



CITY COUNCIL AGENDA REPORT

DATE: July 21, 2025
DEPARTMENT: Planning & Zoning
PREPARED BY: Michael Healy
AGENDA ITEM NUMBER: 8.I.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Enactment of Comprehensive Plan Amendment to Update Future Land Use Map Guidance for City-Owned Facilities

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Approve Resolution #2025-77 enacting a comprehensive plan amendment to update the future land use map guidance for City-owned facilities.

OVERVIEW

This comprehensive plan amendment was initiated by the City Council following a Worksession discussion in April. The Planning Commission reviewed the amendment at their meeting on May 7, 2025 and recommended approval. The City Council approved the comprehensive plan amendment at their meeting on May 19, 2025 and directed City Staff to submit the amendment to the Metropolitan Council for final approval.

The City received notice on June 24th that the Metropolitan Council has administratively approved the City's proposed comprehensive plan amendment. The City is now allowed to "enact" the amendment which will allow City Staff to officially update the future land use map and put the new map up on the website.

Staff Recommendation

Approve Resolution #2025-77 enacting a comprehensive plan amendment to update the future land use map guidance for City-owned facilities.

SOURCE OF FUNDS

NA

ATTACHMENTS

1. Metropolitan Council Approval Letter
2. City Council Memo from May 2025 Approval

3. Resolution 2025-77



**ATTACHMENT 1
METROPOLITAN COUNCIL APPROVAL LETTER**

June 24, 2025

Michael Healy, Planning Manager
City of South St. Paul
125 3rd Avenue North
South St. Paul, MN 55075

RE: City of South St. Paul – Future Land Use Updates for City-Owned Facilities Comprehensive Plan Amendment – Administrative Review
Metropolitan Council Review File 22398-4
Metropolitan Council District 12

Dear Michael Healy:

We received the City's Future Land Use Updates for City-Owned Facilities comprehensive plan amendment on June 2, 2025. This amendment is a future land use map amendment affecting four City-owned properties, totaling 15.8 acres. The amendment reguides 0.24 acres from Right-of-Way to Commercial, 7.87 acres from Open Space and Institutional to Commercial, 3.03 acres from Open Space to Institutional, and 4.66 acres from Institutional to Industrial. The purpose of the amendment is to reguide the areas to better align with existing zoning and existing and future planned land uses for each property. The properties are currently all guided as non-residential uses and will continue to be guided as non-residential uses with no change to the number of dwelling units or residential density within the City.

Council staff finds the amendment meets the Comprehensive Plan Amendment Administrative Review Guidelines revised by the Council on November 30, 2022. The proposed amendment does not affect official forecasts or the City's ability to accommodate its share of the region's affordable housing need. Therefore, the Council will waive further review and action; and the City may place this amendment into effect.

The amendment, explanatory materials, and the information submission form will be appended to the City's Plan in the Council's files. If you have any questions regarding the review please contact Freya Thamman, Principal Reviewer, at 651-602-1750 or via email at Freya.Thamman@metc.state.mn.us.

Sincerely,

A handwritten signature in blue ink that reads "Angela R. Torres".

Angela R. Torres, AICP, Senior Manager
Local Planning Assistance

CC: Tod Sherman, Development Reviews Coordinator, MnDOT Metro Division
Susan Vento, Metropolitan Council District 12
Merritt Clapp Smith, Sector Representative
Freya Thamman, Principal Reviewer
Reviews Coordinator

N:\CommDev\LPA\Communities\South St. Paul\Letters\South St. Paul 2025 FLU Updates for City-Owned Facilities CPA Admin Review Letter 22398-4

Metropolitan Council (Regional Office & Environmental Services)
390 Robert Street North, Saint Paul, MN 55101-1805
P 651.602.1000 | F 651.602.1550 | TTY 651.291.0904
metro council.org

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**ATTACHMENT 2
CITY COUNCIL MEMO FROM MAY 2025 APPROVAL**



DATE: May 19, 2025
DEPARTMENT: Planning & Zoning
PREPARED BY: Michael Healy, Kori Land
AGENDA ITEM NUMBER: 11.B.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Comprehensive Plan Amendment to Update Future Land Use Map Guidance for City-Owned Facilities

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Approve Resolution #2025-59 approving a comprehensive plan amendment to update future land use map guidance for City-owned facilities.

OVERVIEW

Application

The Applicant is the City of South St. Paul. *The City Council reviewed this proposed comprehensive plan amendment at a Worksession meeting and requested that it move forward.*

Background

The City of South St. Paul is required by State Statute to adopt a 20-year Comprehensive Plan and update it at least every 10 years. That Plan (including its amendments) is considered to reflect the community's strategic direction through the year 2040. The City adopted its 2040 Comprehensive Plan in October 2020. One of the Plan's tools is a "future land use map." As explained in more detail below, that map depicts how the Plan "guides" each parcel of land in the City. Future land use map guidance is significant because the City is expected to act consistently with its most current Comprehensive Plan when making rezoning decisions. Additionally, the City aspires to approve variances and Planned Unit Developments only if they are substantially consistent with the Comprehensive Plan and to utilize City-owned property only if it is in a manner that is substantially consistent with the Comprehensive Plan.

If the future land use map guides properties in a way that is inconsistent with the City's current strategic direction, the City should be actively working to address that inconsistency. Sometimes, the best way to address the inconsistency is to rezone the property so that it aligns with the future land use map's guiding. Other times, the best way to address the inconsistency is to amend the future land use map's guiding so that it aligns with current zoning.

City Staff and the City Attorney have identified four inconsistencies between the future land use map and the zoning map that relate to properties that host City-owned facilities. Two of the properties host drinking water wells, one property hosts the City's public works building, and the fourth property is the Doug Woog Ice Arena. City Staff and the City Attorney feel that the current zoning of these parcels better reflects the City's current strategic direction, so that the four inconsistencies would be best addressed with a comprehensive plan amendment to update the future land use map.

Local Control Versus Metropolitan Council Control

The City has local control over the zoning map and can approve zoning changes that are consistent with the most current Comprehensive Plan (as amended). The City only has partial local control over the future land use map. To change the future land use map, the City Council needs to adopt a comprehensive plan amendment and submit the amendment for review by the Metropolitan Council, which is a layer of regional government appointed by the Governor to oversee land-use planning in the 7-County Metropolitan Area. Very basic comprehensive plan amendments like the one being discussed in this staff report can sometimes be approved administratively by Metropolitan Council Staff. More consequential amendments must go through a much more complicated Metropolitan Council review process that can easily take 4-6 months. This is much longer than the 2 months that it takes the Planning Commission and City Council to review a rezoning request.

City Staff recently participated in a focus group with Metropolitan Council Staff and learned that they are open to giving municipalities more flexibility when it comes to City-owned properties that host a municipal facility (well houses, city halls, public works buildings, etc.). Metropolitan Council Staff do not require these properties to be guided strictly as municipal facilities in the future land use map and are fine with these properties being guided the same way as one or more adjacent properties. Handling the future land use map this way can remove zoning barriers and make it easier for the City to make improvements to the municipal facility, lease out surplus space in the facility if a municipal use does not need the space, or even repurpose the property with a private sector use if it is no longer needed for a municipal use.

How do Future Land Use Map Categories Work?

The Land Use Chapter of the 2040 Comprehensive Plan contains the future land use map. Each color on the map corresponds to a future land use category such as "MU-Mixed Use," "COM-Commercial," and "HDR-High Density Residential." Most of the categories are given descriptions. For instance, "COM- Commercial" is described as: *"Includes retail sales/services, restaurants, hotels/motels, and for-profit entertainment/recreational facilities as well as general office buildings."* A few categories are self-explanatory, such as "Railroad" and "Utility," and these categories do not have descriptions listed in the Land Use Chapter.

The City does have the option of guiding a parcel as "Institutional" on the future land use map which means that it is only supposed to be used for institutional uses (i.e. churches, schools, hospitals, government buildings, cemeteries, etc.). As previously stated, the Metropolitan Council does not require the City to guide municipal uses as "Institutional" and it is better to

guide the municipal use as “Commercial,” “Industrial,” or “Mixed-Use” if the use is located in a commercial area, industrial area, or mixed-use area that allows municipal uses. South St. Paul’s City Code allows municipal facilities as a “permitted” use in all its commercial, industrial, and mixed-use zoning districts. The City Code requires a conditional use permit whenever a municipal use is in a residential zoning district and there are also stricter performance standards when a municipal use has residential zoning.

Property #1: The Doug Woog Ice Arena at 141 6th Street East

- Current Zoning: GB-General Business
- Existing Future Land Use Map Guidance: Consists of four (4) parcels. Two (2) are guided “Institutional” and two (2) are guided “Open Space.”
- Proposed Future Land Use Map Guidance: “Commercial”

The Doug Woog Ice Arena building sits on a 7-acre property that straddles four different parcels. Two of the parcels are guided “Open Space” and two of the parcels are guided “Institutional.” The open space guidance does not make sense because these parcels have a building on them (the ice arena) and the City does not expect to remove the building or restore the land as open space. Part of the ice arena building is a large tenant space that the City has historically leased to the South St. Paul School District to use as an alternative high school. The School District terminated its lease in 2019 and moved the alternative high school. The tenant space is currently being used for storage and for some Park Department programming.

The City is the owner of the ice arena building and ultimately controls how the tenant space is used but the use should be consistent with the Comprehensive Plan. There have been intermittent discussions over the past 5 years about repurposing some or all of the tenant space for a private commercial use (i.e. commercial recreation or a food service vendor). The ice arena already has GB-General Business zoning which allows most commercial uses either as permitted uses or with a conditional use permit. However, the guide plan map designation of the property should be shifted to “Commercial” so that the City has the flexibility to work within its zoning code to find a user. There is no real downside to re-guiding the property as “Commercial;” it just gives the City more flexibility to repurpose the vacant space if a reuse opportunity presents itself.

