

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

RESOLUTION NO. 2024-031

RESOLUTION APPROVING A REQUEST BY STILLWATER AREA PUBLIC SCHOOLS, ISD 834, FOR AMENDMENT TO THE CITY OF LAKE ELMO COMPREHENSIVE PLAN TO REVISE THE FUTURE LAND USE AND EXTEND THE METROPOLITAN URBAN SERVICE AREA (MUSA) BOUNDARY.

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, on January 18, 2024, Stillwater Area School District, ISD 834, (the “Applicant”) filed a complete request for a Comprehensive Plan Amendment to allow for the construction of a New Lake Elmo Elementary School on the property legally described in **Exhibit A** attached hereto (the “Property”); and

WHEREAS, the request for a Comprehensive Plan amendment, depicted in **Exhibit B**, is to revise the Metropolitan Urban Service Area (MUSA) boundary, necessitating an amendment to Maps 3-2, 3-3, 3-4, 3-7, and 9-1, and Tables 9-2, 9-3, 9-4, and 9-5; and

WHEREAS, approval of an amendment to the Comprehensive Plan is required in order for the proposed Lake Elmo Elementary School to be served by urban sanitary sewer services consistent with the City’s adopted plans and policies; and

WHEREAS, the public hearing notice was published, mailed, and posted pursuant to the Lake Elmo Zoning Ordinance, City Code Section 105.12.250, and Minnesota Statutes Section 462.355; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on the proposed Comprehensive Plan amendment on February 12, 2024; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and 3-2 recommendation of denial to the City Council as part of a staff report dated March 6, 2024; and

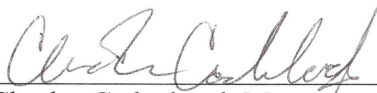
WHEREAS, the City Council considered the Comprehensive Plan amendment at its March 6, 2024, meeting and made the following findings of fact:

1. That the Applicant 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 Planning Commission; and
2. That the Applicant has submitted a request for amendments to land use guidance to permit the construction of a new Lake Elmo Elementary School to be served by municipal water and sewer utilities.
3. That the request is to amend the Land Use Plan Map for the Property to revise the future land use category on the Property from Rural Area Development (RAD) to Institutional (INST) and revise the Metropolitan Urban Service Area (MUSA) boundary, necessitating an amendment to Maps 3-2, 3-3, 3-4, 3-7, and 9-1, and Tables 9-2, 9-3, 9-4, and 9-5; and
4. Any eventual project must still meet state, county, and local requirements for development, and must be found compatible with surrounding land uses to be approved the City; and
5. That the proposed amendment is consistent with the overall goals and objectives of the Lake Elmo Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Comprehensive Plan amendment requested by Stillwater Area Public Schools, ISD 834, subject to the following condition:

1. Submission of the Comprehensive Plan amendment to the Metropolitan Council and the receipt of formal notification from the Metropolitan Council that it has reviewed and approved the proposed amendment.

This resolution was adopted by the City Council of the City of Lake Elmo on this 6th day of March, 2024.


Charles Cadenhead, Mayor

ATTEST:


Julie Johnson, City Clerk

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Exhibit A
Legal Description of Subject Property

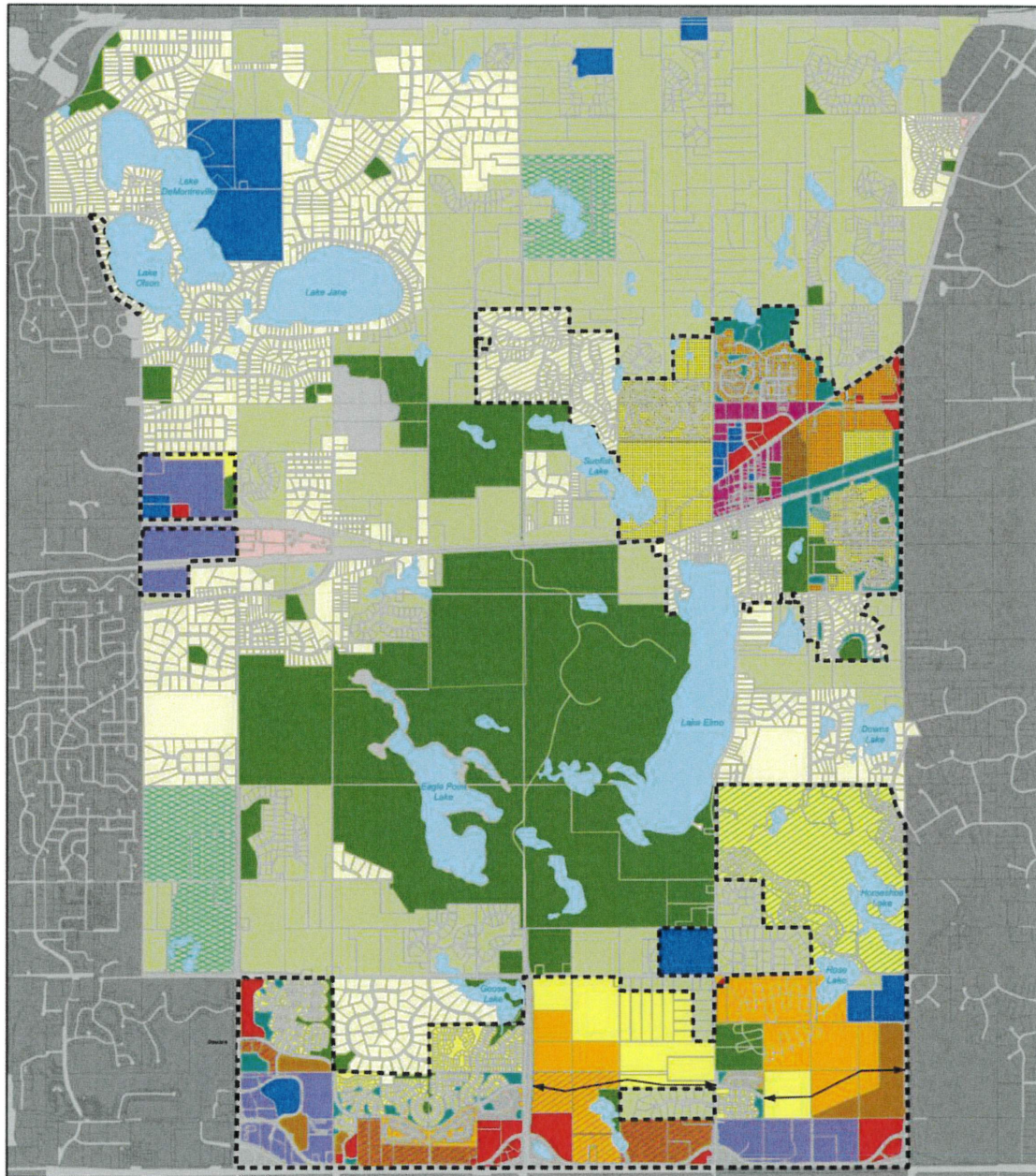
The Southeast 1/4 of the Southeast 1/4 of Section 26,
Township 29, Range 21, Washington County, Minnesota, and
all that part of the Southwest 1/4 of the Southeast 1/4, lying
Easterly of the West 435.6 feet of the East 2006 feet of the
South 1/2 of the Southeast 1/4 of said Section, Washington
County, Minnesota. Abstract Property

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Exhibit B

Depiction of the Comprehensive Plan amendment

Future Land Use Map



**2040 Future
Land Use**

0 1800 3600 5400 7200 Ft

Map Date: March 2024

