




Exhibit B

CITY OF DULUTH

DEPARTMENT OF PLANNING & CONSTRUCTION SERVICES
Planning Division
411 W 1st St., Rm 208 • Duluth, Minnesota 55802-1197
Phone: 218/730-5580 Fax: 218/723-3559

Keith A. Hamre, Director
khamre@duluthmn.gov

MEMO

TO: Planning Commission
FROM: Keith A. Hamre, Director 
DATE: September 3, 2015
RE: Land Conveyance and Conformance With the City's Comprehensive Plan

The Air National Guard is proposing a second controlled entrance to their facility, to be accessed off of Ridgeview Road. The proposed new entrance will partially be on a portion of land owned by the City. The Air National Guard is requesting an easement from the City. Section 2-176 of the City Code, Preconditions of Conveyance, requires that the City's Planning Agency "reviews proposals for conveyance for conformity to the City's comprehensive plan and shall have reported its finding in writing to the council."

The property is owned by the City of Duluth, but as it is outside the City's corporate limits, there is no zoning or future land use designation for this property. It is adjacent to the Future Land Use category of Transportation and Utilities, of which the Air Guard is an appropriate land use for that category. This project implements the following Comprehensive Plan Principles:

Principle #8 – Encourage mix of activities, uses and densities – Cities have evolved as a mix of land uses, building types, housing types, and activities. Accommodating choice while protecting investment is a balance to strike in land use regulation. Mixed uses provide opportunity for a diversity of activity that segregated, uniform uses do not provide.

Principle #12 - Create efficiencies in delivery of public services
The costs of public service must be considered in land use decisions. Street construction and maintenance, utilities, libraries, fire, police, snowplowing and recreation facilities are services directly related to the physical location of development. Infrastructure should help prescribe development location rather than react to it

After reviewing the proposal, the Planning Agency finds that the proposal implements the principles of the Comprehensive Plan, and is in conformance with it.

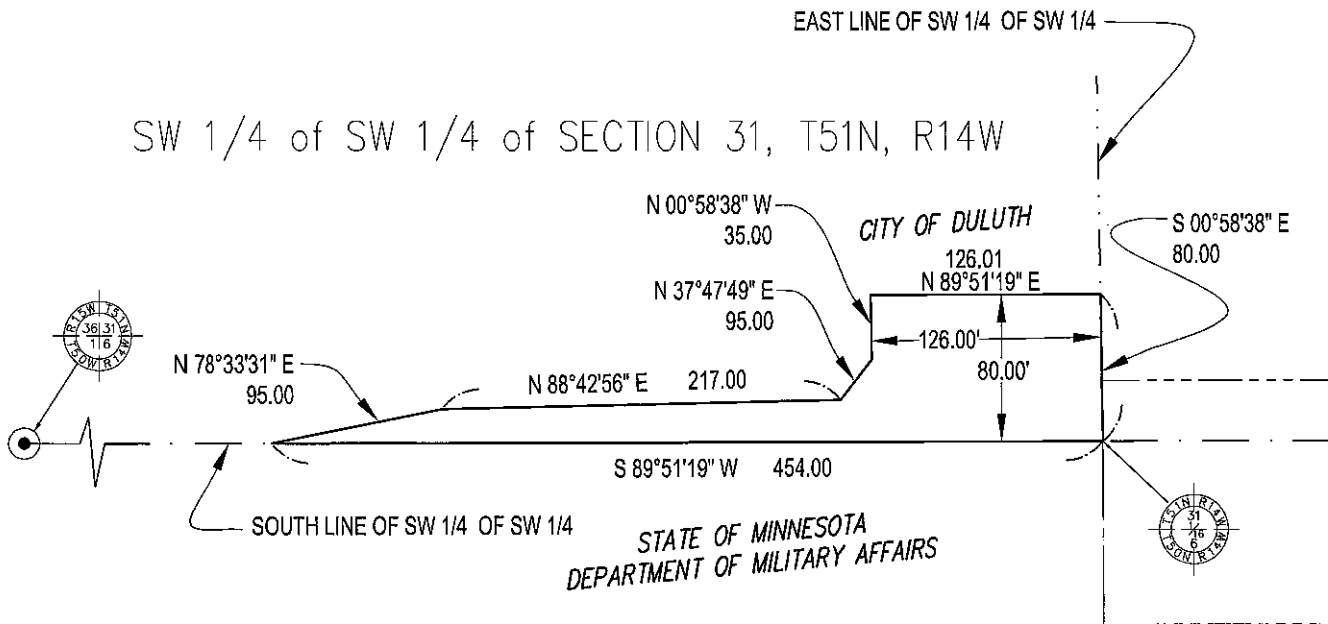
EXHIBIT

part of the SW 1/4 of the SW 1/4
Section 31, T.51N., R.14W.

DESCRIPTION:

An easement over, under and across that part of the Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) of Section Thirty-one (31), Township Fifty-one (51) North, Range Fourteen (14) West of the Fourth (4th) Principal Meridian, St. Louis County described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) of said Section 31; thence South 89 degrees 51 Minutes 19 seconds West along the south line of said SW1/4 of SW1/4, a distance of 454.00 feet; thence North 78 degrees 33 Minutes 31 seconds East, a distance of 95.00 feet; thence North 88 degrees 42 Minutes 56 seconds East, a distance of 217.00 feet; thence North 37 degrees 47 Minutes 49 seconds East, a distance of 95.00 feet to the intersection of a line 126.00 feet westerly of, measured at right angles to and parallel with, the east line of said SW1/4 of SW1/4; thence North 00 degrees 58 Minutes 38 seconds East along said line parallel with said east line, a distance of 35.00 feet to the intersection of a line 80.00 feet northerly of, measured at right angles to and parallel with, the south line of said SW1/4 of SW1/4; thence North 89 degrees 51 Minutes 19 seconds East along said line parallel with said south line, a distance of 126.01 feet to the east line of said SW1/4 of SW1/4; thence South 00 degrees 58 Minutes 38 seconds East along said east line, a distance of 80.00 feet to the point of beginning.



APPROVED BY:

CITY ENGINEER

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Print Name: Paul A. Vogel

License # 44075

Signature:

Date: 09/16/2015

DATE REVISED: 09/16/15 scrivener error fix

DATE REVISED: 09/03/15

DATE REVISED: 09/02/15

DATE PREPARED: 08/03/15

PROJ NO: 120094

FILE: 120094cSurvey

SHEET 1 of 1 SHEETS



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

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Ridgeview Rd



Ridgeview R