



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 3-12-21

REPORT DATE: 3-19-21

MEETING DATE: 4-8-21

APPLICANT INFORMATION

APPLICANT NAME: Loy and Mindy Adkins

APPLICANT ADDRESS: 4125 Nelson Road, Iron MN 55751

OWNER NAME:

SITE ADDRESS: 4345 Spirit Lake Road, Mt. Iron MN 55768

LEGAL DESCRIPTION: North 466.69 feet of Easterly 466.69 feet of SE1/4 of SE1/4 S12, T57N, R19W (Cherry)

PARCEL IDENTIFICATION NUMBER (PIN): 290-0010-02060

NATURE OF REQUEST: A conditional use permit for Event Center as a Public Semi Public Use.

PROPOSAL DETAILS: The applicant is proposing to operate a wedding/event center for the property. There will be an area situated around the existing barn for outdoor ceremonies. However, it is anticipated that most of the activities will take place within the barn. The venue can be rented by the day or weekend. The house will also be available for use but will not be used for overnight stay. Food and liquor will be the responsibility of the renter. It is anticipated that traffic will increase by greater than 25 vehicles during events.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Spirit Lake Road

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: or N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: or N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcels contains a house, garage, and barn and is serviced by a permitted septic system. Several storage structures will be remove.

ZONE DISTRICT: FAM 3

PARCEL ACREAGE: 5 acres

LOT WIDTH: 460

FEET OF ROAD FRONTAGE: 460 feet

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The property has some screening along the road. The rest of the property and surrounding area is an open grass field.

TOPOGRAPHY: The property is level.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: N/A

FACTS AND FINDINGS

A. Plans and Official Controls:

1. St. Louis County Zoning Ordinance 62, Article V, Section 5.5 allows a Public/Semi-public use in a Forest Agricultural Management district with a conditional use permit.
2. The property is not identified under a future land use category, however, Goal LU-4 states that development shall proceed in an orderly, efficient and fiscally responsible manner. When development opportunities arise in isolated areas, ensure such development is self-supporting. The request is for a wedding venue on an existing property that will utilize the current buildings on the property. No request for public services are being requested.

B. Neighborhood Compatibility:

1. The area consist of large tracks of agricultural and forested land. The dominant zoning in the area is Forest Agricultural Management with a minimum lot size of 9 acres.
2. There are 4 residential properties within a quarter mile the closest being located across the road approximately 400 feet to the Northwest.
3. The proposal will have no impact on the neighborhood in terms of development. There are no proposed structures associated with the wedding venue.
4. The proposal has the potential to impact the residential properties in the area with added noise and traffic during events.

C. Orderly Development:

1. Many of the parcels in the area are currently undeveloped with only a few that have residential development. It is anticipated that the uses in this area will largely remain the same in the future.

D. Desired Pattern of Development:

1. The desired pattern of development is not anticipated to change significantly in the near future.

E. Other Factor(s):

1. There is no SSTs associated with the barn. If wastewater is generated, a holding tank or treatment system will be required.

See also U://Plan-ES/00PC/PC Templates & Mailing List-Labels/Pre meeting templates/conditional use findingsConclusion.docx

See attachments: 1. Zoning/location map 2. Air photo 3. Site sketch 4. Project picture (if applicable) 5. Other pertinent pictures or maps

PLANNING COMMISSION CRITERIA FOR APPROVAL OF A CONDITIONAL USE PERMIT

1. Does the use conform to the land use plan?
2. Is the use compatible with the existing neighborhood?
3. Will the use impede the normal and orderly development and improvement of the surrounding area?
4. Is the location and character of the proposed use considered consistent with a desirable pattern of development?
5. What, if any, other factors should be taken into consideration on this case?

RECOMMENDED CONDITIONS , IF APPROVED

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow an event center as a public/semi-public use the following standards shall apply:

Conditions Precedent:

1. The applicant shall obtain access approval from the appropriate road authority.
2. St. Louis County on-site sewage treatment regulations shall be followed.

Conditions Concurrent:

1. The applicant shall comply with all county, state, and federal regulations.
2. If liquor is allowed at an event, it shall be furnished by licensed and insured event supplier and follow St. Louis County ordinances on liquor licensing.
3. Lighting shall be directed in accordance with dark sky standards.
4. There shall be no on-street/road parking during events.



