



JUL 23 2008

**PLEASE PROVIDE THE INFORMATION REQUESTED BELOW
WITHIN THE NEXT TEN DAYS WITH ANY ATTACHMENTS TO:**

Office of Administrative Hearings
Municipal Boundary Adjustments
P. O. Box 64620
St. Paul, Minnesota 55164-0620

USE ADDITIONAL SHEETS IF NECESSARY.

FACTUAL INFORMATION

This form is being completed by Beva Olson, Greg Wagner, Jeremy Pacinek, Trevor Walter who is the City Clerk, City Planner, Finance Director, Public Works Director to the Petition filed under Minnesota Statutes § 414. _____:

The term "subject area" refers to the area that is proposed for the boundary adjustment.

- 1. Present population and number of households, past population and projected population growth of the subject area:

	Subject Area	City	Township/ Other City
1980 Population	See Census Report from Crow Wing Co.	2625	
1990 Population	See Census Report from Crow Wing Co.	3693	
Current Population	See attached parcel reports	7885	
Current Households	See attached parcel reports	2861	
Projected in 5 years		8572 in 2010 9678 in 2015	
Source of Data	Crow Wing County	MN State Demographer	

- 2. Geographic Features:

a.

	Present City	Present Township	Subject Area	Adjacent Unit of Gov't
Total Acreage	25 sq. mi.		66 acres	

- b. Describe any waterways in or adjacent to the subject area: (rivers, streams, shorelands, protected water, protected wetlands, watershed districts):
See North Baxter AUAR, pp. 15-18, Exhibits 5, 6, 12, 13, 14

- c. Are the waterways subject to any State or Federal regulation?
Describe if yes: state wetlands (BWSR)

d. Generally describe the soils in the subject area: See North Baxter AUAR, pg. 22, Exhibit 16

e. Describe the terrain in the subject area: See North Baxter AUAR, pg. 22, Exhibit 11a, 11b

3. Contiguity: The perimeter of the subject area is approximately 75-100% bordered by the municipality and 0 % by the township and 0-25 % by unorganized.

4. Present pattern of physical development, planning, and intended land uses in the subject area and adjoining areas:

a. The land uses are: (Fill in approximate acreage or percentages if available instead of yes or no.)

	City		Township		Subject Area	
	Yes	No	Yes	No	Yes	No
Residential	Yes				Yes 90% (61 acres)	
Institutional (tax exempt)	Yes					No
Commercial/Retail	Yes				Yes 8% (5 acres)	
Industrial	Yes					No
Agricultural	No					No
Vacant Lands	Yes				Yes 2%	

(current zoning) See attached Crow Wing Co. zoning classification map

b. What type of development is proposed for the subject area?
See North Baxter AUAR, Exhibit 3, pg. 9

c. What are the current adjacent land uses and/or zoning?
See surrounding zoning map for proposed annexation

5. The present transportation network:

a.

	Present City	Present Township	Subject Area
Number of Miles of Highway, Streets, and Roads	<u>82 mi.</u>	<u>N/A</u>	<u>1 mi.</u>

b. Are any transportation changes planned in the subject area? yes ___ no
in the city? yes ___ no in adjacent areas? yes ___ no

c. What are the major roads/highways that serve the subject area and adjoining areas? Welda Road, Highway 371, Inglewood Dr.

6. Land Use Controls and Planning:

a. Comprehensive Plan (Attach copy of portion that applies to subject area):

<u>Page 27, Page 35</u>	City	Township	County	Region
Adoption Date	<u>7-2-07</u>	<u>N/A</u>	<u>N/A</u>	
Status of Plan	<u>Complete</u>			
No Existing Plan	<u>N/A</u>			

b. Have any area planning authorities adopted an official position on the proposed boundary adjustment? (planning commissions, boards, joint boards, Met Council, Regional Development Commissions, county, etc.)

yes no supportive non-supportive

If yes, describe and attach copy of position document: North Baxter AUAR and 2007 Comprehensive Plan, pages 27 and 35.

c. Please check where the following exists and give any necessary explanations on how it relates to the proposed boundary adjustment. (Since it may be possible that two or more ordinances attempt to regulate the same area, please circle whose ordinance presently applies to the subject area.)

