

EXHIBIT D



Planning & Economic Development Department

Planning • Room 160
Construction Services • Room 100

411 West First Street
Duluth, Minnesota 55802

218-730-5308

• planning@duluthmn.gov
• constructionservices@duluthmn.gov

To: City Council
From: Jenn Moses, Manager of Planning and Community Development
Date: October 30, 2025
Re: Land Conveyance and Conformance with the City's Comprehensive Plan
PIDs 010-2710-00075 and 010-2710-00140

The City owns PIDs 010-2710-00075 and 010-2710-00140, which are largely undeveloped tracts of land off Vermilion Rd. in the Morley Heights/Parkview neighborhood containing Amity Creek and trail systems. The City acquired most of this property in 2023 from Park Hill Cemetery Association. After the conveyance, it was discovered that a portion of the property (approximately 2.85 acres) contained graves of soldiers, as well as an organic composting site, and was inadvertently included in the conveyance to the City. The City desires to convey a portion of the parcels to Park Hill Cemetery so that it can be effectively operated and managed by the cemetery association.

Section 2-176 of the City Code, Preconditions of Conveyance, requires that the City's Planning Agency review proposed conveyances for conformity to the City's comprehensive plan and shall have reported its findings in writing to the City Council. The conveyance of this property is consistent with the adopted plans for the area, including the Official Comprehensive Land Use Map.

The property is zoned RR-1, Rural Residential and is designated as Open Space in the Comprehensive Plan Future Land Use Map. The City conducted an internal review of these parcels and determined that the designated portions should be used conveyed to Park Hill Cemetery Association for effective management of the graves and cemetery spaces, noting that (a) the property is not necessary for the City's current or future needs and (b) the best interests of the City will be best served by accomplishing this conveyance.

Conveyance of this property will implement the following Comprehensive Plan Principles:

Principle #6 – Reinforce the place-specific. Public and private actions should reinforce cultural, physical, and economic features which have traditionally defined Duluth, its open space, and its neighborhoods. Park Hill Cemetery Association owned this site for 100+ years and it was used as part of its cemetery operations. Conveying this property to Park Hill Cemetery Association allows for the preservation and operation of the Soldiers Rest, a burial space for soldiers. The north portion of the property is Park Hill Cemetery's organic compost site.

Principle # 10 – Take actions that enhance the environment, economic, and social

well-being of the community. The conveyance of this property supports the social well-being of the community by transferring ownership of the land with remains of veteran soldiers back to the cemetery association so that the space can be visited and maintained by families for years to come.

After reviewing the proposal, the Planning Agency finds that the proposal implements the principles of the Comprehensive Plan and is in conformance with it. Staff from the Planning and Development Division recommend conveyance of this property to Park Hill Cemetery Association.