Conditional Use Permit (CUP)

APPLICATION St. Louis County, Minnesota

Permit #

Permit #

About: This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. For more information, see our website at: www.stlouiscountymn.gov/land-use

PROPERTY IDENTIFICATION NUMBER (PIN) PIN is found on your Property Tax Statement

*Primary PIN	290 - 0010 - 02060	Associated PIN	
Associated PIN		Associated PIN	

E.g. 123-1234-12345. Primary PIN: Parcel where Structure/SSIS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project.
County Land Explorer: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo20051frame/>

APPLICANT

*Applicant Name Loy Adkins / Mindy Adkins		I am a... <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Homeowner <input type="checkbox"/> Other	*Daytime # 218-966-5895	Date
*Applicant Address 4125 Nelson Rd		*City Iron	*State MN	*ZIP 55751
Applicant Email mindyadkins@yahoo.com				
Contact Person <small>if applicable.</small> Loy Adkins / Mindy Adkins		Contact Person # 218-966-5895 / 218-966-2415		
Mailing Address <small>If different than above.</small> Same as above		City	State	ZIP
Email Address <small>Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.</small> mindyadkins@yahoo.com				

SITE INFORMATION

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Is there a site address for this property? (If no, the application will be forwarded to 911/Communications to assign one.)
If yes above, please list site address: 4345 Spirit Lake Rd Mt. Iron MN 55768		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this leased property? If yes, leased from: <input type="checkbox"/> MN Power <input type="checkbox"/> MN DNR <input type="checkbox"/> US Forest Service <input type="checkbox"/> St Louis County <input type="checkbox"/> Other
<input type="checkbox"/> Yes	<input type="checkbox"/> No	*Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.
*How is the property accessed? <input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road <input type="checkbox"/> Easement <input type="checkbox"/> Water <input type="checkbox"/> Other		

PROJECT INFORMATION

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this project on a parcel less than 2.5 acres?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this project within 300 feet of a stream/river or 1,000 feet of a lake?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this project adding a bedroom? Include home, garage, & accessory dwelling.
#		*Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain:
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is the property connected to a municipal or sanitary district system?

If you answered "Yes" to any of the project information questions above, it is required that you submit a copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval when applying for a land use permit.

AGREEMENT

By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans and other information before the application is accepted or approved. **Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any resulting permit invalid.** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

***Indicates required field. Incomplete applications will be returned.**



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

About: Land Use Permits are required for most building construction activities. They are also required for a variety of other uses. For more information, check out our website at: www.stlouiscountymn.gov/land-use

WHAT ARE YOU APPLYING FOR Check all that apply to the project. **PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR**

#1 New Buildings Less than/equal to 1,200 square feet-\$160 Greater than 1,200 square feet-\$315

- ☐ Dwelling-Home, Mobile Home, Hunting Shack, or Cabin. (Includes attached deck, if applicable.)
- ☐ Replacement of Existing Dwelling-Home, Mobile Home, Hunting Shack, or Cabin.
Will the old dwelling be removed from the property? ☐ Yes ☐ No

If yes, an affidavit must be filled out stating when the old dwelling will be removed.

If this dwelling is a mobile home, there is a special mobile home affidavit to be filled out.

- ☐ Accessory Dwelling-Guest cottage or bunkhouse. Must follow administrative standards.

- ☐ Accessory Structure- Garage, Pole Building, shed, sauna, screenhouse or gazebo that either meets lake or river setback or not located in a shoreland area.

- ☐ Water-oriented Accessory Structure-Boathouse, Sauna, Screenhouse/gazebo on a lake or river located at reduced shoreline setback. Must follow administrative standards.

- ☐ Commercial Structure
☐ Other Principal Structure

#2 Other Construction/Change in Use-\$80

- ☐ Addition(s) to Dwelling
Is the dwelling location on a lake or river? ☐ Yes ☐ No
If Yes above, does the structure meet the required shoreline setback? ☐ Yes ☐ No If No, structure does not meet the shoreline setback, a performance standard permit or variance may be required. See box #4 or #7.

