



# ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

Case: 6232

REPORT DATE: 9/21/2020

MEETING DATE: 10/8/2020

## APPLICANT INFORMATION

**APPLICANT NAME:** Kandice Gulbranson

**APPLICANT ADDRESS:** 5277 Munger Shaw Road, Saginaw, MN 55779

**OWNER NAME:**  
(IF DIFFERENT THAN ABOVE)

**SITE ADDRESS:** 5271, 5277 and 5289 Munger Shaw Road, Saginaw, MN 55779

**LEGAL DESCRIPTION:** E 400 FT OF N 450 FT OF S 659 FT OF NE 1/4 OF NE 1/4, and NE1/4 OF NE1/4 EX 6 14/100 ACRES AT SE CORNER & EX NLY 250 FT OF ELY 559 FT AND EX N 572.40 FT LYING W OF E 559 FT S22, T51N, R16W (Grand Lake)

**PARCEL IDENTIFICATION NUMBER (PIN):** 380-0010-04452 & -04450

**VARIANCE REQUEST:** The applicant is requesting relief from St. Louis County Subdivision Ordinance 60, Article IV, Section 4.2 F. to allow the subdivision of a property that abuts a public road to be less than 300 feet in width. The applicant is also requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.2 to allow a lot that does not conform to the zoning district minimal dimensional standards to be permitted as buildable.

**PROPOSAL DETAILS:** The applicant currently owns two parcels that contain a total of three principal dwellings. The applicant is proposing to subdivide the two parcels in a manner that will result in three parcels in which each parcel contains a principal dwelling. Two of the three proposed parcels will conform to both Subdivision Ordinance and Zoning Ordinance requirements. Both of these parcels will have a minimum of 4.5 acres and 300 feet of width. The third parcel will conform to acreage requirements but not width requirements for both the Subdivision Ordinance and Zoning Ordinance. This parcel is proposed at 15.38 acres and 202.28 feet of width.

## PARCEL AND SITE INFORMATION

**ROAD ACCESS NAME/NUMBER:** Munger Shaw Rd/  
CSAH 15

**ROAD FUNCTIONAL CLASS:** Local

**LAKE NAME:** N/A

**LAKE CLASSIFICATION:** N/A

**RIVER NAME:** N/A

**RIVER CLASSIFICATION:** N/A

**DESCRIPTION OF DEVELOPMENT ON PARCEL:** There are three dwellings, three septic systems, three wells, three driveways, two detached garages and several sheds.

**ZONE DISTRICT:** MU 4

**PARCEL ACREAGE:** 24.93 ACRES

**LOT WIDTH:** 858.20 FEET

## PARCEL AND SITE INFORMATION

**VEGETATIVE COVER/SCREENING:** The property is a mix of open field and trees on the eastern half of the parcels. The western half is consists of mostly a large wetland complex.

**TOPOGRAPHY:** The parcels are relatively flat around the current development and slopes away from Munger Shaw Road towards the wetland complex in the west. There is a range of 28 feet.

**FLOODPLAIN ISSUES:** N/A

**WETLAND ISSUES:** There is a large wetland complex in the western half of the parcels. The wetland presence does not affect the development on the parcels.

**ADDITIONAL COMMENTS ON PARCEL:**

## FACTS AND FINDINGS

### A. Official Controls:

1. St. Louis County Subdivision Ordinance 60 4.2 F allows the division of property abutting a road under the jurisdiction of a public road authority as defined in Minnesota Statutes, Section 160.02, into parcels 4.5 acres or larger and 300 feet or more in width or meets zoning minimums, whichever is more restrictive.
2. Both subject parcels are zoned MU-4 which requires a minimum of 4.5 acres and 300 feet of lot width.
3. St. Louis County Subdivision Ordinance 60 states that any such division that fails to meet the standards of the St. Louis County land use regulations shall not be deemed a lot of record for the purposes of issuing land use permits.
  - a. The applicant's proposed subdivision will not conform to land use regulations because Parcel A as depicted on the submitted survey does not conform to the required lot width. The applicant is requesting the lot of record status to be granted.
4. St. Louis County Zoning Ordinance 62 states that a single lot of record may be permitted as a buildable lot if the lot meets the definition of a lot of record and the lot, when created, complied with official controls in effect at the time.
  - a. A lot of record is defined as a lot or parcel of land that has been lawfully created and recorded by the County Recorder prior to the date of enactment of this ordinance, or amendments thereto.
  - b. The property is created when the deed is recorded. Since Parcel A would not comply with the official controls and would not meet the definition of a lot of record, it would not be considered buildable, unless the lot of record status is granted through variance.
5. Goal LU-3 of the St. Louis County Comprehensive Land Use Plan is to improve the integrity of the county's planning-related regulation by minimizing and improving management of nonconformities.
6. Objective LU-3.1 of the St. Louis County Comprehensive Land Use Plan is to base variance decisions on uniform approval criterion to ensure all applicants are treated equitably, that community health and safety is protected, and that the overall character of a given area is preserved.
7. Objective LU-3.2 of the St. Louis County Comprehensive Land Use Plan states that county staff and decision-makers will work together to decrease the amount of zoning and subdivision ordinance nonconformities throughout the county.

