutional for the City of Lake Elmo Public Works Department;
 - 72 acres from RAD (rural area development) to BP (business park);
 - 14 acres from RAD (rural area development) to LDR (low density residential);
 - 8 acres from RAD (rural area development) to Park; and
 - 4.7 acres from RAD (rural area development) to Commercial.
3. That the request is to amend text, maps and tables in the City's Wastewater Services and Facilities Plan to accommodate the expanded sanitary sewer area.
4. That the proposed amendments are consistent with the overall goals and objectives of the Lake Elmo Comprehensive Plan by providing additional areas for commercial and business park development; and
5. That the City believes the proposed land use designations are the highest and best use of the property; and
6. That the proposed Comprehensive Plan Amendments would be beneficial by providing another location for commercial and business park uses 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 approximately 110 acres of City-owned property located at northeast corner of County Road 14 and Ideal Avenue including the expansion the MUSA and amending the Wastewater Services Plan 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 7th day of June, 2022.


Charles Cadenhead, Mayor

ATTEST:


Julie Johnson, City Clerk