- ☐ Addition(s) to Accessory Structure
☐ New Deck Only or Deck Replacement
☐ Combination Addition(s) & Deck on the same structure
☐ Moving a Structure
☐ Sign
☐ Structure Alteration or Component Replacement
☐ Change in Use (i.e. converting an old cabin to storage)

What will the new use of the structure be?
Explain the current and proposed use.
Current: _____ Proposed: _____

Other-\$55

- ☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews Additional Worksheets Required

- ☐ Plat-Minor Subdivision-\$630
☐ Conventional Plat-Less than or equal to 3 lots-\$630
☐ Conventional Plat-Greater than 3 Lots-\$1,260
☐ Conservation Plat-\$1,260
☐ Lot Line Adjustment-\$80
☐ Parcel Review-\$80
☐ Performance Standard Subdivision-\$370

#4 Performance Standard-\$370 Additional Worksheets Required

- ☐ Borrow/Gravel Pit
☐ Home Business
☐ Land Alteration
☐ Nonconforming Structure Replacement
☐ Addition to a structure that does not meet shoreline setback
☐ Other

#5 Site Evaluation

- ☐ Site Visit/Evaluation-\$160

#6 Wetland Reviews Additional Worksheets Required

- ☐ No Loss/Exemption/Replacement Plan-\$150
☐ Wetland Delineation Review-\$370
☐ Wetland Banking Plan Review-\$1,100

#7 Public Hearings Additional Worksheets Required

- ☐ Administrative Appeal-\$1,100
☐ Environmental Assessment-\$1,100
☒ Conditional Use Permit-\$630
☐ Conditional Use Permit Rehearing-\$200
☐ Interim Use Permit-\$630
☐ Interim Use Permit Rehearing-\$200
☐ General Purpose Borrow Pit-\$630
☐ Variance-\$630
☐ Variance Rehearing-\$200
☐ Multiple Hearing (Variance/conditional use)- \$950

TYPE OF PROPOSED STRUCTURES

Check all that apply to the project.

<input type="checkbox"/> New Structure(s)	*Structure Type (Same as box #1 or 2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
None			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
<input type="checkbox"/> Structure Additions	*Structure Type (Same as box #2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
None			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet

*Indicates required field. Incomplete applications will be returned.

CONTACT: Planning and Community Development Department

Technical Assistance

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/land-use

Duluth

Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

Virginia

Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

About: Conditional use permits are typically required on property where the owner does not reside and/or has employees and customer traffic. A CUP needs additional controls or restrictions to assure that it is in harmony with the neighborhood. They are also required for a variety of other uses.

County Land Explorer: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

WHAT ARE YOU APPLYING FOR? *Check all that apply to the project.*

- ☒ New business
☐ Expansion of existing business
☐ Replace existing business
☐ Extractive Use-General Purpose Borrow (Gravel) Pit*
**Additional worksheet required. It is not necessary to continue filling out the CUP worksheet form. Please see Extractive Use- General Purpose Borrow (Gravel) Pit Worksheet (attached).*

☐ Other
If Other, please explain:

ABOUT THE BUSINESS

TYPE OF BUSINESS

How is the property currently being used?

Private home/property
(vacant)

What type of business/use is being applied for? (List all uses that will take place)

Wedding/Event Venue - Weekend use in barn

HOURS OF OPERATION

(Proposed)

Monday through Friday

Saturday

Sunday

Comments

Start:

End:

As needed

Start:

End:

As needed

Start:

End:

As needed

Will be rented by the
weekend or day

TRAFFIC, PARKING, AND/OR DOCKAGE

☒ Yes

☐ No

Will the proposal generate an increase in traffic? (Boat, snowmobile, truck, bus, car, etc.)

If Yes, estimated increase: ☐ 10 vehicles or less ☐ 11-25 vehicles ☒ Greater than 25 vehicles

when rented
(will vary)

☐ Yes

☐ No

Does the proposal require parking? (Please include employees, visitors, and other parking)

Private Parking

If Yes, how many parking spaces are available on the property?