	City		Township		County		Date Adopted		
	Yes	No	Yes	No	Yes	No	City	Town	County
Zoning	<u>Yes</u>		<u>N/A</u>		<u>Yes</u>		<u>11-74</u>		
Subdivision Regulations	<u>Yes</u>		<u>N/A</u>		<u>Yes</u>		<u>6-72</u>		
Official Map	<u>Yes</u>		<u>N/A</u>						
Capital Improvements/ Budget	<u>Yes</u>		<u>N/A</u>						
Fire Code	<u>Yes</u>		<u>N/A</u>						
Shoreland Ordinance	<u>N/A</u>		<u>N/A</u>		<u>N/A</u>				
Floodplain Ordinance	<u>N/A</u>		<u>N/A</u>		<u>N/A</u>				
Wild & Scenic Rivers Ord.	<u>N/A</u>		<u>N/A</u>		<u>N/A</u>				
Sanitation Ordinance (on-site sewage treatment)			<u>N/A</u>						

Attach copies of maps and portions of ordinances that apply to subject area.

- d. What is the current zoning of the subject area? See zoning map
and how long has it been in effect? _____
- e. What is the anticipated zoning if this boundary adjustment is approved?
Comprehensive Plan, page 35, North Baxter ALLAR Exhibit 3
- f. Is the subject area, or any portion thereof, eligible for deferred tax treatment
"Green Acres" (Minn. Stat. § 273.111) because of agriculture or other use?
yes _____ no Describe if yes: _____
- g. Has the city established separate Urban and Rural Taxing Districts
(Minn. Stat. § 272.67) in the subject or adjoining area?
yes _____ no Describe if yes: _____

7. Present governmental services being provided in the subject area:

	City provides to city		City provides to subject area		City will provide to subject area		Township provides to township		Township provides to subject area	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
* Water	Yes			No	Yes			No		No
** Sanitary Sewer/Wastewater Treatment	Yes			No	Yes			No		No
Storm Sewer	Yes			No	Yes			No		No
Solid Waste Collection & Disposal		No		No		No		No		No
Fire Protection	Yes			No	Yes			No		Yes
Law Enforcement	Yes			No	Yes			No		No
Street Improvements	Yes		Yes		Yes			No		No
Street Maintenance	Yes		Yes		Yes			No		No
Administrative Services	Yes			No	Yes			No		No
Recreational Services	Yes		Yes		Yes			No		No
Other-Building Code	Yes			No	Yes			No		No

* If city does not provide water to the subject area, who does? Private wells
Page 18, North Baxter AUAR

What is the percentage of capacity currently being used by the city? See attached
North Baxter AUAR

* Would city take over or allow existing use? Allow existing use until water
is extended past subject area.

** If city does not provide sewer to the subject area, who does? Private septic systems.

What is the percentage of capacity currently being used by the city? See attached.
North Baxter AUAR, pages 30-34.

** Would city take over or allow existing use? Allow existing use until sewer
is extended past the subject area.

8. Describe any existing or potential environmental problems and whether the proposed action is likely to improve or resolve these problems: (Example: ground or surface water problems, water quality and levels, sewage treatment, air pollutant emissions, noise, odors, affect on fish or wildlife; affect on historical resources, archaeological resources, aesthetic resources; impairment of park lands, prime farmlands, wild and scenic rivers, critical area; abandoned dump or disposal site, etc.) _____

See attached North Baxter AUAR

9. Plans and programs by the receiving governmental unit for providing governmental services to the subject area and the impact of the proposed action on those services:

See attached North Baxter AUAR.

10. Describe the fiscal impact on the city, the subject area, and adjacent units of local government:

	Present City Year: 2008	Present Township Year: 2008	Subject Area Year: 2008	Trend over last 3 yrs.
Net Tax Capacity	12,689,087	7,657,203	unknown	increasing
<u>Tax Rates:</u>				
County	30.457%	30.499%	30.499%	slight decline
Local Unit of Gov't	41.043%	7.914%	7.914%	level
School District	17.875%	17.875%	17.875%	slight decline
Special Tax District	0.159%	0.159%	0.159%	level
Insurance Rating (fire)	Class 4	Class 4 in proposed area		-
Levy Limit	None for 2008	None for 2008	None for 2008	-
Actual Current Levy	\$5,211,300	\$606,000	unknown	city increasing
Total Bonded Indebtedness	\$4,077,487	0	0	city increasing

11. Would the proposed action affect any school district boundaries or adjacent communities?

yes ___ no Describe if yes: _____

12. Are new services necessary for the subject area?

yes no ___ If so, which ones: High ground water table does not allow for decent septic design, flow to Red Sand Lake. Sanitary sewer is necessary.

What is the current capacity of the sewer and water systems, how much is being used and by whom?

Sewer at 77% capacity used by City.
Water at 50% capacity used by City.

13. Can necessary governmental services best be provided by the proposed boundary adjustment or would another type of boundary adjustment be more appropriate?

yes by proposed action no ___ by _____

14. If the boundary adjustment were approved:

a. Would the city/township suffer any undue hardship? yes ___ no

Describe if yes: _____

b. Would the symmetry of the city/township be effected? yes ___ no

Describe if yes: _____

c. Should the subject area be increased or decreased? yes no ___

Describe if yes, and attach a revised area map: See North Baxter AUAR,
Exhibit 23.

