

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

Minnesota Planning
 Municipal Boundary Adjustments
 658 Cedar Street - Room 300
 St. Paul, Minnesota 55155-1603

REC'D. BY OCT 24 2000
 MMB

USE ADDITIONAL SHEETS IF NECESSARY.

FACTUAL INFORMATION

This form is being completed by David B. Pearson who is the landowner to the Petition filed under Minnesota Statute 414. 06

[The term "subject area" referred to herein means the area that is proposed for a boundary adjustment.]

- (a) Present population and number of households, past population and projected population growth of the subject area:

1 household - 5 members

	Subject Area	City	Township/ Other City
1980 Population	_____	_____	_____
1990 Population	_____	_____	_____
Current Population	_____	_____	_____
Current Households	_____	_____	_____
Projected in 5 years	_____	_____	_____
Source of Data	_____	_____	_____

- (b) Geographic Features: *Rural in character*
 1. *Hilly - previously old gravel pit area, few pine trees, sandy*

	Present City	Present Township	Subject Area	Adjacent Unit of Gov't
Total Acreage	<i>2.59</i>	_____	_____	_____

2. Describe any waterways in or adjacent to the subject area: (rivers, streams, shorelands, protected water, protected wetlands, watershed districts): *none*

3. Are the waterways subject to any State or Federal regulation?
 Describe if yes: _____

4. Generally describe the soils in the subject area: *Sandy loam & gravel*

5. Describe the terrain in the subject area: hilly + rocky + sandy
rural in character

(c) Contiguity: The perimeter of the subject area is approximately 45 % bordered by the municipality and 25 % by the township and _____ % by _____.

(d) Present pattern of physical development, planning, and intended land uses in the subject area and adjoining areas:

1. 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						
Institutional (tax exempt)						
Commercial/Retail						
Industrial						
Agricultural						
Vacant Lands						

(current zoning)

2. What type of development is proposed for the subject area?
none

3. What are the current adjacent land uses and/or zoning?
rural - woods areas

(e) The present transportation network:

	Present City	Present Township	Subject Area
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Number of Miles of Highway, Streets & Roads _____

2. Are any transportation changes planned in the subject area? yes _____ no X
in the city? yes _____ no X in adjacent areas? yes _____ no X

3. What are the major roads/highways that serve the subject area and adjoining areas?
Just the street that goes by our driveway
17 1/2 St. S.E.

(f) Land Use Controls and Planning:

on File

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

	City	Township	County	Region
Adoption Date	_____	_____	_____	_____
Status of Plan	_____	_____	_____	_____
No Existing Plan	_____	_____	_____	_____

2. 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.)

Met Council & Zoning Board

yes _____ no _____ supportive _____ non-supportive X

If yes, describe and attach copy of position document:

not official - just contested.

3. 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									
Subdivision Regulations									
Official Map									
Capital Improvements/Budget									
Fire Code									
Shoreland Ord.									
Floodplain Ord.									
Wild & Scenic Rivers Ord.									
Sanitation Ord. (on-site sewage treatment)									

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

* If city does not provide water to the subject area, who does? landowner

What is the percentage of capacity currently being used by the city? _____

* Would city take over or allow existing use? Allow existing use

** If city does not provide sewer to the subject area, who does? landowner

What is the percentage of capacity currently being used by the city? _____

** Would city take over or allow existing use? Allow existing use

(h) 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.) _____

(i) 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:

(j) Describe the fiscal impact on the city, the subject area, and adjacent units of local government::

	Present City Year: 2000	Present Township Year: 2000	Subject Area Year:	Trend over last 3 yrs.
Net Tax Capacity	\$ 475	\$ 399	would be	
Tax Rates:	our taxes in owners townships			
County	\$ 317.95			
Local Unit of Gov't	\$ 345.64			
School District				
Special Tax Dist.	24.33			
Insurance Rating (fire)				
Levy Limit				
Actual Current Levy	28.24			
Total Bonded Indebtedness				

(k) Would the proposed action affect any school district boundaries or adjacent communities? yes _____ no X

Describe if yes: _____

(l) Are new services necessary for the subject area? yes _____ no X

If so, which ones: _____

What is the current capacity of the sewer and water systems, how much is being used and by whom? Sewer - 1000 gal. septic tank & 2-1000 gal. dry wells
80' deep well
Used by family of 5, but will dwindle down
to 2 people as kids leave the house.