Refer to map

APPROVAL FROM LOCAL ROAD AUTHORITY REQUIRED

☐ Yes (Please attach approval letter)

☒ No

SIGNAGE AND LIGHTING

☐ Yes ☒ No Does your proposal include signage? (Include any off-site signs)

If Yes, please list number of signs, size, location, and illumination of each sign:

☐ Yes ☒ No Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

If Yes, please explain:

TYPE OF PROPOSED STRUCTURES *Check all that apply to the project.*

☒ No New Structures

<input type="checkbox"/> New Structure(s)	Structure Type	Foundation Type (Basement, Slab, Pier, etc)	Maximum Length (Exterior Footprint Only)	Maximum Width (Exterior Footprint Only)	Maximum Sq. ft (Exterior footprint only)	Maximum Height (Ground Level to Roof Peak)
				Feet	Feet	Sq. ft.
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
	Other					

<input type="checkbox"/> Structure Additions	Structure Type	Foundation Type (Basement, Slab, Pier, etc)	Maximum Length (Exterior Footprint Only)	Maximum Width (Exterior Footprint Only)	Maximum Sq. ft (Exterior footprint only)	Maximum Height (Ground Level to Roof Peak)
				Feet	Feet	Sq. ft.
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet		Feet
	Other					

OUTDOOR BUSINESS ACTIVITY *Check all that apply to the project.*

Will there be any outdoor work or storage areas such as: rock piles, assembly sites, tank storage, equipment parking, etc?

☐ Yes ☒ No

If Yes, please explain:

WASTEWATER TREATMENT

Will wastewater will be generated?

☒ Yes ☐ No

If Yes, what type of system will be used to handle wastewater treatment?

☐ Private Septic System

☐ Municipal

☒ Other, please explain:

Spoke to septic department and will be able to have portable outhouses available and/or holding tank.

SOLID WASTE Check all types of waste generated and describe how you will collect and store waste generated from the business below:

- | | | | |
|---|---------------------------------------|---|--------------------------------------|
| <input checked="" type="checkbox"/> Household Garbage | <input type="checkbox"/> Animal Waste | <input type="checkbox"/> Hazardous | <input type="checkbox"/> Radioactive |
| <input type="checkbox"/> Oil and Grease | <input type="checkbox"/> Chemicals | <input type="checkbox"/> Demolition Waste | <input type="checkbox"/> Other |
| <input type="checkbox"/> Other Automotive Fluids | <input type="checkbox"/> Medical | <input type="checkbox"/> Wood and Sawdust | |

If Other, please explain:

Please describe collection and disposal:

Household/Event garbage will be in bags and brought to landfill

*Additional information may be required based on the scope of the project.

STORMWATER MANAGEMENT

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Will there be more than one (1) acre of altered surface? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If Yes, do you have an MPCA NPDES permit? (Please attach permit) |

CONTACT: Planning and Community Development Department

Technical Assistance

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/landuse

Duluth

Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

Virginia

Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____

Site Sketch Form

The sketch is to graphically illustrate your proposed project(s)

Draw and Label on Sketch (in feet)

- ☐ *All Structures on the Property and Dimensions
- ☐ *All Driveways, Access Roads, and Wetlands
- ☐ *All Proposed Structures and Dimensions

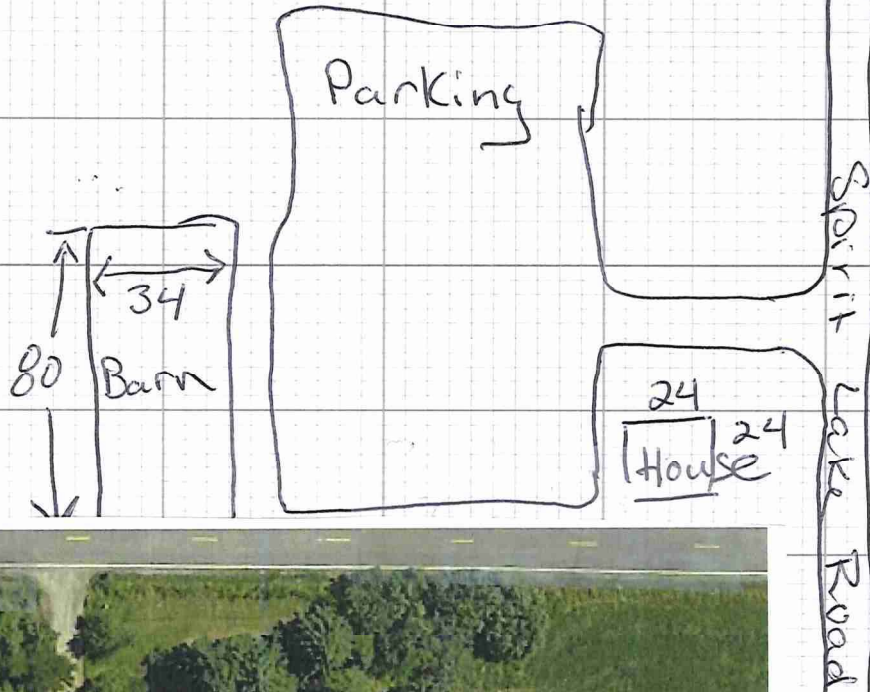
- ☐ *Distance of Proposed Structures to Shoreline (Closest Point)
- ☐ *Distance of Proposed Structures to Septic System and Tank
- ☐ *Distance of Proposed Structures to Property Lines
- ☐ *Distance of Proposed Structures to Road Centerline and Right-of Ways