Property #2: Pump House and Well #4 Next to Interstate 494

- Current Zoning: GB- General Business
- Existing Future Land Use Map Guidance: “Right-of-Way”
- Proposed Future Land Use Map Guidance: “Commercial”

This ¼-acre parcel is currently guided “Right-of-Way” but it has commercial zoning and hosts a municipal building that contains one of the City’s highest producing drinking water wells. The City has owned this parcel since at least 1944, and it is not part of MnDOT's Interstate 494 right-of-way even though it is directly adjacent to the right-of-way. MnDOT has suggested that they find the current land use guidance confusing and there is further confusion about what it means to have a parcel guided as "right-of-way" when that property hosts a building instead of a road. An administrative law judge who will preside at a contested-case proceeding involving this parcel scheduled for October 2025 noted in January 2025 that “[t]he nexus between the 2040 Comprehensive Plan amendment and the zoning of the parcel is not also apparent based on the evidence submitted at this time.” As the City Council’s 2023 rezoning decision reflects, a “Commercial” guide plan map designation more closely reflects how this parcel is expected to be used in the future than its current “right of way” designation. Re-guiding the parcel as “Commercial” to align with the future land use map guidance of the abutting Fury Motors property should reduce confusion. It will make it clear that the City intends to have a municipal building on this property indefinitely and intends to keep the property zoned GB-General Business, which is a zoning district that allows municipal buildings as a permitted use.

Property #3: Well House and Well #3, Radium Treatment Plant, and Archery Range on Parcel at Intersection of Wentworth

- Current Zoning: R-2 Single and Two Family Residence
- Existing Future Land Use Map Guidance: “Open Space”
- Proposed Future Land Use Map Guidance: “Institutional”

This 3.03-acre parcel has hosted a municipal well for many decades and that building contains

drinking water well #3. The City was recently required to build a radium treatment plant on this parcel to treat the water coming out of well #3 to conform to the Minnesota Department of Health's requirements for water quality. The radium treatment plant is currently under construction. The parcel has also been home to a municipal archery range for many years and the archery range will be re-established after the construction of the radium treatment plant is complete.

The parcel is currently guided "Open Space" in the future land use map. While there is an open space component to the City's use of this property (i.e. the archery range and hillside vegetation), the primary use of the property is the municipal buildings that support the drinking water system. Re-guiding this parcel to "Institutional" will better align with how the City is using, and will continue to use, this piece of land.

Property #4: City's Public Works Garage at 400 Richmond Street East

- Current Zoning: I-Industrial
- Existing Future Land Use Map Guidance: "Institutional"
- Proposed Future Land Use Map Guidance: "Industrial"

The City's Public Works Garage at 400 Richmond Street East was built in the 1970s and is poorly equipped to serve the Public Works Department. The building is too small, it has a poor configuration, it does not comply with ADA rules, and it is not set up with bathroom and locker facilities to support a modern workforce that includes female employees. The City Council has been working with the Legislature to try to get State bonding money to construct a new Public Works building elsewhere in the community, most likely on a City-owned property south of the DNR Boat Launch park. If that happens, the old facility and its 4.66-acre lot will become surplus property that can be sold off to an industrial user and put back on the tax rolls.

The parcel is currently guided "Institutional" which is only consistent when used as a municipal building, a school, a hospital, a church, or a cemetery. It should be re-guided "Industrial" to match its current zoning and match the guidance of the industrial property that is directly adjacent to it. This will give the City flexibility to work with the private sector to reuse or redevelop the property if it is no longer needed for municipal purposes.

Discussion

The Metropolitan Council is very focused on housing production and addressing the State's housing crisis and they take comprehensive plan amendments related to residential housing units very seriously. The Metropolitan Council is relatively less interested in the kinds of guiding

changes for non-residential uses that are being proposed in this request. They want non-residential properties guided accurately so that they can keep track of which properties are not in play for housing development in the next 20 years, but they are very unlikely to offer the City any pushback for changing the future land use map to guide a property from one non-residential land use category to a different non-residential land use category. As previously stated, Metropolitan Council Staff recently told City Staff that they are fine with the City guiding its municipal buildings to match existing zoning and nearby land uses when they are near commercial or industrial areas instead of guiding these buildings as “Institutional.”

City Staff and the City Attorney view the proposed comprehensive plan amendment as a “no-brainer” that will give the City additional flexibility to exercise local control over its own properties.

The proposed minor amendments to the City’s 2040 Comprehensive Plan involve lands that are not contiguous to other local governmental units. A letter from a senior planner for the Metropolitan Council has agreed that the affected parcels are relatively small and are located more than a quarter-mile from adjacent jurisdictions. This means that this comprehensive plan amendment qualifies for an expedited review process and does not require a 60-day comment period where adjacent communities must be invited to review the proposed amendment.

Planning Commission Recommendation

The Planning Commission held a public hearing for the proposed comprehensive plan amendment at their May 7th meeting. No members of the public attended the hearing or submitted comments. The Planning Commission asked City Staff whether the amendment would have any impact on zoning or any impact on public recreational uses at the subject properties, such as the archery range that will soon be installed next to the new radium treatment plant. City Staff explained that the zoning map is not changing at all and the comprehensive plan amendment would simply align the future land use map with the current zoning map. The amendment will not have any impact on existing or planned recreational uses and an archery range is still planned for next to the new radium treatment plant.

The Planning Commission recommended approval with a 7-0 vote.

Recommended Action

Approve Resolution #2025-59 approving a comprehensive plan amendment to update the future land use map guidance for City-owned facilities.

SOURCE OF FUNDS

NA

ATTACHMENTS

1. Zoning Map
2. Future Land Use Map

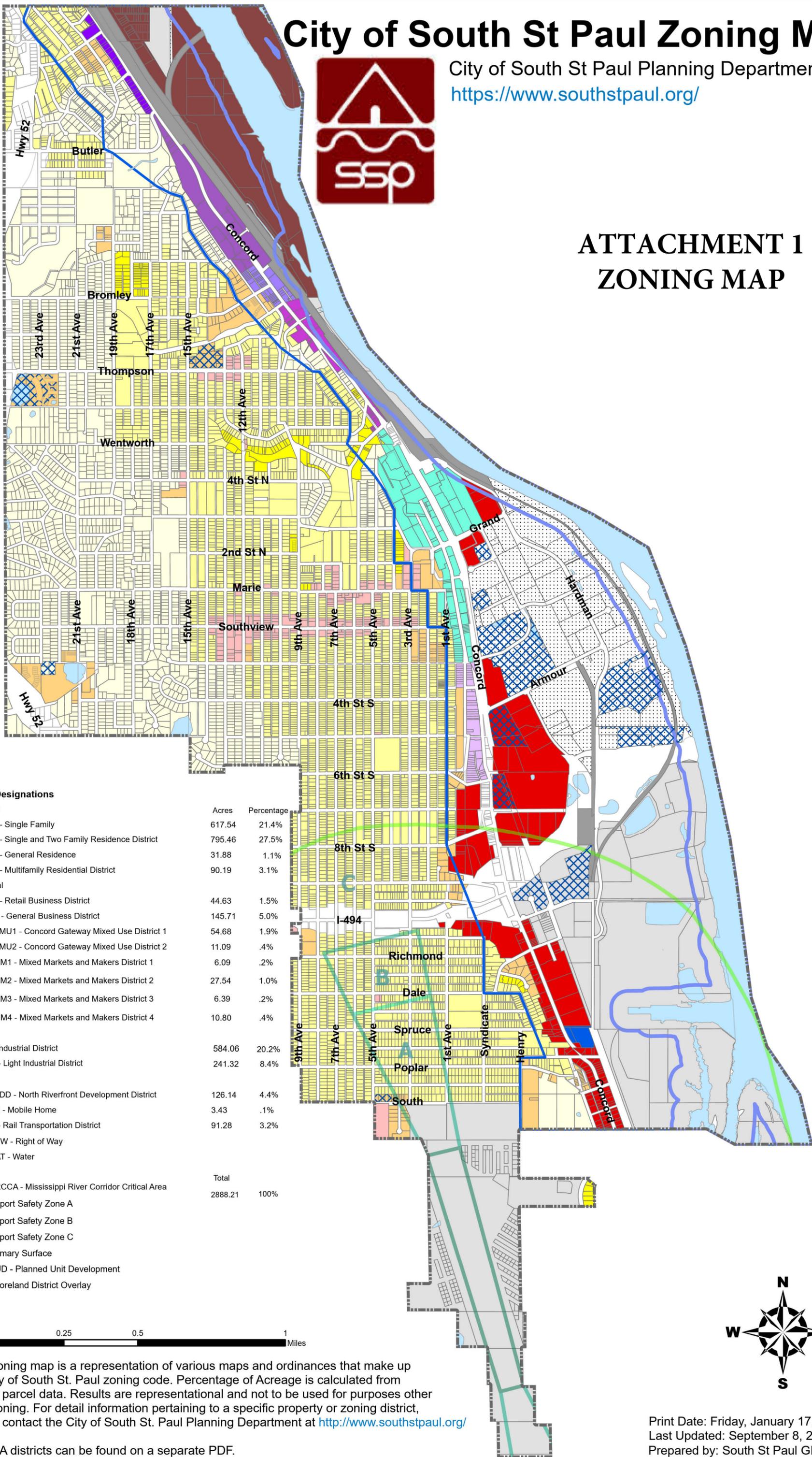
3. Proposed Map Changes
4. Resolution 2025-59

City of South St Paul Zoning Map

City of South St Paul Planning Department
<https://www.southstpaul.org/>

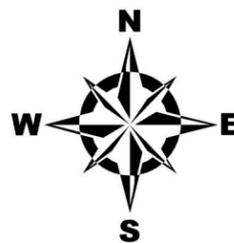
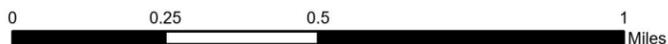


ATTACHMENT 1 ZONING MAP



Zoning Designations

Designation	Acres	Percentage
Residential		
R1 - Single Family	617.54	21.4%
R2 - Single and Two Family Residence District	795.46	27.5%
R3 - General Residence	31.88	1.1%
R4 - Multifamily Residential District	90.19	3.1%
Commercial		
C1 - Retail Business District	44.63	1.5%
GB - General Business District	145.71	5.0%
CGMU1 - Concord Gateway Mixed Use District 1	54.68	1.9%
CGMU2 - Concord Gateway Mixed Use District 2	11.09	.4%
MMM1 - Mixed Markets and Makers District 1	6.09	.2%
MMM2 - Mixed Markets and Makers District 2	27.54	1.0%
MMM3 - Mixed Markets and Makers District 3	6.39	.2%
MMM4 - Mixed Markets and Makers District 4	10.80	.4%
Industrial		
I - Industrial District	584.06	20.2%
I-1 - Light Industrial District	241.32	8.4%
Other		
NRDD - North Riverfront Development District	126.14	4.4%
MH - Mobile Home	3.43	.1%
RT- Rail Transportation District	91.28	3.2%
ROW - Right of Way		
WAT - Water		
Overlays		
MRCCA - Mississippi River Corridor Critical Area		
Airport Safety Zone A		
Airport Safety Zone B		
Airport Safety Zone C		
Primary Surface		
PUD - Planned Unit Development		
Shoreland District Overlay		
Total	2888.21	100%



This Zoning map is a representation of various maps and ordinances that make up the City of South St. Paul zoning code. Percentage of Acreage is calculated from county parcel data. Results are representational and not to be used for purposes other than zoning. For detail information pertaining to a specific property or zoning district, please contact the City of South St. Paul Planning Department at <http://www.southstpaul.org/>

MRCCA districts can be found on a separate PDF.

