



**OFFICE OF ADMINISTRATIVE HEARINGS**  
**Municipal Boundary Adjustment Unit**  
**Factual Information Form**

MBA Unit Docket Number: D-496 Gilbert/Fayal Township

This form is being completed by:  
 Name: Jodi Pontinen  
 Representing: Gilbert subject area homeowners

REC'D BY  
 MBA **AUG 20 2012**

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

**1. Population and Households:**

	Subject Area	City	Township/Other City
2000 Population	2	1847	1809
2010 Population	8	1758	1801
Current Population	14	1795 estimate	787
Current Households	3	835	
Projected in 5 Years	14		
Source of Data	homeowners	www.lic.state.mn.us	www.fayaltwp.org

**2. Geographic Features:**

**A.**

	Subject Area	City	Township	Adjacent Unit of Gov't
Total Acreage	104.22	8064	22,020	

**B.** Describe any waterways within or adjacent to the subject area (rivers, streams, shore lands, protected water or wetlands, watershed districts):  
 None within or adjacent.

**C.** Are the waterways subject to any State or Federal regulations? If yes, please describe:

**D.** Describe the soils in the subject area:  
 Not mapped, mixture of clay and sandy loam.

**E.** Describe the natural terrain in the subject area:  
 Generally flat and rolling with high and low land mix.

3. The perimeter of the subject area is bordered approximately:

89% by the city  
11% by the Township  
 \_\_\_\_\_% by other unit of government

4. Present pattern of physical development, planning, and intended land use(s):

A. Fill in the approximate acreage for each land use type.

	Subject Area	City	Township
Residential	65.52		
Institutional			
Commercial/Retail			
Industrial			
Agricultural			
Vacant Land	38.70		

B. What type of development/zoning is proposed for the subject area?

None

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C. What are the current land use(s)/zoning in the adjacent area(s)?

Low density residential

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5. Existing Transportation Network:

A.

	Subject Area	City	Township
How many miles of highways, streets, and roads?	¼ mile of county road		

B. Are there any transportation changes planned:

In the subject area? Yes  No   
 In the city? Yes  No   
 In the adjacent area(s)? Yes  No

C. What are the road/highways that serve the subject area?

County Hwy 97

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6. Land Use Controls and Planning:

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

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

B. If any area planning authorities (planning commissions, Met Council, Regional Development Commissions, etc.) have adopted an official position on the proposed boundary adjustment, please describe and attach a copy of the position:

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C. Please note where the following exists and provide any necessary explanations on how it relates to the proposed boundary adjustment. (Since it may be possible to have two or more ordinances attempt to regulate the same area, please indicate whose ordinance presently applies to the subject area.) **Attach copies of maps and portions of ordinances that apply to the subject area.**

	City Adoption Date	Township Adoption Date	County Adoption Date	Which Applies to Subject Area?
Zoning Regulations				
Subdivision Regulations				
Official Map				
Capital Improvements/ Budget				
Fire Code				
Shoreland Ordinance				
Floodplain Ordinance				
Wild and Scenic Rivers Ordinance				
Sanitation Ordinance				

D. Is the subject area, or any portion thereof, eligible for "Green Acres" (Minn. Stat. § 273.111)? If yes, please describe:

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E. Has the city established separate "Urban and Rural Taxing Districts" (Minn. Stat. § 272.67) in the subject or adjacent area(s)? If yes, please describe:  
No

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7. Government services being provided:  
Please place check marks where appropriate:

	City provides to the city	City provides to the subject area	City will provide to the subject area	Township provides to the township	Township provides to the subject area
<b>Water</b>	X				
<b>Sanitary Sewer/Wastewater Treatment</b>	X				
<b>Storm Sewer</b>	X				
<b>Solid Waste Collection &amp; Disposal</b>	X	<b>required</b>			
<b>Fire Protection</b>	X	X			
<b>Law Enforcement</b>	X	X			
<b>Street Improvements</b>	X				
<b>Street Maintenance</b>	X				
<b>Administrative Services</b>	X				
<b>Recreational Services</b>	x	x			
<b>Other</b>					

A. Please provide any additional relevant information regarding the above mentioned government services:

Fayal Township can provide the subject area with all services that the city currently provides.

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**B. Are new services necessary for the subject area?**

No

**C. What is the current capacity of the sewer and water systems? How much is being used and by whom?**

Property owners in the subject area have private wells and septic systems.

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

Fayal Township can provide necessary government services.

**8. Describe any existing or potential environmental problems and whether the proposed boundary adjustment is likely to improve or resolve these problems: (Example: ground or surface water, sewage treatment, air pollutants, noise and/or odors; effect on fish and/or wildlife; effect on historical, archaeological, and/or aesthetic resources; impairment of park lands, prime farmlands, wild or scenic rivers, and/or critical habitat; dump and/or disposal sites, etc.):**

None

**9. Will the proposed boundary adjustment generate a need for an Environmental Assessment Worksheet (EAW) or an Environmental Impact Statement (EIS) If so, please explain why:**

No

**10. Describe the plan of the receiving unit of government for providing governmental services to the subject area as well as the impact on those services:**

Fayal Township will provide services to subject area with no impact.