You may submit your own site sketch **IF it has the required information indicated above.**

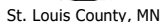
*Applicant Name:

*Site Address:

*PIN:



Sani
Will t
Sign
Signa



On-site Wastewater Division

Form

2080

Rev. 4-2020

DATE: 3/2/2021

HEARING DATE: 4/8/2021

GENERAL

☐ Variance ☒ CUP or PC Case ☐ LUP ☐ STR

To:

From: **Support Staff**

Applicant: **Loy & Mindy Adkins**

Site Address: **4345 Spirit Lake Road, Mt. Iron MN 55768**

[illegible]

Assoc. Pin		-				-				Associated Pin			-			-			
------------	--	---	--	--	--	---	--	--	--	----------------	--	--	---	--	--	---	--	--	--

Section/Township/Range: **12-57-19**

Township Name: **Cherry**

LAND USE REVIEW

COMMENTS

Are SSTS records included with the proposal? ☐ Yes ☒ No **CUP app indicates portable toilets**

Is subject parcel currently developed? ☒ Yes ☐ No

Is subject parcel located in shoreland? ☐ Yes ☒ No

Is subject parcel located in flood plain? ☐ Yes ☒ No

Are bedrooms being added? ☐ Yes ☒ No Current # **4** Proposed #

Is livable area being increased? ☐ Yes ☒ No

Does the project include a change of use? ☒ Yes ☐ No **CUP for wedding/event center**

Was the lot created after February 22, 1979? ☒ Yes ☐ No

SSTS FILE INFORMATION

COMMENTS

Is there a SSTS record on file? ☐ Yes ☐ No Permit # _____ Date Issued: _____

Was a final inspection completed? ☐ Yes ☐ No Date of Final:

Is the certificate current? ☐ Yes ☐ No Date Issued:

Is SSTS expansion area required? ☐ Yes ☐ No

Does adequate SSTS expansion area exist? ☐ Yes ☐ No

Potentially impacts SSTS / expansion area? ☐ Yes ☐ No

LAND USE COMMENTS

PIN 290-0010-02060 appears to have been created separately from adjoining property under common ownership PIN 290-0010-02061. May need to include -02061 in CUP request in order to be a conforming parcel.

SSTS REVIEW COMMENTS

Identified concerns/issues (system sizing, setbacks, water use, vertical separation, most recent status, etc.)

There is no SSTS associated with the barn. If wastewater is generated, a holding tank or treatment system will be required. Portable privies would cut down on wastewater volume but would need to have contract with licensed business. There is an SSTS for the dwelling on the property.

Does the SSTS pass record review? ☐ Yes ☐ No

SIGN AND DATE (ON-SITE WASTEWATER STAFF)