Print Date: Friday, January 17, 2025
 Last Updated: September 8, 2023
 Prepared by: South St Paul GIS

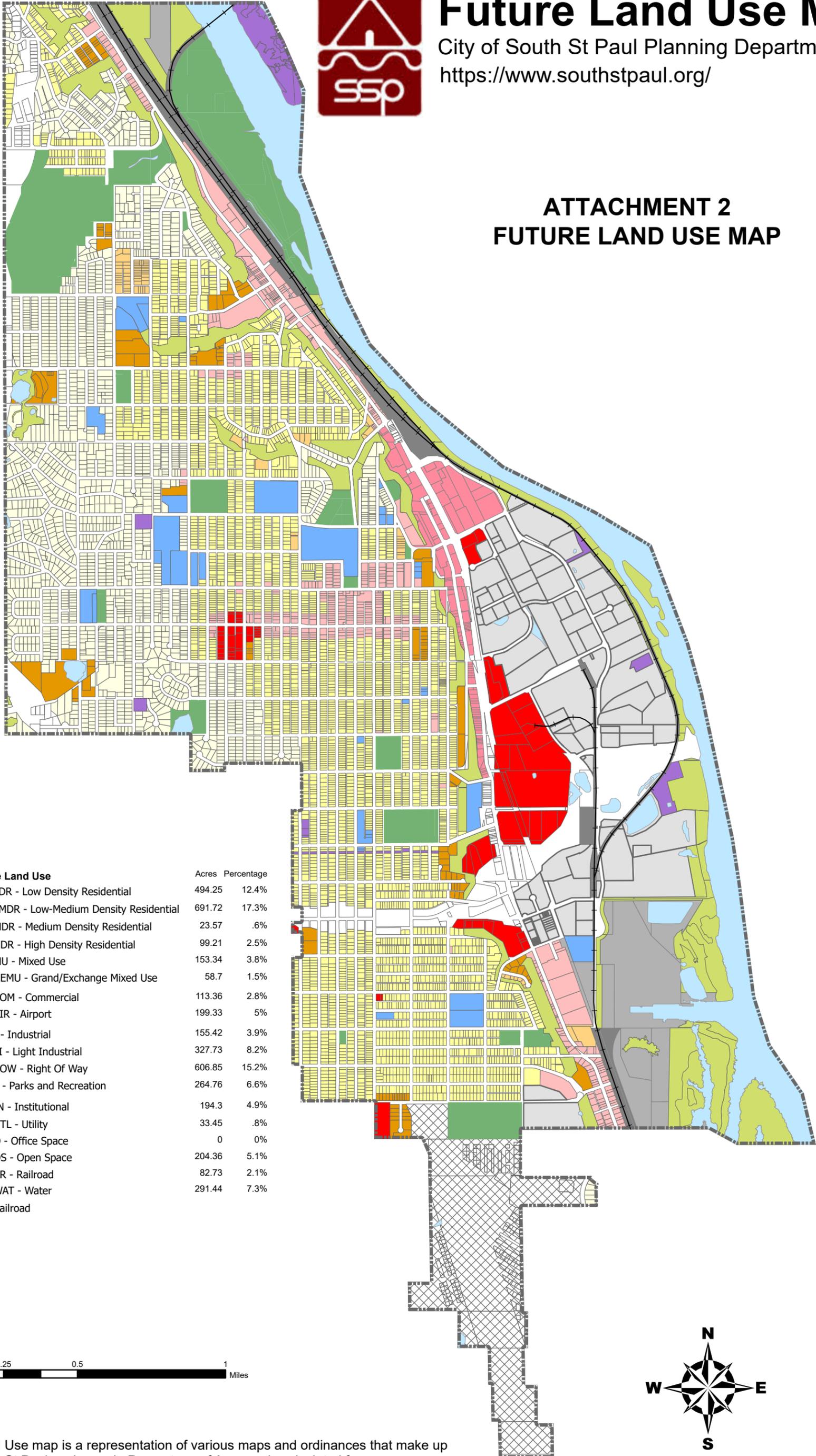


Future Land Use Map

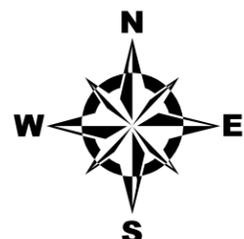
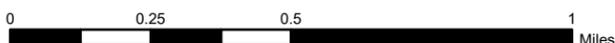
City of South St Paul Planning Department

<https://www.southstpaul.org/>

ATTACHMENT 2 FUTURE LAND USE MAP



Res. Density Units/Acre	Future Land Use	Acres	Percentage
1-5	LDR - Low Density Residential	494.25	12.4%
6-15	LMDR - Low-Medium Density Residential	691.72	17.3%
6-20	MDR - Medium Density Residential	23.57	.6%
13-60	HDR - High Density Residential	99.21	2.5%
13-60	MU - Mixed Use	153.34	3.8%
25-75	GEMU - Grand/Exchange Mixed Use	58.7	1.5%
	COM - Commercial	113.36	2.8%
	AIR - Airport	199.33	5%
	I - Industrial	155.42	3.9%
	LI - Light Industrial	327.73	8.2%
	ROW - Right Of Way	606.85	15.2%
	P - Parks and Recreation	264.76	6.6%
	IN - Institutional	194.3	4.9%
	UTL - Utility	33.45	.8%
	O - Office Space	0	0%
	OS - Open Space	204.36	5.1%
	RR - Railroad	82.73	2.1%
	WAT - Water	291.44	7.3%



The Future Land Use map is a representation of various maps and ordinances that make up the City of South St.Paul zoning code.Percentage of Acreage is calculated from county parcel data. Results are representational and not to be used for purposes other than zoning. For detail information pertaining to a specific property or zoning district, please contact the City of South St.Paul Planning Department at <http://www.southstpaul.org/>

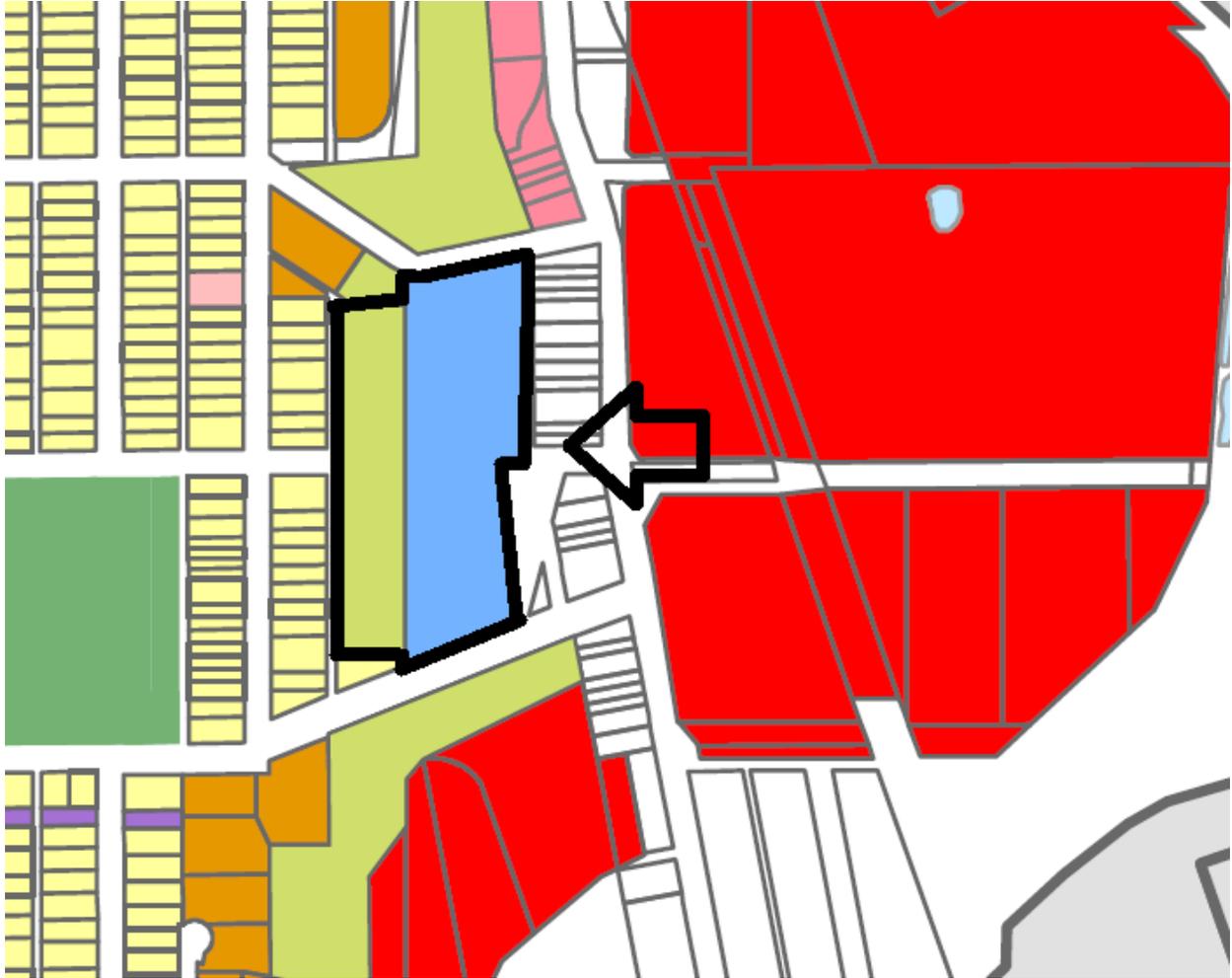
Print Date: Friday, December 16, 2022
Last Updated: December 5, 2022
Prepared by: South St Paul GIS