**11. Describe the relationship and the effect of the proposed boundary adjustment on affected and adjacent school districts and communities:**

None, it is within the same school district.

**12. Fiscal Impact:**

	Subject Area	City	Township	Trend over last 3 years
Net Tax Capacity	8806			

Tax Rates	Subject Area	City	Township	Trend over Last 3 years
County	3222			
Local Unit of Gov't				
School District				
Special Tax District				
Insurance Rating (Fire)				
Levy Limit				
Actual Current Levy				
Total Bonded Indebtedness				

13. If the proposed boundary adjustment were approved:

A. Would the city/township suffer any undue hardship? If yes, please describe:

No

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B. Would the symmetry of the city/township be affected? If yes, please describe:

No

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C. Should the subject area be increased or decreased? If yes, please describe and attach a revised area map:

No

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14. Has the city/township provided any improvements to the subject area? If so, what improvements were provided and when:

No

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15. Has the city/township assessed the subject area for the improvements? If yes, please describe:

No

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16. Will the subject area be assuming any city/township indebtedness? If yes, please describe:

No

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17. Has there ever been a previous boundary adjustment filed for this property or substantially the same property? If yes, when and what was the outcome?:

No

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

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SUBMITTED BY:

City of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

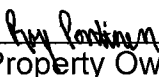
Township of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Township Chair

\_\_\_\_\_  
Township Clerk

BY: \_\_\_Jodi Pontinen\_\_\_\_\_, this \_15\_ day of \_\_\_Aug\_\_\_, 2012\_\_\_\_\_

  
\_\_\_\_\_  
Property Owner

  
\_\_\_\_\_  
Property Owner

BY: \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

Rev. 2/2012



**OFFICE OF ADMINISTRATIVE HEARINGS**  
**Municipal Boundary Adjustment Unit**  
**Factual Information Form**

MBA Unit Docket Number: D-496 Gilbert/Fayal Township

This form is being completed by:

Name: Steven J. Kniefel, Chairman, and Judy M. Sersha, Clerk/Treasurer

Representing: Fayal Township

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

1. Population and Households:

	Subject Area	City	Township/Other City Fayal Township
2000 Population			1906
2010 Population			1809
Current Population			1801 (est)
Current Households			787
Projected in 5 Years			
Source of Data			State Demographer

2. Geographic Features:

A.

	Subject Area	City	Township Fayal Township	Adjacent Unit of Gov't
Total Acreage			22,020	

B. Describe any waterways within or adjacent to the subject area (rivers, streams, shore lands, protected water or wetlands, watershed districts):

Ely Lake, a general development lake, is located within 200 feet of the southerly extent of the

Subject area. Deep Lake, also a general development lake, is within the subject area at the north westerly extents.

C. Are the waterways subject to any State or Federal regulations? If yes, please describe:

Both lakes are designated Public waters and Waters of the U.S. and are therefore subject to Minnesota

DNR and US Army Corps of Engineers regulations. The subject area is also within the Shoreland

area (1000 feet from Ordinary high water elevation) of both lakes and are subject to shoreland regulation.

D. Describe the soils in the subject area:

E. Describe the natural terrain in the subject area:



3. The perimeter of the subject area is bordered approximately:

\_\_\_\_\_ % by the city  
11 % by the Township  
 \_\_\_\_\_ % by other unit of government

4. Present pattern of physical development, planning, and intended land use(s):

A. Fill in the approximate acreage for each land use type.

	Subject Area	City	Township
Residential			1300 Residential/Developed
<del>Institutional</del> XXX			1860 Open Water
Commercial/Retail			70 Comm/Light Ind.
<del>Industrial</del> XXXX			830 Industrial/Mining
<del>Agricultural</del>			17,960 Forested/Open/Undeveloped
<del>Vacant Land</del>			

B. What type of development/zoning is proposed for the subject area?

\_\_\_\_\_

\_\_\_\_\_

C. What are the current land use(s)/zoning in the adjacent area(s)?

Shoreland Mixed Use and Residential. Residential density at approximately .25 to .50 housing Units per acre.

5. Existing Transportation Network:

A.

	Subject Area	City	Township
How many miles of highways, streets, and roads?			8.0 Trunk Highways
			14.4 CSAH

B. Are there any transportation changes planned:

In the subject area? Yes  No   
 In the city? Yes  No   
 In the adjacent area(s)? Yes  No

12.8 County Road  
 31.8 Township Roads  
 67.0 miles Total public road

C. What are the road/highways that serve the subject area?

St. Louis County State Aid Highways 97 and 96

6. Land Use Controls and Planning:

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

	City	Township	County	Region
Adoption Date		2002		
Status of Plan		current		
No Existing Plan				

B. If any area planning authorities (planning commissions, Met Council, Regional Development Commissions, etc.) have adopted an official position on the proposed boundary adjustment, please describe and attach a copy of the position:

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C. Please note where the following exists and provide any necessary explanations on how it relates to the proposed boundary adjustment. (Since it may be possible to have two or more ordinances attempt to regulate the same area, please indicate whose ordinance presently applies to the subject area.) **Attach copies of maps and portions of ordinances that apply to the subject area.**

	City Adoption Date	Township Adoption Date	County Adoption Date	Which Applies to Subject Area?
Zoning Regulations			1993 rev 2011	
Subdivision Regulations			2012	
Official Map				
Capital Improvements/ Budget				
Fire Code				
Shoreland Ordinance				
Floodplain Ordinance		1995	2002	
Wild and Scenic Rivers Ordinance				
Sanitation Ordinance		1999	2008	

D. Is the subject area, or any portion thereof, eligible for "Green Acres" (Minn. Stat. § 273.111)? If yes, please describe:

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E. Has the city established separate "Urban and Rural Taxing Districts" (Minn. Stat. § 272.67) in the subject or adjacent area(s)? If yes, please describe:

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7. Government services being provided:  
Please place check marks where appropriate:

	City provides to the city	City provides to the subject area	City will provide to the subject area	Township provides to the township	Township provides to the subject area
<b>Water</b>				Yes	No
<b>Sanitary Sewer/Wastewater Treatment</b>				Yes	No
<b>Storm Sewer</b>				No	No
<b>Solid Waste Collection &amp; Disposal</b>				No	No
<b>Fire Protection</b>				Yes	Mutual aid
<b>Law Enforcement</b>				Yes	No
<b>Street Improvements</b>				Yes	No
<b>Street Maintenance</b>				Yes	No
<b>Administrative Services</b>				Yes	No
<b>Recreational Services</b>				Yes	Yes
<b>Other</b>					

A. Please provide any additional relevant information regarding the above mentioned government services:

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B. Are new services necessary for the subject area?

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C. What is the current capacity of the sewer and water systems? How much is being used and by whom?

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

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8. Describe any existing or potential environmental problems and whether the proposed boundary adjustment is likely to improve or resolve these problems: (Example: ground or surface water, sewage treatment, air pollutants, noise and/or odors; effect on fish and/or wildlife; effect on historical, archaeological, and/or aesthetic resources; impairment of park lands, prime farmlands, wild or scenic rivers, and/or critical habitat; dump and/or disposal sites, etc.):

None Identified

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9. Will the proposed boundary adjustment generate a need for an Environmental Assessment Worksheet (EAW) or an Environmental Impact Statement (EIS) If so, please explain why:

No

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10. Describe the plan of the receiving unit of government for providing governmental services to the subject area as well as the impact on those services:

No specific plan has been developed, however, the Township is fully capable of providing governmental services to the subject area.

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11. Describe the relationship and the effect of the proposed boundary adjustment on affected and adjacent school districts and communities:

No effect upon school district and communities

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12. Fiscal Impact:

	Subject Area	City	Township	Trend over last 3 years
Net Tax Capacity			\$ 1,749,183.00	

Tax Rates	Subject Area	City	Township	Trend over Last 3 years
County				
Local Unit of Gov't			99.015%	
School District				
Special Tax District				
Insurance Rating (Fire)			ISO 6	
Levy Limit			N/A	
Actual Current Levy			\$ 485,800	
Total Bonded Indebtedness			\$ 2,947,000	

13. If the proposed boundary adjustment were approved:

A. Would the city/township suffer any undue hardship? If yes, please describe:

The Township would suffer no hardship if the adjustment were approved

B. Would the symmetry of the city/township be affected? If yes, please describe:

No

C. Should the subject area be increased or decreased? If yes, please describe and attach a revised area map:

Subject area could logically be increased to include the parcels to the east up to the boundary of the State of Minnesota ownership. See attached "suggested subject area revision".

14. Has the city/township provided any improvements to the subject area? If so, what improvements were provided and when:

The Township has not provided any improvements to the subject area.

15. Has the city/township assessed the subject area for the improvements? If yes, please describe:

No

16. Will the subject area be assuming any city/township indebtedness? If yes, please describe:

No. All bonded indebtedness is being retired by special assessments on benefitted property.

17. Has there ever been a previous boundary adjustment filed for this property or substantially the same property? If yes, when and what was the outcome?:

In the 1970s, the cities of Virginia, Eveleth, and Gilbert were granted boundary adjustments which terminated the existence of Mesabi Mountain Township. The subject area never received urban services after that annexation.

18. 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 \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

Township of FAYAL, this 9 day of AUGUST, 2012

[Signature]  
Township Chair

[Signature]  
Township Clerk

BY: \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

BY: \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

Rev. 2/2012



**MINNESOTA STATE DEMOGRAPHER**  
**2011 POPULATION AND HOUSEHOLD ESTIMATES**

<b>ST. LOUIS COUNTY</b>	<b>POPULATION</b>	<b>HOUSEHOLDS</b>
<b>Gilbert, City</b>	<b>1,795</b>	<b>835</b>
<b>Fayal, Township</b>	<b>1,801</b>	<b>787</b>