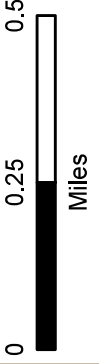
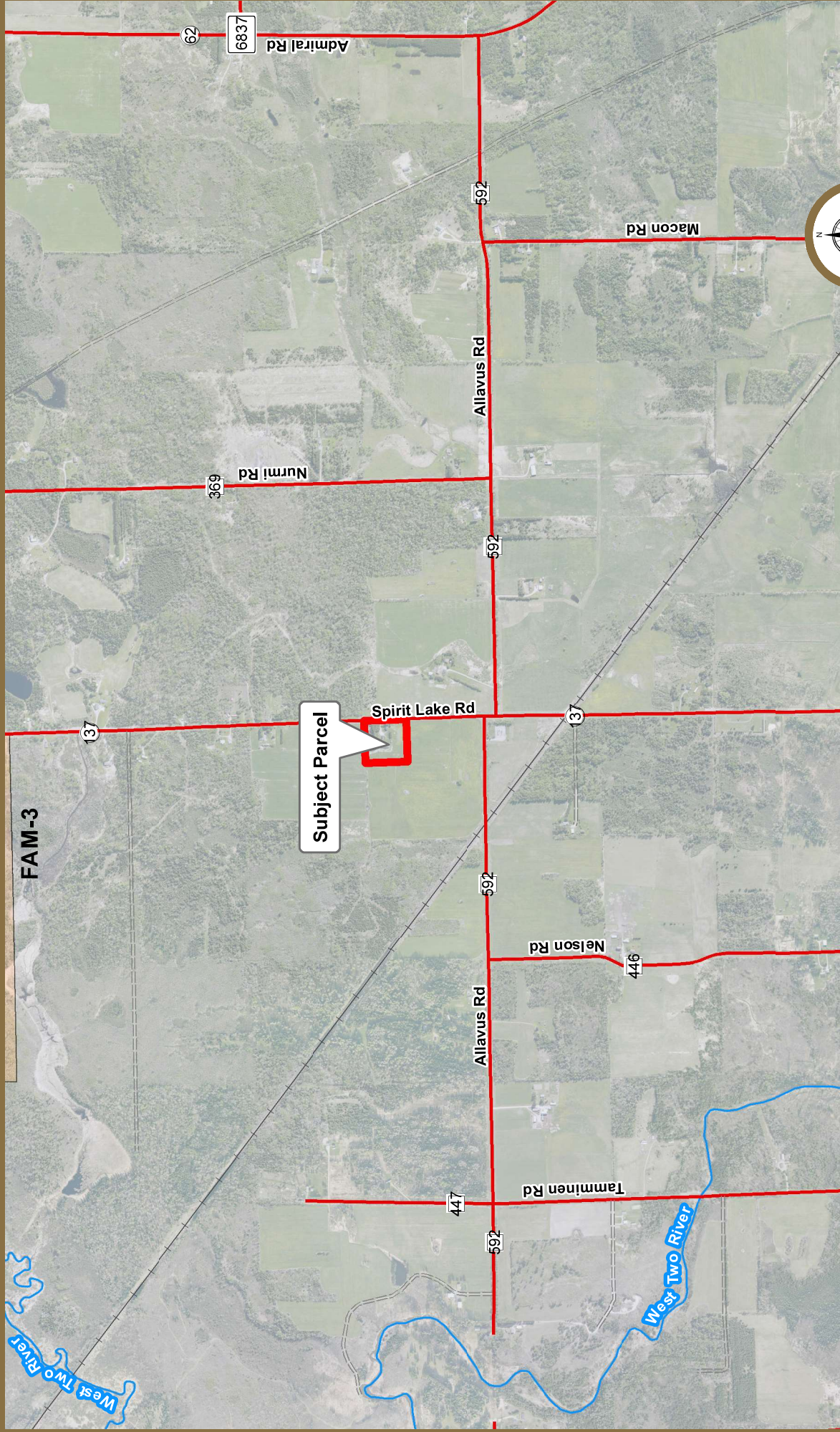
Signature **Tyler J Lampella**

Date: **3/3/2021**



St. Louis County

April PC Meeting



Loy & Mindy Adkins

Zoning Map

PIN:290-0010-02060



Prepared By: **Planning & Community Development**
(216) 725-3000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 3/15/2021