ATTACHMENT 3

PROPERTIES PROPOSED TO BE RE-GUIDED

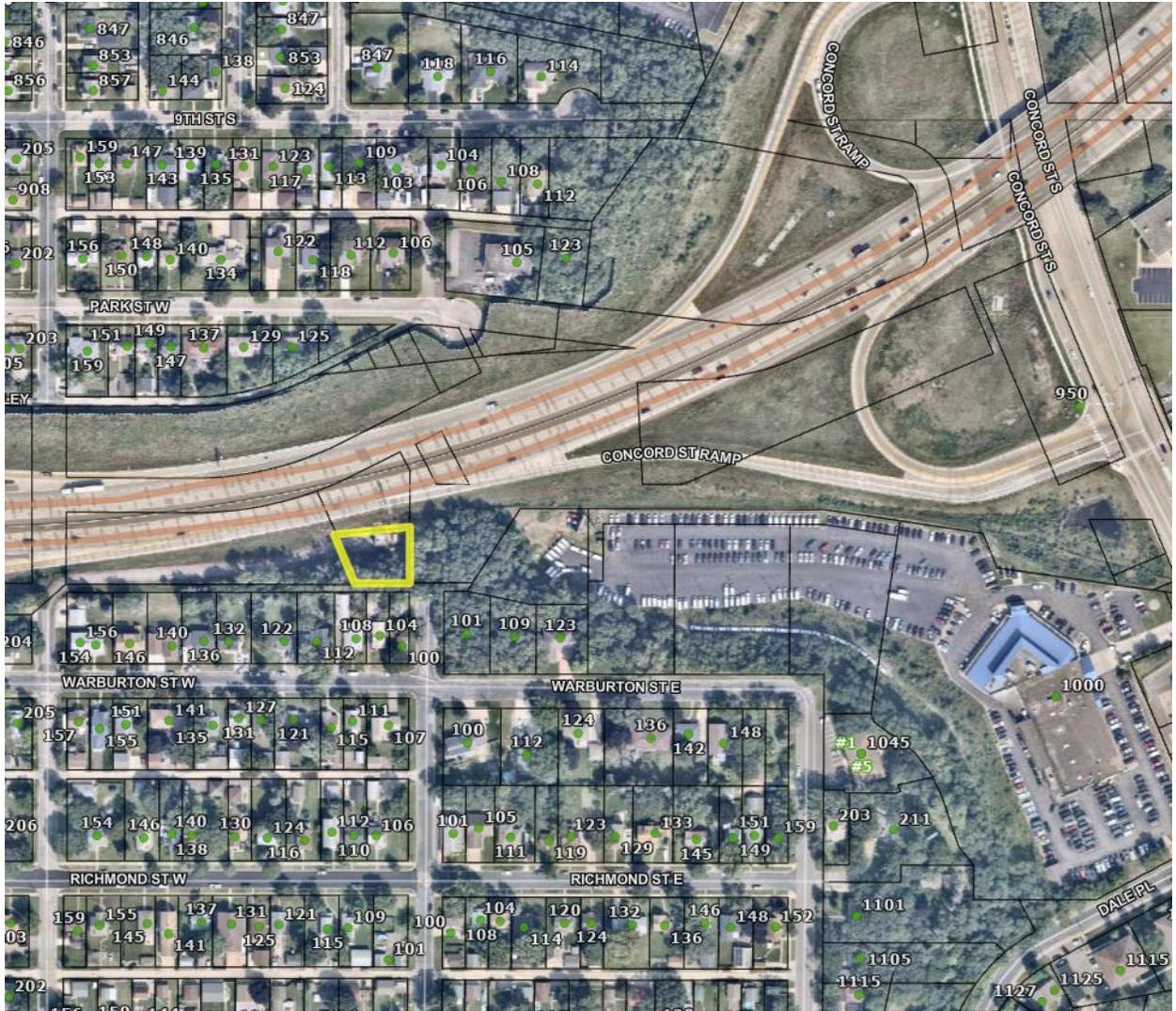


Property #1: Doug Woog Arena at 141 6th Street South

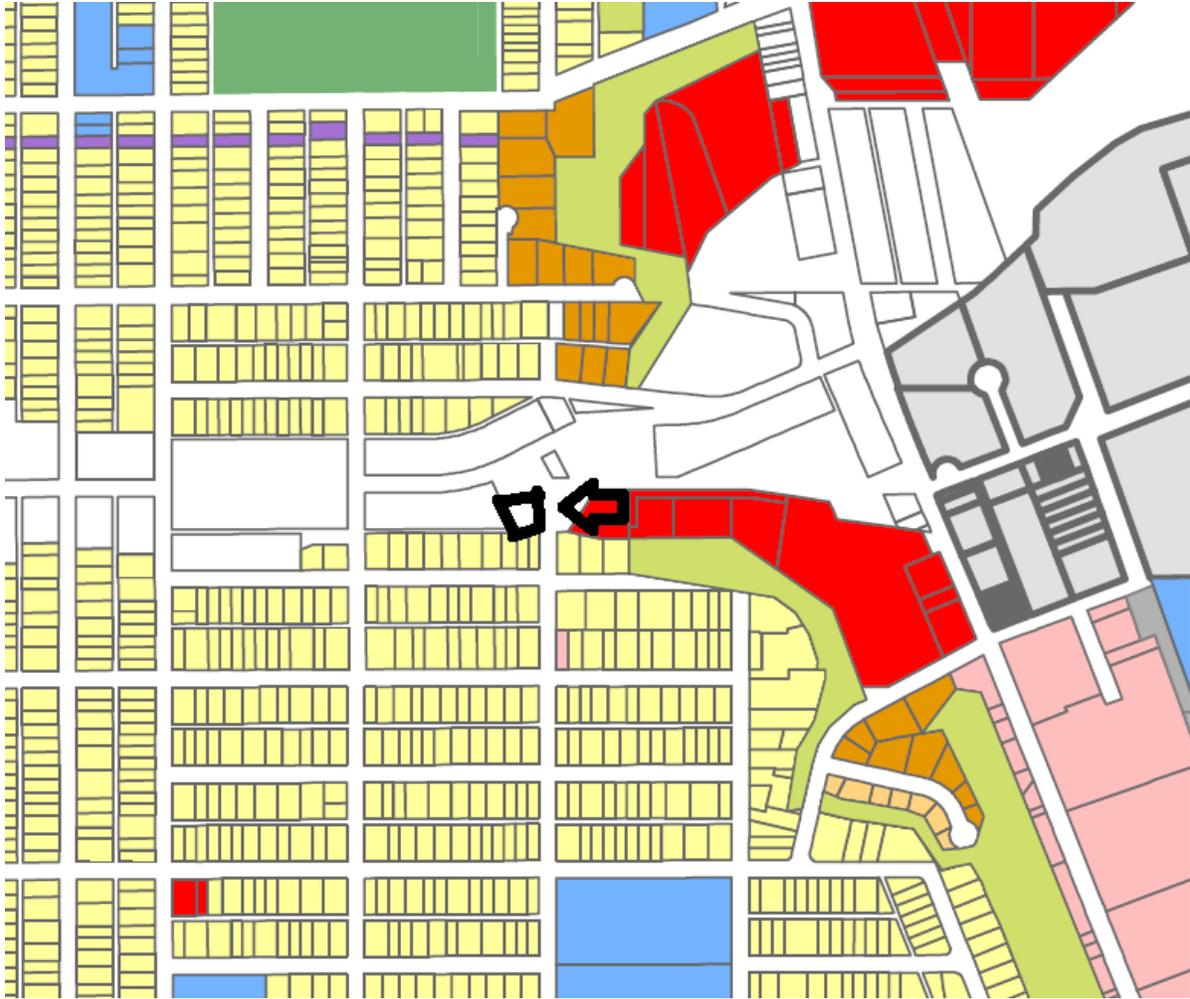


Doug Woog Ice Arena at 141 6th Street East

- Current Zoning: GB-General Business
- Existing Future Land Use Map Guidance: Consists of four (4) parcels. Two (2) are guided “Institutional” and two (2) are guided “Open Space.”
- Proposed Future Land Use Map Guidance: “Commercial”



Property #2: Pump House and Well #4 Next to Interstate 494



Pump House and Well #4 Next to Interstate 494

- Current Zoning: GB- General Business
- Existing Future Land Use Map Guidance: “Right-of-Way”
- Proposed Future Land Use Map Guidance: “Commercial”