8. Objective LU-3.3 of the St. Louis County Comprehensive Land Use Plan is to acknowledge why nonconformities are a concern and that variances should be for exceptional circumstances as noted Minnesota Statute 394.22 Subd. 10.
9. The zoning in this area makes sense because the majority of the parcels in the area meet or exceed the minimum area and width requirements for the zone district.

#### **B. Practical Difficulty:**

1. Parcel 380-0010-04452 is currently nonconforming.
  - a. The parcel is currently 4.14 deeded acres with 450 feet of width.
  - b. Zoning requires 4.5 acres and 300 feet of width for a principal use.
2. Parcel 380-0010-04452 currently contains two principal dwellings.
  - a. To have two principal dwellings, the parcel would require 9 acres and 600 feet of width.
3. Parcel 380-0010-04452 is currently nonconforming due to not conforming to lot size and for having two principal dwellings where one is allowed.
  - a. The proposed subdivision will still result in a nonconforming parcel due to lot width but will correct the nonconformity of two principal structures where one is allowed.
4. Combined road frontage of the two subject parcels is 858.20 feet.
  - a. To have three conforming lots, 900 feet of width would be required.
5. The applicant cannot acquire additional property from adjoining landowners to gain lot width at the road.
  - a. The adjoining parcel to the south of the proposed nonconforming Parcel A is nonconforming.
    - i. The parcel is deeded at 2 acres with a width of 209 feet on Munger Shaw Road.
  - b. The adjoining parcel to the north of the proposed Parcel C is nonconforming.
    - i. The parcel is deeded at 1.73 acres with a width of 250 feet on Munger Shaw Road.

#### **C. Essential Character of the Locality:**

1. There have been no similar variances in the area.
2. The variance would have little impact on the area.
3. There are four principal structures within the NE1/4 of NE1/4 of S22 T51N R16W not including the three principal dwellings owned by the applicant.
  - a. Three of those four principal structures are located on nonconforming parcels.
4. Both parcels involved in the proposed subdivision are already developed with a total of three principal dwellings.

#### **D. Other Factor(s):**

1. Parcel 380-0010-04452 currently contains two principal dwellings but only has enough acreage and lot width to accommodate one principal dwelling.
  - a. The dwelling located at 5271 Munger Shaw Road was constructed in 1960 prior to first zoning ordinance.
  - b. The mobile home located at 5277 Munger Shaw Road appears to be first established in 1974 and was later replaced in 1997.
2. Each dwelling has an assigned address, septic system and well.
3. As proposed, the property line splitting 5271 and 5277 is located so both dwellings are at a conforming principal structure property line setback.
  - a. The proposed subdivision will result in the accessory structure located at 5271 Munger Shaw on proposed Parcel A to be at nonconforming property line setback.
    - i. The structure will be located 21.9 feet from the property line where 25 feet is required.
    - ii. To gain enough width for the accessory structure to conform to the required 25 foot property line setback, the dwelling at 5277 Munger Shaw Road on proposed Parcel B would need to be moved to the north approximately 1.5 feet.

**NOTE TO PLANNERS-Add as attachments: 1. Zoning/location map 2. Air photo 3. Site sketch 4. Project picture (if applicable) 5. Other pertinent pictures or maps**

### **BOARD OF ADJUSTMENT CRITERIA FOR APPROVAL OF A VARIANCE**

- 1. Is the variance request in harmony with the general purpose and intent of official controls?**
- 2. Has a practical difficulty been demonstrated in complying with the official controls?**
- 3. Will the variance alter the essential character of the locality?**
- 4. What, if any, other factors should be taken into consideration on this case?**

### **RECOMMENDED CONDITIONS, IF APPROVED**

In the event that the Board of Adjustment determines that the proposal meets the criteria for granting a variance to allow the subdivision of a property that abuts a public road to be less than 300 feet in width and to allow a lot that does not conform to the zoning district minimal dimensional standards to be permitted as buildable, the following condition shall apply:

1. No further subdivision of the proposed parcels that will result in any new nonconformities or an increase in an existing nonconformity.