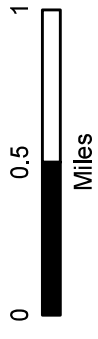
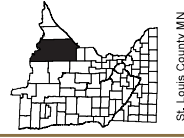
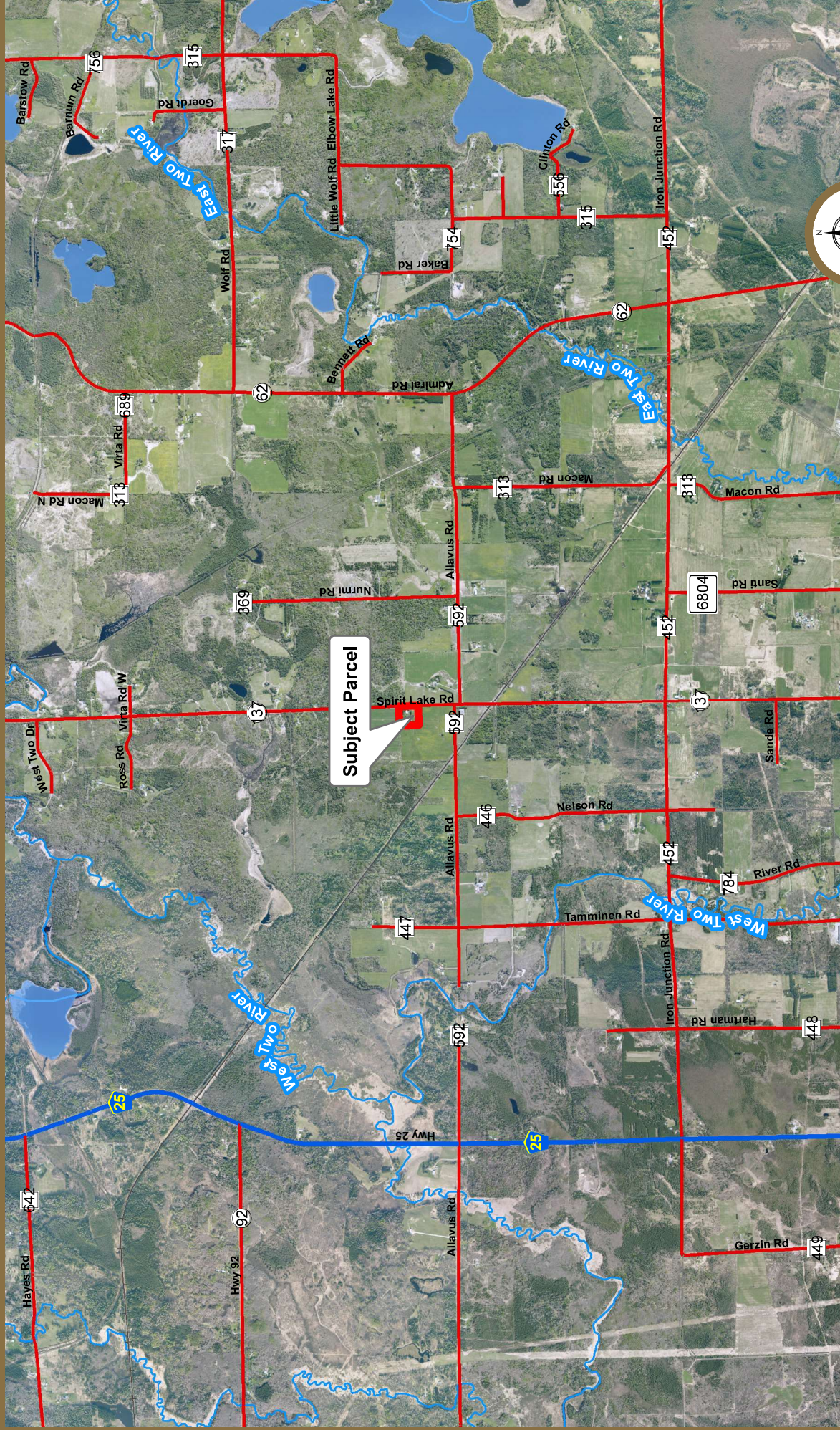
Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

© Copyright St. Louis County All Rights Reserved



St. Louis County

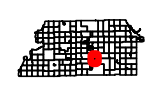
April PC Meeting



Loy & Mindy Adkins

Location Map

PIN:290-0010-02060



Prepared By: **Planning & Community Development**
(218) 725-3000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 3/15/2021