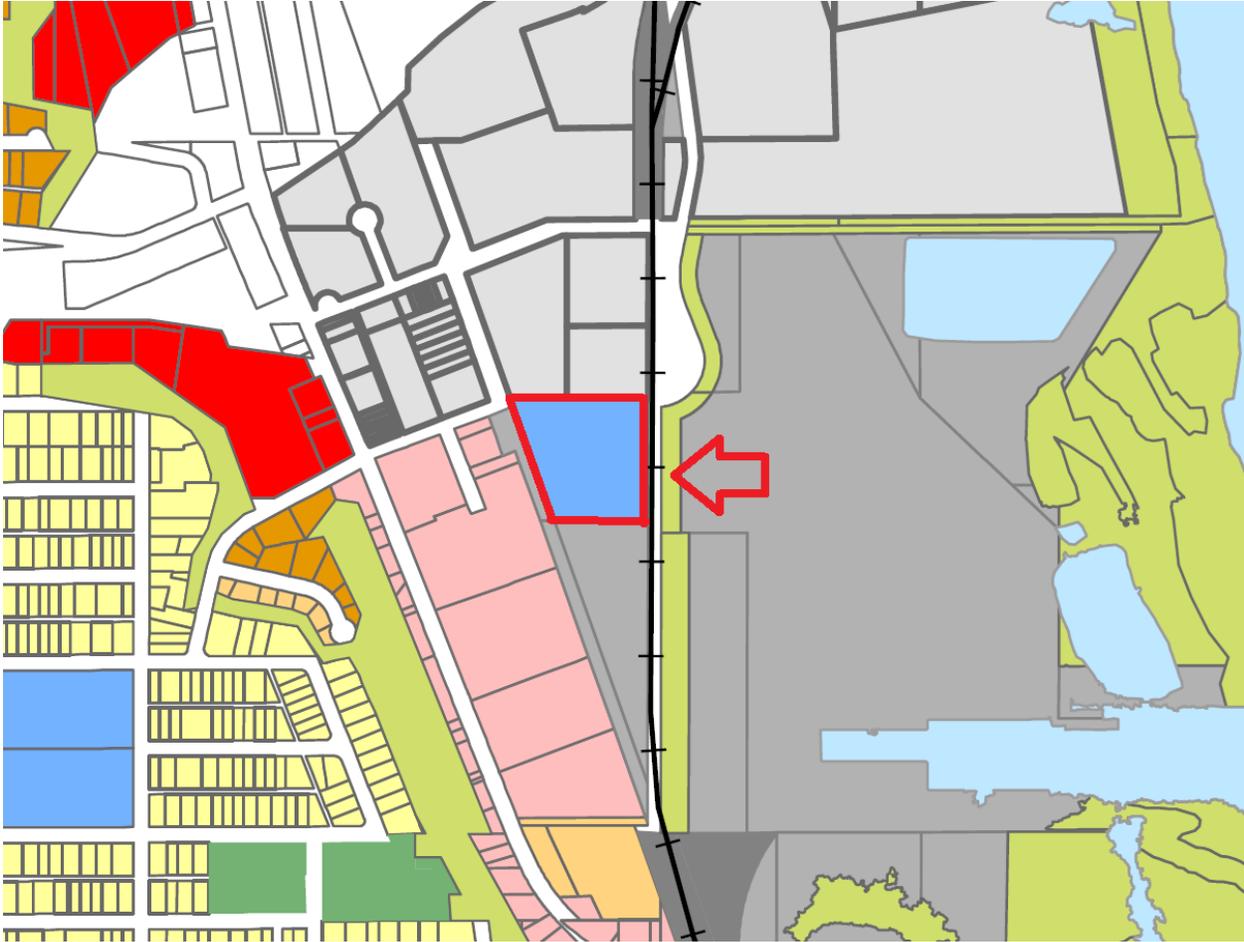


Well House and Well #3, Radium Treatment Plant, and Archery Range on Parcel at Intersection of Wentworth

- Current Zoning: R-2 Single and Two Family Residence
- Existing Future Land Use Map Guidance: “Open Space”
- Proposed Future Land Use Map Guidance: “Institutional”



Property #4: City's Public Works Garage at 400 Richmond Street East



City's Public Works Garage at 400 Richmond Street East

- Current Zoning: I-Industrial
- Existing Future Land Use Map Guidance: "Institutional"
- Proposed Future Land Use Map Guidance: "Industrial"

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NUMBER 2025-59

A RESOLUTION APPROVING AN AMENDMENT TO THE 2040 COMPREHENSIVE PLAN TO UPDATE THE FUTURE LAND USE MAP GUIDANCE FOR CITY-OWNED FACILITIES

WHEREAS, the City of South St. Paul enacted its 2040 Comprehensive Plan on October 19, 2020 following the Metropolitan Council's approval of the plan at their regular meeting on September 23, 2020; and

WHEREAS, the 2040 Comprehensive Plan contains a future land use map that provides land use guidance for all parcels within city limits; and

WHEREAS, City Staff and the City Attorney have identified four inconsistencies between the future land use map and the zoning map that relate to properties that host City-owned facilities; and

WHEREAS, City Staff and the City Attorney feel that the current zoning of these facilities better reflects the City's current strategic direction and the inconsistencies would best be addressed with a comprehensive plan amendment to update the future land use map; and

WHEREAS, the South St. Paul City Council has initiated a comprehensive plan amendment to update the future land use map guidance for City-owned facilities; and

WHEREAS, the proposed comprehensive plan amendment affects a small amount of land, all affected parcels are at least ¼ mile from municipal boundaries, and there is no housing component to the amendment; and

WHEREAS, the City's Metropolitan Council Sector Representative Merritt Clapp-Smith formally waived the 60-day adjacent and affected jurisdiction review via an email that was received by City Staff on April 30, 2025;

WHEREAS, the Planning Commission held a public hearing for the proposed comprehensive plan amendment at their regular meeting on May 7, 2025. After considering the amendment and all public comments, they recommended approval of the amendment with a 7-0 vote; and

WHEREAS, the City of South St. Paul understands that the Metropolitan Council may issue advisory comments as part of an approval; and

WHEREAS, Minnesota Statutes section 473.858 requires a local governmental unit to submit proposed comprehensive plan amendments to the Metropolitan Council following recommendation by the planning commission and after consideration but before final approval by the governing body of the local governmental unit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of South St. Paul, Minnesota as follows:

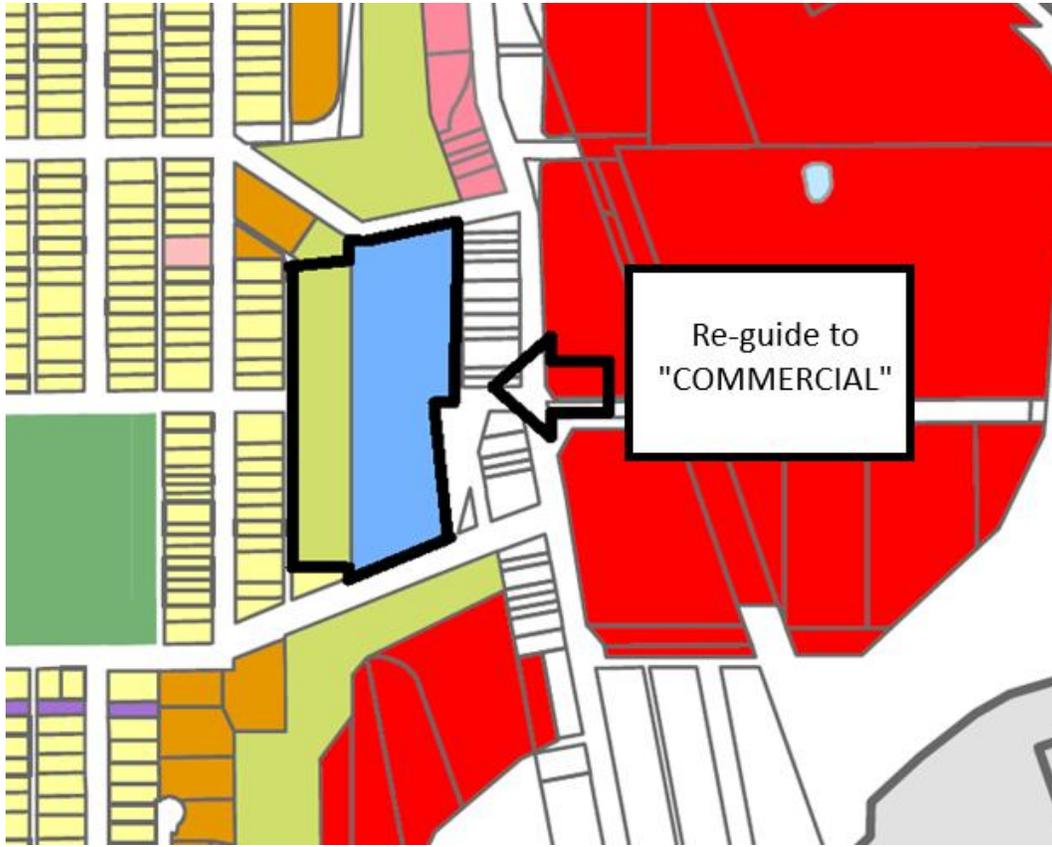
1. The City Planner is directed to submit the comprehensive plan amendment updating the future land use map guidance for City-owned facilities.
2. The City Planner shall work with the City's consultants and the Metropolitan Council to respond to any advisory comments given by the Metropolitan Council as part of their approval.
3. The City Planner shall work with the City's consultants to prepare an updated future land use map that shows the correct colors for future land use and correctly shows the total acreage of each land use.