(m) 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 _____

(n) If the boundary adjustment were approved:

1. Would the city/township suffer any undue hardship? yes _____ no

Describe if yes: _____

2. Would the symmetry of the city/township be effected? yes no _____

Describe if yes: A little in symmetry, jog in land

3. Should the subject area be increased or decreased? yes _____ no _____

Describe if yes, and attach a revised area map: _____

(o) Has the city/township provided any improvements to the subject area?

yes _____ no

If so, which ones and when: _____

(p) Has the city/township assessed the subject area for the improvements?

yes _____ no

Describe if yes: _____

(q) Will the subject area be assuming any city/township indebtedness?

yes _____ no

Describe if yes: _____

(r) Has there ever been a previous boundary adjustment filed for this property or substantially the same property before?

yes _____ no

Describe if yes: _____

(s) Why have you filed a petition/objection for boundary adjustment? NA

(t) Will the boundary adjustment generate a need for an Environmental Assessment Worksheet (EAW) or an Environmental Impact Statement (EIS)?

yes _____ no X

If so, why? _____

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

SUBMITTED BY:

City of _____, this _____ day of _____, 19_____.

Mayor

City Clerk

Town of _____, this _____ day of _____, 19_____.

Township Chair

Township Clerk

BY: Haid R. Pearson, this 20th day of October, 2000, 19_____
Property Owner

BY: Bonnie Pearson, this 20th day of October, 2000, 19_____
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 Minnesota Planning 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) 284-3383.***

REC'D BY
MMB OCT 24 2000

Additional Information

DAVID + Bonnie
PEARSON
102 7th St, SE
COOK, MN
55723

St. Louis County

We called planning & zoning in Virginia, Mn. and they said since its not new construction all we needed was 2.25 acres to get back into Owens township. We have 2.59 acres.

We also called the St. Louis Co. Sewer dept. & they said we are O.K with our sewer, but if anything would go wrong, we would have to put in a trench system. Our well is also fine with them - considered a deep well. Our land is definitely rural in character.

The Owens township board says its O.K. to go back into Owens since we were once in. No problem.

At a council meeting the Mayor was worried about City tax dollars from business's, but did not realize that commercial & industrial businesses can't detach.

We may be the only ones in Cook who could possibly detach because of land →

coverage, no city water or sewer,
and also adjoining a township line.

Our few tax dollars would not
put a cringe or hardship on the
city as the businesses on
highway 53 are expanding
greatly.

Sincerely

David Pearson

The Owners township board says its OK
to go back into town since we were
once in. The problem.

At a council meeting the mayor
was worried about city tax dollars
from business, but did not realize
that commercial & industrial businesses
can't detach.

The mayor says the only way to
keep the city is to have a
← land to be used for business

MINNESOTA STATE DEMOGRAPHER
1998 POPULATION AND HOUSEHOLD ESTIMATES

07/15/99

	1998		1990	
	POPULATION	HOUSEHOLDS	POPULATION	HOUSEHOLDS
Canosia township	1,863	685	1,743	629
Cedar Valley township	206	74	210	73
Cherry township	927	318	929	313
Chisholm city	5,118	2,225	5,290	2,243
Clinton township	1,059	366	1,077	368
Colvin township	376	135	392	138
Cook city	672	286	680	285
Cotton township	448	176	429	164
Culver township	270	85	278	78
Duluth city	85,249	35,045	85,493	34,563
Duluth township	1,691	650	1,561	587
Eagles Nest township	118	54	107	47
Ellsburg township	166	78	121	54
Elmer township	161	57	180	62
Ely city	3,883	1,780	3,968	1,788
Embarrass township	804	295	826	298
Eveleth city	3,964	1,767	4,064	1,782
Fairbanks township	67	33	74	35
Fayal township	2,032	769	2,001	744
Field township	444	168	425	157
Fine Lakes township	143	61	150	62
Floodwood city	571	267	574	266
Floodwood township	317	120	345	128
Franklin city	NA	NA	22	11
Fredenberg township	966	379	745	266
French township	557	251	454	193

MINNESOTA STATE DEMOGRAPHER
1998 POPULATION AND HOUSEHOLD ESTIMATES

07/15/99

	1998		1990	
	POPULATION	HOUSEHOLDS	POPULATION	HOUSEHOLDS
Mountain Iron city	3,328	1,354	3,362	1,350
Ness township	69	33	76	34
New Independence township	287	99	278	93
Normanna township	536	193	462	158
Northland township	181	69	129	47
North Star township	157	67	113	48
Orr city	283	144	265	130
Owens township	330	126	322	120
Payne township	NA	NA	36	13
Pequaywan township	111	51	83	36
Pike township	517	186	528	186
Portage township	161	74	170	76
Prairie Lake township	37	16	55	19
Proctor city	3,007	1,230	2,974	1,196
Rice Lake township	4,075	1,475	3,883	1,373
Sandy township	416	154	425	154
Solway township	1,847	638	1,772	600
Stoney Brook township	216	70	223	70
Sturgeon township	206	76	205	73
Toivola township	234	95	246	97
Tower city	494	229	502	229
Van Buren township	186	62	178	56
Vermilion Lake township	304	122	328	116
Virginia city	9,100	4,298	9,410	4,338
Waasa township	301	118	317	122
White township (balance)	1,657	614	1,703	610