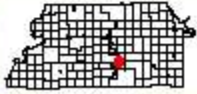
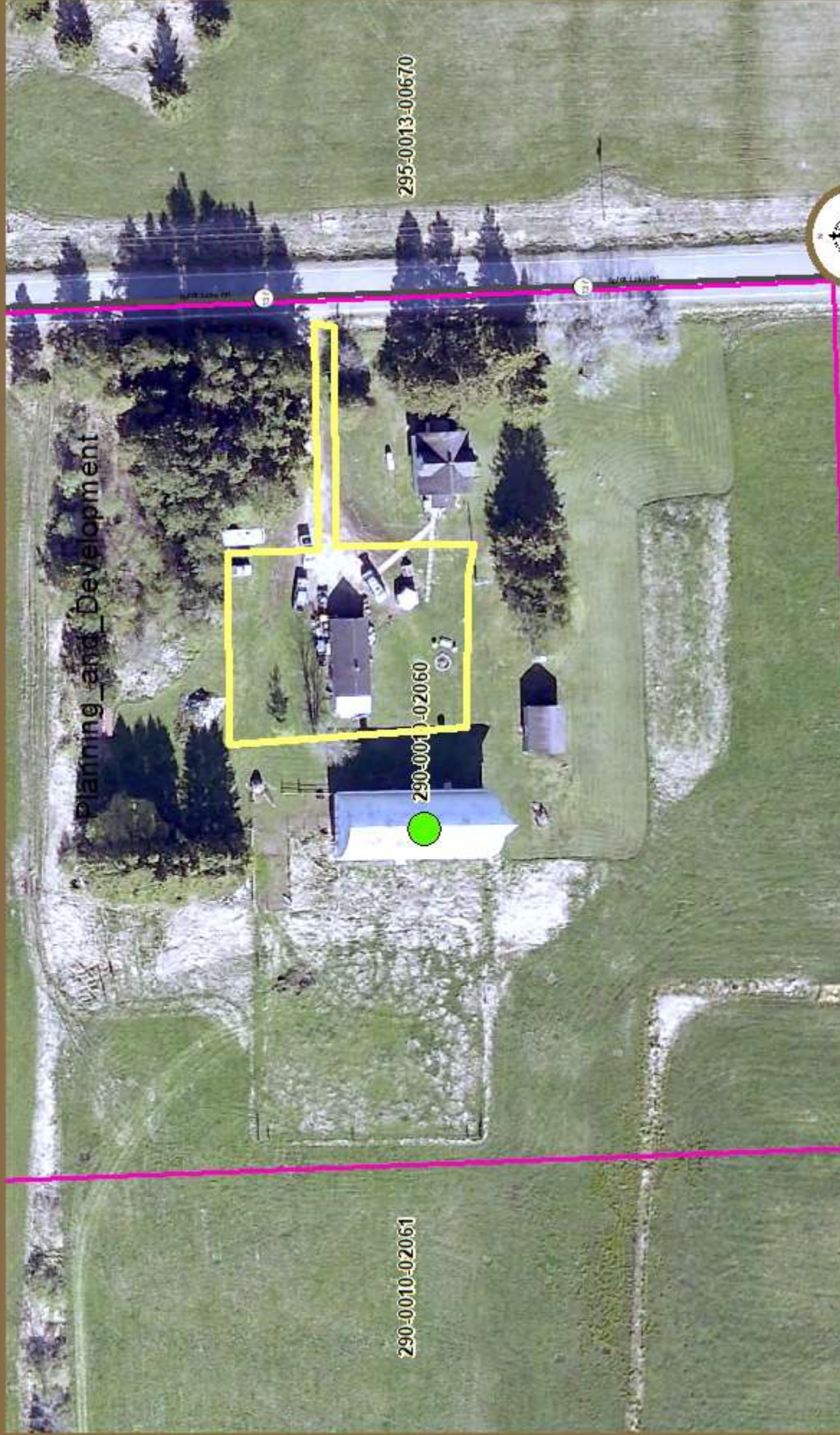
Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

© Copyright St. Louis County All Rights Reserved



St. Louis County

Site Map



Prepared By: Planning & Community Development
(216) 725-3000
www.stlouiscounty.mo.gov
Source: St. Louis County

Map Created: 3/8/2021

Disclaimer: This is a compilation of records as they appear in the St. Louis County Office's official records. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

© Copyright St. Louis County All Rights Reserved