Adopted this 19th day of May, 2025

City Clerk

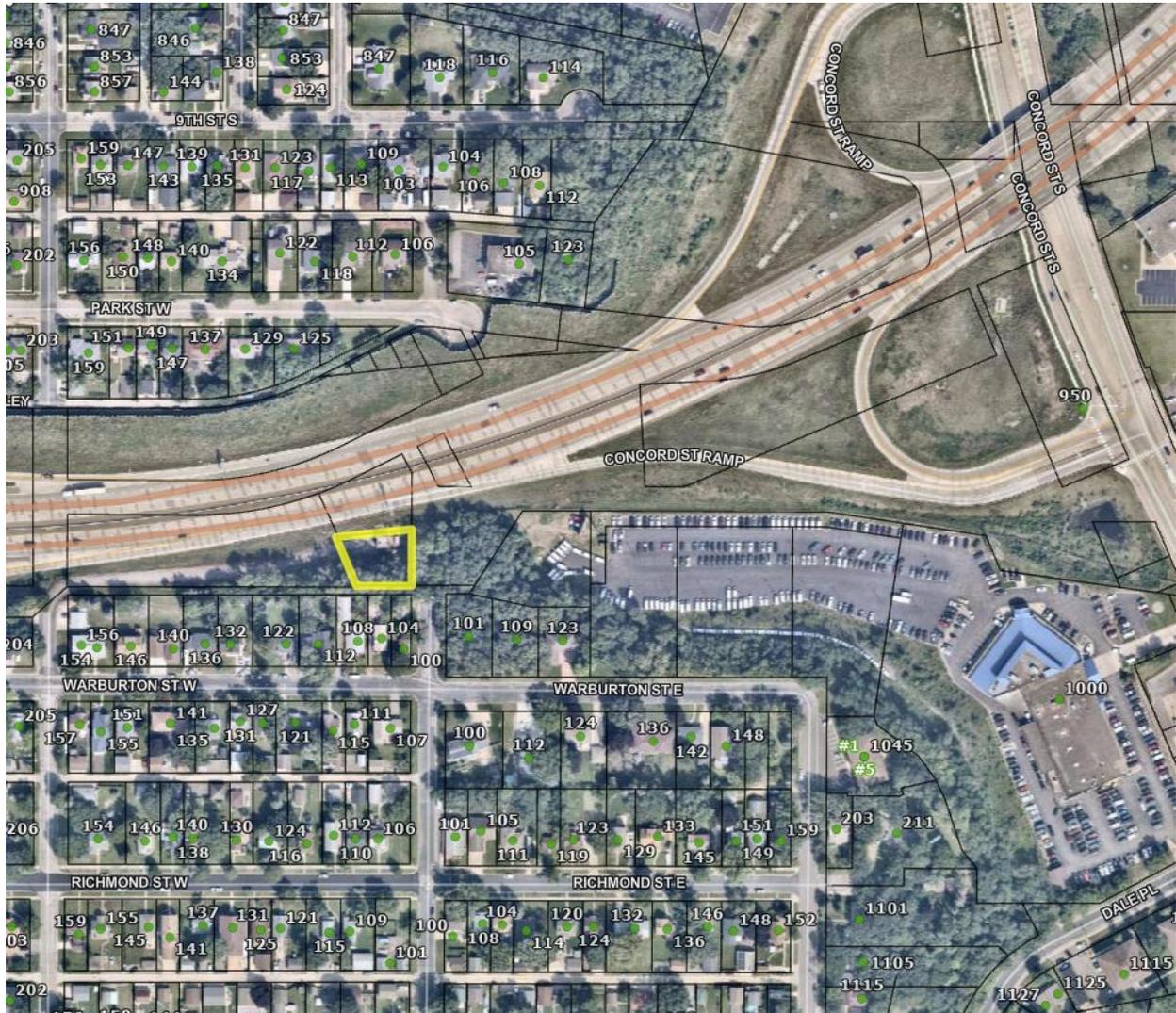
ATTACHMENTS

A- Proposed Future Land Use Map Changes

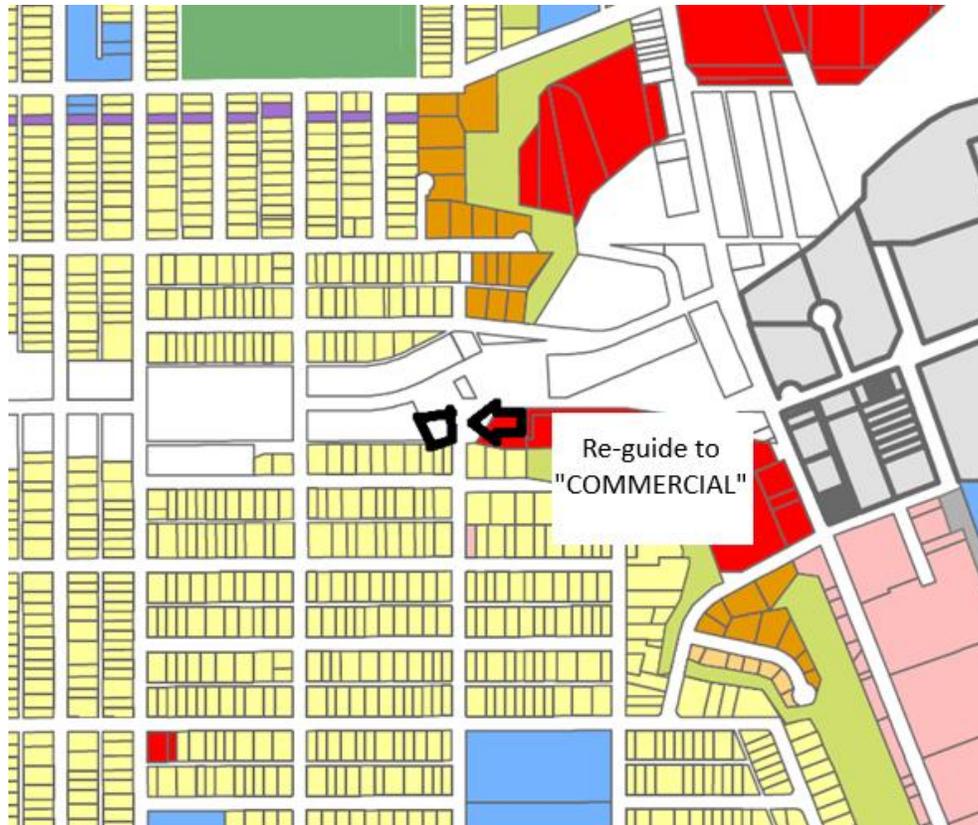


Doug Woog Ice Arena at 141 6th Street East

- Current Zoning: GB-General Business
- PID #'s:
 - 36-75100-12-100
 - 36-75151-13-260
 - 36-46000-02-090
 - 36-46000-00-080
- Existing Future Land Use Map Guidance: Consists of four (4) parcels. Two (2) are guided "Institutional" and two (2) are guided "Open Space."
- **Proposed Future Land Use Map Guidance: "Commercial"**



Property #2: Pump House and Well #4 Next to Interstate 494



Pump House and Well #4 Next to Interstate 494

- Current Zoning: GB- General Business
- PID #: 36-65820-06-150
- Existing Future Land Use Map Guidance: "Right-of-Way"
- **Proposed Future Land Use Map Guidance: "Commercial"**

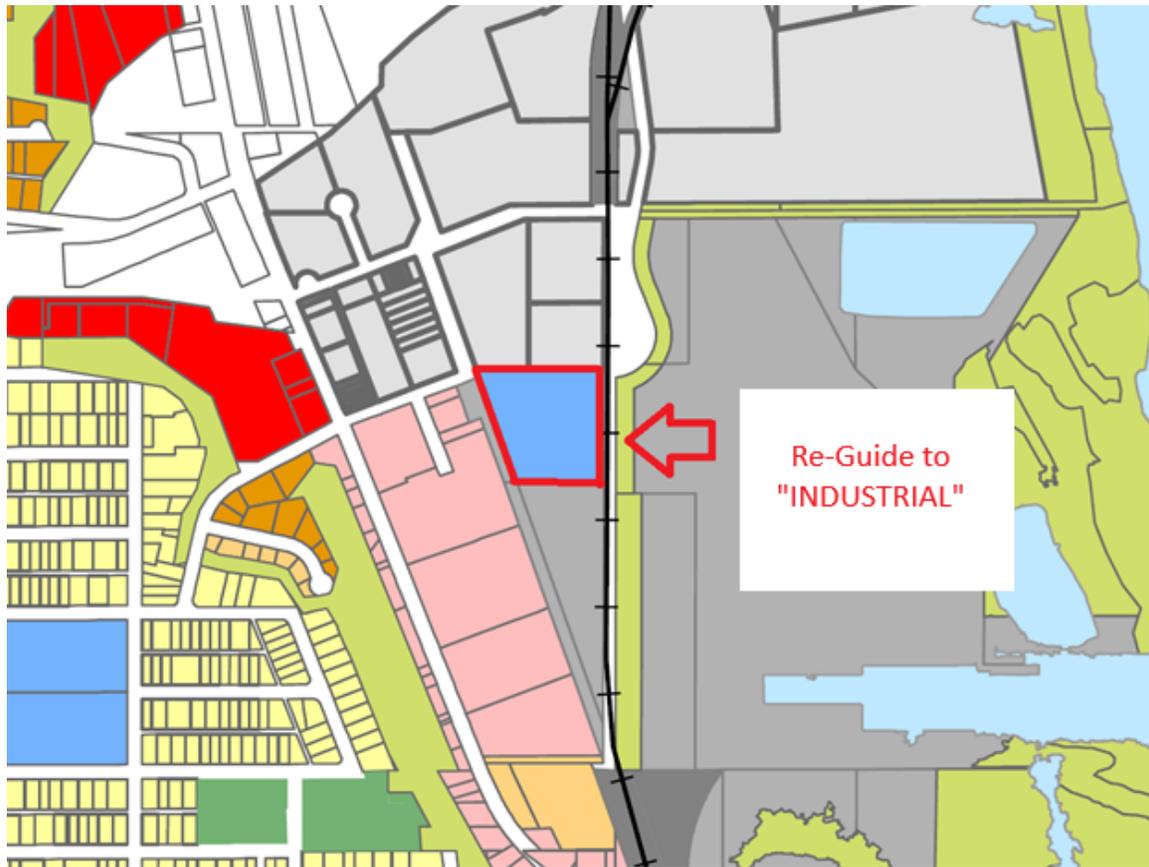


Well House and Well #3, Radium Treatment Plant, and Archery Range on Parcel at Intersection of Wentworth

- Current Zoning: R-2 Single and Two Family Residence
- PID #: 36-83576-01-010
- Existing Future Land Use Map Guidance: “Open Space”
- **Proposed Future Land Use Map Guidance: “Institutional”**



Property #4: City's Public Works Garage at 400 Richmond Street East



City's Public Works Garage at 400 Richmond Street East

- Current Zoning: I-Industrial
- PID #: 36-03400-06-010
- Existing Future Land Use Map Guidance: "Institutional"
- **Proposed Future Land Use Map Guidance: "Industrial"**

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NUMBER 2025-77

**A RESOLUTION ENACTING AN AMENDMENT TO THE 2040 COMPREHENSIVE PLAN
TO UPDATE THE FUTURE LAND USE MAP GUIDANCE FOR CITY-OWNED
FACILITIES**

WHEREAS, the City of South St. Paul enacted its 2040 Comprehensive Plan on October 19, 2020 following the Metropolitan Council's approval of the plan at their regular meeting on September 23, 2020; and

WHEREAS, the 2040 Comprehensive Plan contains a future land use map that provides land use guidance for all parcels within city limits; and

WHEREAS, City Staff and the City Attorney have identified four inconsistencies between the future land use map and the zoning map that relate to properties that host City-owned facilities; and

WHEREAS, City Staff and the City Attorney feel that the current zoning of these facilities better reflects the City's current strategic direction and the inconsistencies would best be addressed with a comprehensive plan amendment to update the future land use map; and

WHEREAS, the South St. Paul City Council has initiated a comprehensive plan amendment to update the future land use map guidance for City-owned facilities; and

WHEREAS, the proposed comprehensive plan amendment affects a small amount of land, all affected parcels are at least ¼ mile from municipal boundaries, and there is no housing component to the amendment; and

WHEREAS, the City's Metropolitan Council Sector Representative Merritt Clapp-Smith formally waived the 60-day adjacent and affected jurisdiction review via an email that was received by City Staff on April 30, 2025;

WHEREAS, the Planning Commission held a public hearing for the proposed comprehensive plan amendment at their regular meeting on May 7, 2025. After considering the amendment and all public comments, they recommended approval of the amendment with a 7-0 vote; and

WHEREAS, the City of South St. Paul understands that the Metropolitan Council may issue advisory comments as part of an approval; and

WHEREAS, Minnesota Statutes section 473.858 requires a local governmental unit to submit proposed comprehensive plan amendments to the Metropolitan Council following recommendation by the planning commission and after consideration but before final approval by the governing body of the local governmental unit.