15. Has the city/township provided any improvements to the subject area? yes no ___

If so, which ones and when: Water in 1998

16. Has the city/township assessed the subject area for the improvements? yes ___ no

Describe if yes: _____

17. Will the subject area be assuming any city/township indebtedness? yes ___ no

Describe if yes: _____

18. Has there ever been a previous boundary adjustment filed for this property or substantially the same property before? yes ___ no Describe if yes: _____

19. Why have you filed a petition/objection for boundary adjustment? Road maintenance
and utility extensions.

20. Will the boundary adjustment generate a need for an Environmental Assessment Worksheet (EAW) or an Environmental Impact Statement (EIS)? yes ___ no

If so, why? An Alternative Urban Areawide Review (AUAR) was
conducted and approved March 3, 2007. See page 1 of AUAR.
This was done in lieu of an EAW based on the scope of the
project area.

Attach any additional information which you believe is important. If you have not supplied some information, please explain why.

SUBMITTED BY:

City of Baxter, this 22nd day of July, 2008

[Signature]
Mayor

Bernad L. Olson
City Clerk

Township of _____, this _____ day of _____, 20____

Township Chair

Township Clerk

BY: _____, this _____ day of _____, 20____

Property Owner

Property Owner

BY: _____, this _____ day of _____, 20____

Property Owner

Property Owner

Complete the form as fully and completely as possible. Any information that is not supplied, and is readily available, and must be obtained by the Office of Administrative Hearings - Municipal Boundary Adjustments will be charged back against the party who did not supply it. A jointly completed form is also acceptable.

If you have any questions, contact the Municipal Boundary Adjustments Office at (651) 361-7900.

DATA RESOURCES

1. POPULATION:

Metropolitan Council (Twin Cities Metro Area)
300 North Robert Street
St. Paul, MN 55101
(651-602-1000)

State Demographer
300 Centennial Building
658 Cedar Street
St. Paul, MN 55155
(651) 296-2557

2. GEOGRAPHIC FEATURES:

County Soil and Water Conservation Office

University of Minnesota
Agricultural Extension Office
1994 Buford Avenue
Rm 146, Classroom Office Building
St. Paul, MN 55108
(651) 625-3797

Department of Agriculture
Soil & Water Conservation Board
155 South Wabasha Street
Suite 104
St. Paul, MN 55107
(651) 296-3767

Land Management Information Center
300 Centennial Building
658 Cedar Street
St. Paul, MN 55155
(651) 201-2499

3. LAND USE:

Local, City and Township Offices

Metropolitan Council
300 North Robert Street
St. Paul, MN 55101
(651) 602-1000

Land Management Information Center
300 Centennial Building
658 Cedar Street
St. Paul, MN 55155
(651) 201-2499

4. TRANSPORTATION:

Local, City and Township Offices

County Engineer

Minnesota Department of Transportation
Transportation Building
395 John Ireland Boulevard
St. Paul, MN 55155
(651) 296-1638

5. ENVIRONMENTAL:

Local, City, Township, and County Offices

Minnesota Pollution Control Agency
520 Lafayette Road
St. Paul, MN 55155
(651) 296-6300

Minnesota Department of Health
717 Delaware Street, Southeast
Minneapolis, MN 55414
(612) 623-5000

Land Management Information Center
300 Centennial Building
658 Cedar Street
St. Paul, MN 55155
(651) 201-2499

6. PLANNING:

County Zoning Administrator

Regional Development Commissions

Local Planning Board & Commissions

Local City or Township Administrators

Metropolitan Council
300 North Robert Street
St. Paul, MN 55101
(651) 602-1000

7. GOVERNMENTAL SERVICES:

City, Township, County, Metropolitan Council, MPCA and Regional Development Commissions

8. FISCAL DATA:

City, Township, and County Auditor

City, Township, and County Budgets

Financial Reports made to the State Auditor.

OTHER SOURCES OF INFORMATION:

Useful publications are available from the League of Minnesota Cities, 145 University Avenue, West, St. Paul, Minnesota 55103-2044, (651) 281-1200: Annexation of Land to Minnesota Cities, Consolidation of Cities, and A Guide for New Cities.

ZONING	ACRES	
C1	73.1261	1%
C2	903.8817	9%
I	560.2893	5%
OS	284.9857	3%
	1822.283	18%
F	1255.374	12%
PB	896.038	9%
R1	3402.814	33%
R2	154.4157	1%
R3	160.5012	2%
RS	2674.446	26%
	8543.589	82%

10365.87

