

city of saint paul
planning commission resolution
file number 03-25
date March 14, 2003

WHEREAS, CITY OF SAINT PAUL, DIVISION OF PARKS AND RECREATION, File #03-254-770, has applied for a Conditional Use Permit under the provisions of §64.300 of the Saint Paul Legislative Code, to fill or excavate 13,118 sq. ft. of existing designated wetland and replace on site at a 2 to 1 ratio on property located at 1403 Montreal, Parcel Identification Number (PIN) 15-28-23-21-0003 legally described as SECTION 15 TOWN 28 RANGE 23 SUBJ TO RDS; VAC STS & ALLEYS ACCRUING & FOL ALL OF BLK 2 KENTUCKY TERRACE ALL OF EDGCUMBE FARMS LOTS 15 & 16 COUNTRY HOME ADD BLKS 1 & 2 OF RE OF COUNTRY HOME ADD & IN SD SEC 15 TN 28 RN 23; EX THE W 31 FT OF S 120 FT OF N 180 FT OF PART S OF EDGCUMBE RD; PART OF E 1/3 OF E 1/2 OF SW 1/4 BET 7TH ST & EDGCUMBE RD & EX W 776.27 FT N OF S 150 FT; THE NW 1/4 OF SW 1/4 & ALL OF THE NE 1/4 OF SW 1/4 & THE W 1/4 OF SE 1/4 OF NW 1/4 & ALL OF THE NE 1/4 & SW 1/4 OF SEC 15 TN 28 RN 23.

WHEREAS, the Zoning Committee of the Planning Commission, on March 6, 2003, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §64.300 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant proposes to improve the Highland Golf Course. To achieve a better facility, relocation of existing wetlands is necessary. The wetlands were created by failures in the existing tile drainage system that was installed decades ago. The plan will not only increase the wetland area more than two times, but will also add new ponds to increase water retention after rainfall, thereby slowing water flow into the storm water system off-site. The proposed changes will occur during 2003.
2. The Capitol Area Watershed District reviewed and commented on the plan. The proposed changes appear to be consistent with the goals of the Watershed District.
3. Section 68.200 of the zoning code requires the zoning administrator to determine whether plans to drain or fill wetlands are exempt from the requirements to replace

moved by Kramer
seconded by _____
in favor Unanimous
against _____

- b. ***The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.***

The condition is met. This remodeling of the facility has been reviewed by site plan review and met all requirements.

- c. ***The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety and general welfare.***

The condition is met. The proposed wetland alterations, ponding areas and landscaping should have a positive impact upon the surrounding neighborhood.

- d. ***The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.***

The condition is met. The surrounding property is fully developed.

- e. ***The use shall, in all other respects, conform to the applicable regulation of the district in which it is located.***

The condition is met.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of CITY OF SAINT PAUL, DIVISION OF PARKS AND RECREATION for a Conditional Use Permit for to fill or excavate 13,118 sq. ft. of existing designated wetland and replace on site at a 2 to 1 ratio at 1403 Montreal is hereby approved.