WHEREAS, at their May 19, 2025 meeting, the South St. Paul City Council approved Resolution 2025-59 approving the comprehensive plan amendment and authorizing it to be submitted

to the Metropolitan Council for review; and

WHEREAS, on June 24, 2025, the Metropolitan Council administratively approved the proposed amendment and sent the City a letter authorizing the amendment to be placed into effect.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of South St. Paul, Minnesota as follows:

1. The proposed amendment to the 2040 Comprehensive Plan has received final approval and is put into effect. The amendment updates the future land use map guidance for City-owned facilities.
2. The City Planner shall update the future land use map and ensure that the updated map is uploaded to the City's website and made available to the public.

Adopted this 21st day of July, 2025

City Clerk

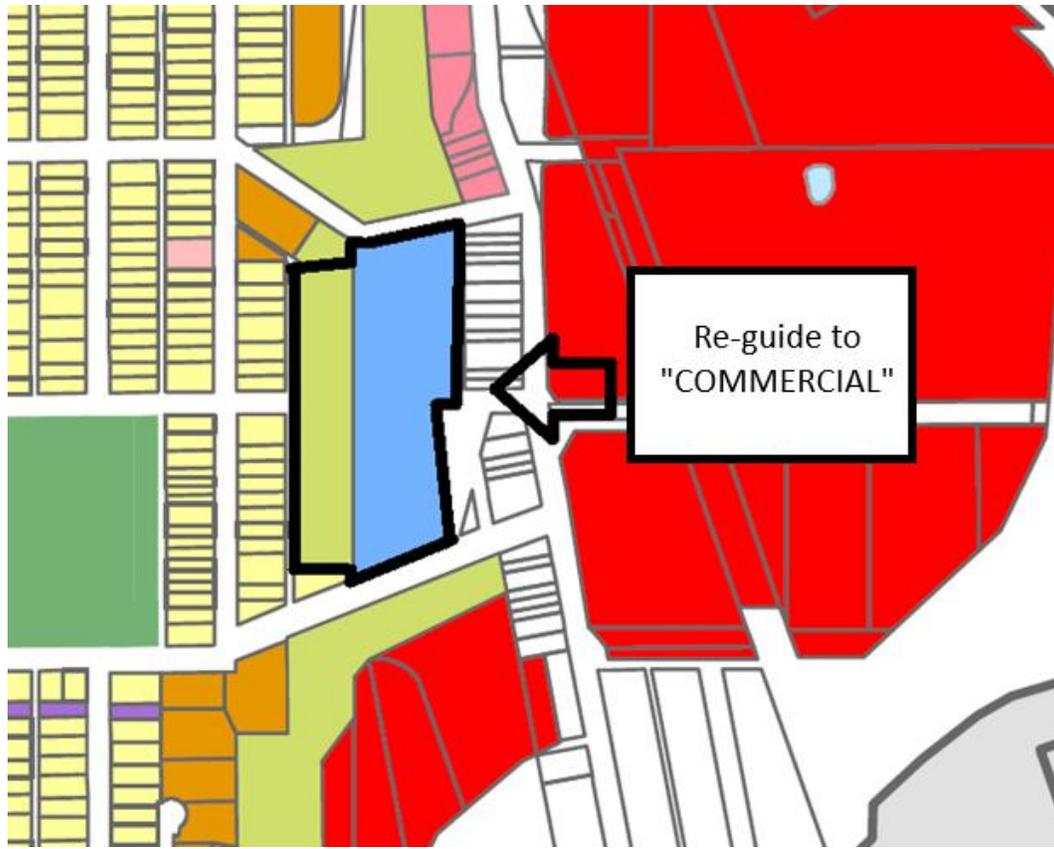
ATTACHMENTS

- A- Approved Future Land Use Map Changes
- B- Updated Future Land Use Map

ATTACHMENT A APPROVED FUTURE LAND USE MAP CHANGES

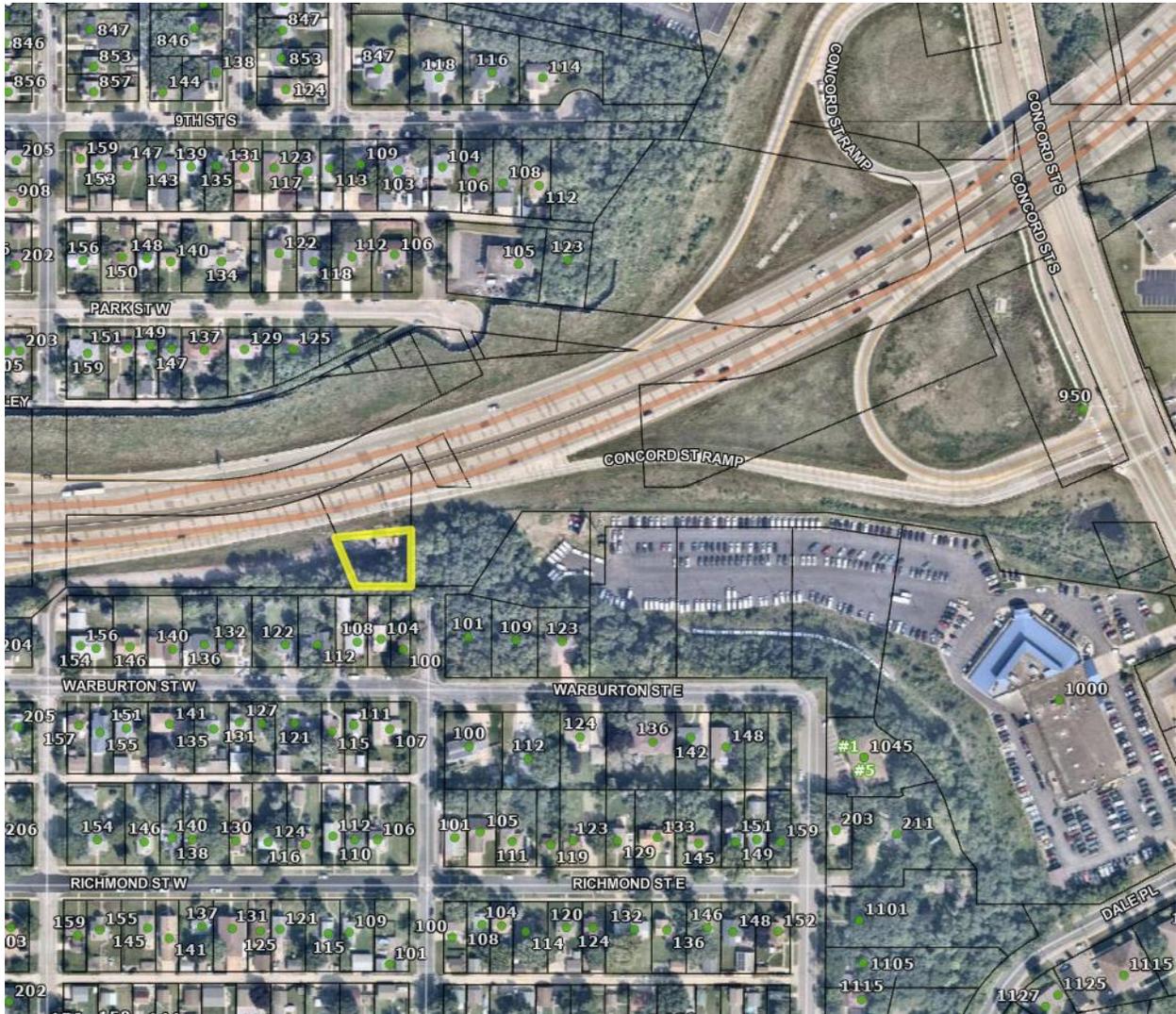


Property #1: Doug Woog Arena at 141 6th Street South

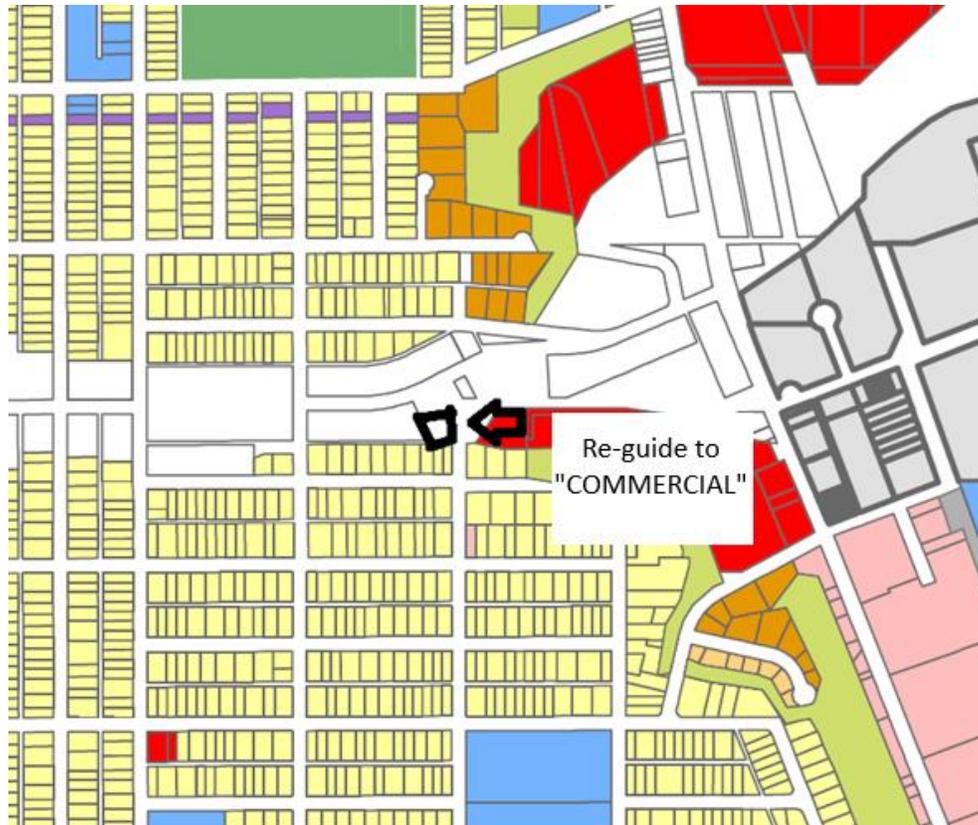


Doug Woog Ice Arena at 141 6th Street East

- Current Zoning: GB-General Business
- PID #'s:
 - 36-75100-12-100
 - 36-75151-13-260
 - 36-46000-02-090
 - 36-46000-00-080
- Old Future Land Use Map Guidance: Consists of four (4) parcels. Two (2) are guided "Institutional" and two (2) are guided "Open Space."
- **New Future Land Use Map Guidance: "Commercial"**



Property #2: Pump House and Well #4 Next to Interstate 494



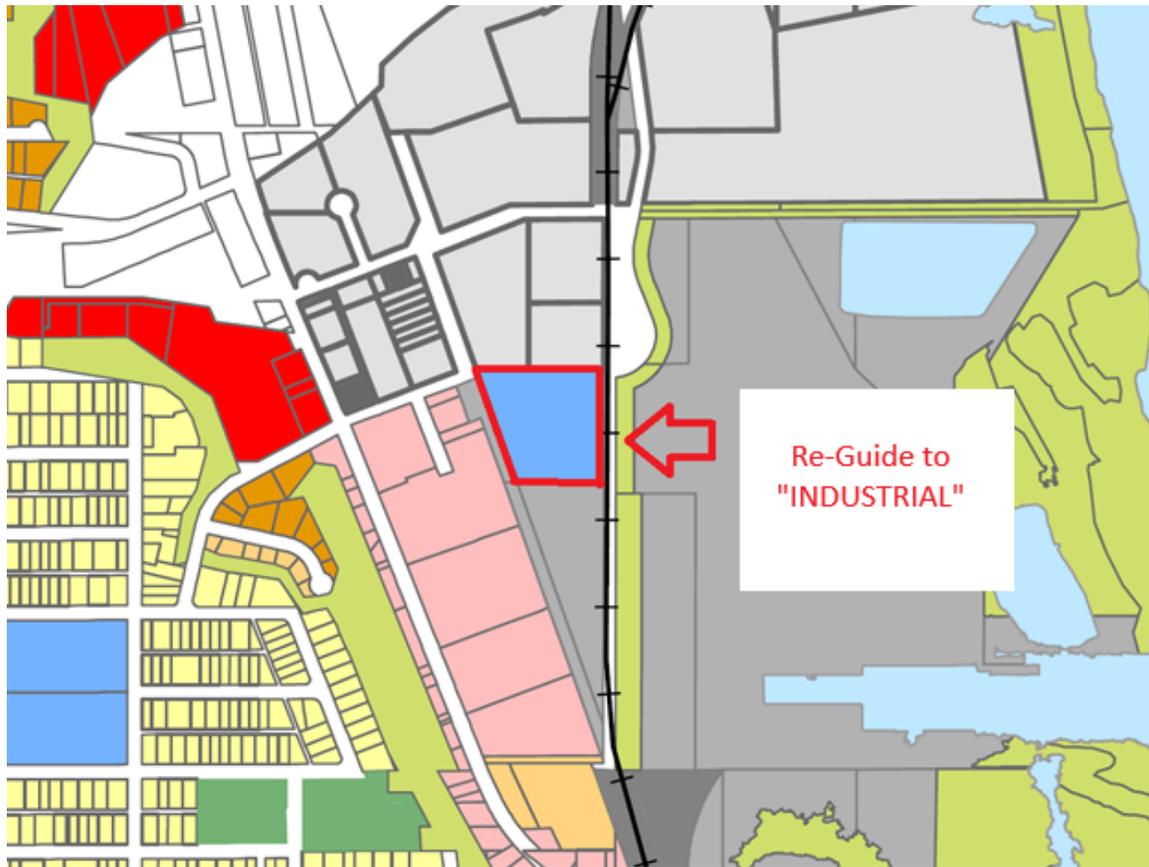
Pump House and Well #4 Next to Interstate 494

- Current Zoning: GB- General Business
- PID #: 36-65820-06-150
- Old Future Land Use Map Guidance: "Right-of-Way"
- **New Future Land Use Map Guidance: "Commercial"**



Well House and Well #3, Radium Treatment Plant, and Archery Range on Parcel at Intersection of Wentworth

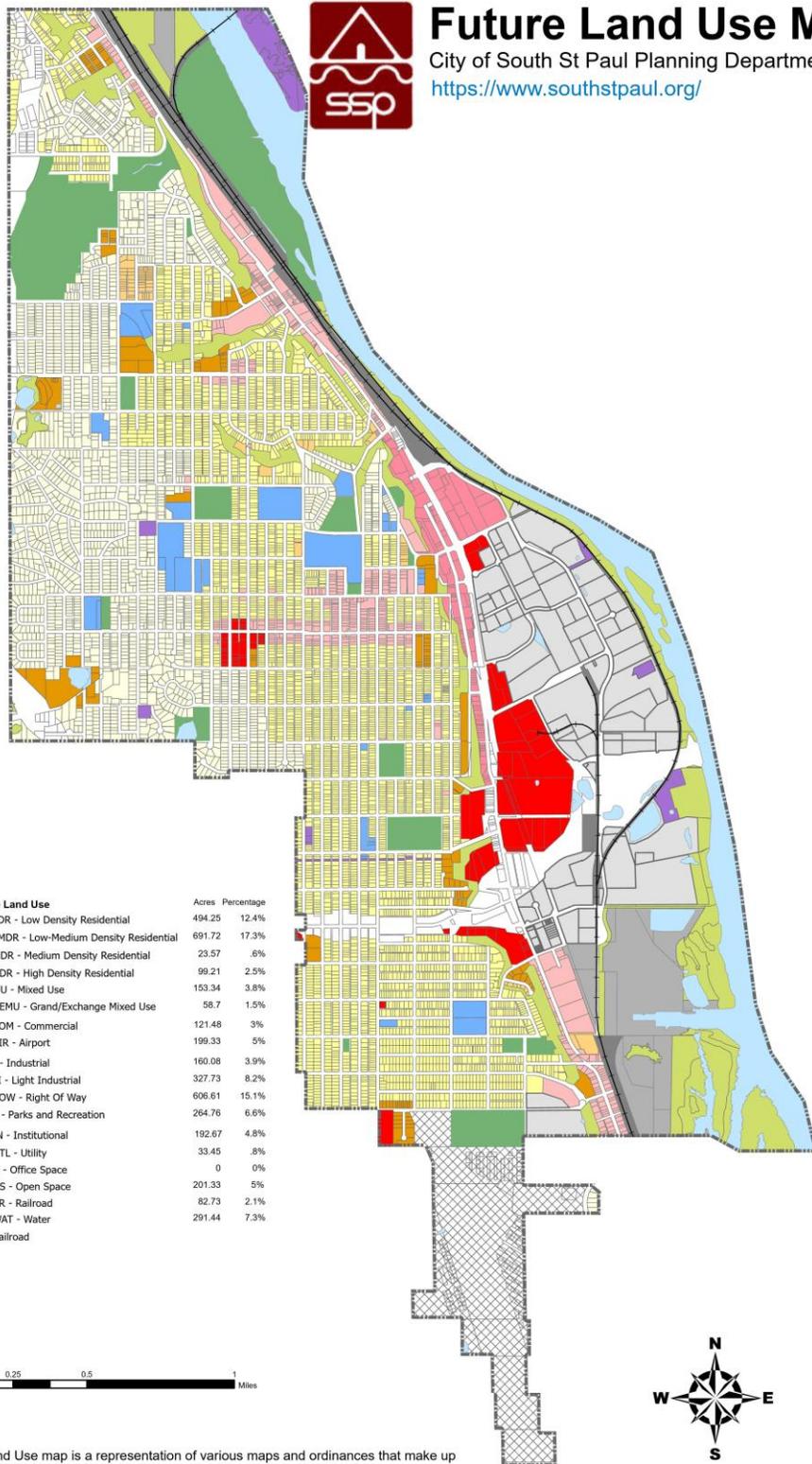
- Current Zoning: R-2 Single and Two Family Residence
- PID #: 36-83576-01-010
- Old Future Land Use Map Guidance: "Open Space"
- **New Future Land Use Map Guidance: "Institutional"**



City's Public Works Garage at 400 Richmond Street East

- Current Zoning: I-Industrial
- PID #: 36-03400-06-010
- Old Future Land Use Map Guidance: "Institutional"
- **New Future Land Use Map Guidance: "Industrial"**

ATTACHMENT B UPDATED FUTURE LAND USE MAP



The Future Land Use map is a representation of various maps and ordinances that make up the City of South St.Paul zoning code.Percentage of Acreage is calculated from county parcel data. Results are representational and not to be used for purposes other than zoning. For detail information pertaining to a specific property or zoning district, please contact the City of South St.Paul Planning Department at <http://www.southstpaul.org/>

Print Date: Monday, May 19, 2025
Last Updated: November 21, 2022
Prepared by: South St Paul GIS