**ST. LOUIS COUNTY, MN  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

**Duluth**

Government Services Center  
320 West 2nd Street, Suite 301

Duluth, MN 55802  
(218) 725-5000

**Virginia**

Northland Office Center  
307 First Street South, Suite  
117

Virginia, MN 55792  
(218) 749-7103

**VARIANCE REQUEST PERMIT APPLICATION**

**General** - This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. Incomplete applications will be returned. Note that the 'clock' does not begin until after payment has been processed for the application. For more information, see our website at:

[www.stlouiscountymn.gov/BuildingStructures](http://www.stlouiscountymn.gov/BuildingStructures)

Enter the Primary PIN and Associated PIN (if applicable) of the property to be reviewed.

*PIN is found on your Property Tax Statement For example, 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project.*

*County Land Explorer: [http://gis.stlouiscountymn.gov/planningflexviewers/County\\_Explorer](http://gis.stlouiscountymn.gov/planningflexviewers/County_Explorer)*

*Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe>*

Primary PIN **380-0010-04450**

Associated PINs

PIN # **380-0010-04452**

**Is this application being submitted for a Rehearing?**

*If this application is being submitted because a previous Variance Permit application was denied or disapproved, please select Yes.*

**No**

Enter Applicant Information

I am a: **Landowner**  
 Applicant Name: **Kandice Gulbranson**  
 Address Line 1: **5277 Munger Shaw Rd.**  
 Address Line 2: **--**  
 City: **Saginaw**  
 State: **MN**  
 Zip: **55779**  
 Primary Phone: **(218)393-2140**  
 Cell Phone: **--**  
 Fax: **--**  
 Email: **kandicegulbranson@gmail.com**  
 Contact Person Name: **--**  
 Contact Person Phone: **--**

Mailing Address Information.

*This address can default from the address you selected If the values defaulted are not correct, please enter the correct information.*

Same as Applicant address? **No**

Name: **Kandice Gulbranson**

Address: **5277 Munger Shaw Rd.**  
City: **Saginaw**  
State/Province: **MN**  
Zip: **55779**  
Primary Phone: **(218)393-2140**  
Cell Phone: **--**  
Fax: **--**  
Email: **kandicegulbranson@gmail.com**

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## Site Information

*If there is no site address, the application will be forwarded to 911/Communications to assign one.*

Is there a site address for this property? **Yes**

Site Address: **5277 Munger Shaw Rd. Saginaw, MN 55779**

Is this leased property? **No**

Leased From? **--**

**US Forest Service**

US Forest Service  
Superior National Forest  
8901 Grand Avenue Place  
Duluth, MN 55808

**MN Power**

MN Power  
Shore Land Traditions  
30 West Superior Street  
Duluth, MN 55802

**MN DNR, Area Hydrologist**

MN DNR, Area Hydrologist  
7979 Highway 37  
Eveleth, MN 55734

**MN DNR Land and Minerals**

MN DNR Land and Minerals  
1201 East Highway 2  
Grand Rapids, MN 55744

**St. Louis County - Duluth**

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

**St. Louis County - Virginia**

St. Louis County - Virginia  
Northland Office Center  
307 First Street South, Suite 117  
Virginia, MN 55792  
(218) 749-7103

**Do you have written authorization from the leased property owner?**

*If Yes, you must attach written authorization form.*

**--**

**How is the property accessed?**

**Public Road**

**No**

**No**

**No****No**

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Enter Project Information.

*If you answered 'Yes' to any of the questions below, 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.*

**Is this project on a parcel less than 2.5 acres?**

**No**

**Is this project within 300 feet of a stream/river or 1,000 feet of a lake?**

**No**

**Is this project adding a bedroom?**

*Include home, garage, and accessory dwelling.*

**No**

**Total # of bedrooms on property after project completion.**

**0**

**Does this project include plumbing or pressurized water in proposed structure?**

**No**

**If Yes, please explain:**

--

**Is this project connected to a municipal or sanitary district system?**

**No**

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## **VARIANCE REQUEST WORKSHEET**

A variance allows the use of property in a manner otherwise forbidden by a zoning ordinance by varying one or more of the performance standards such as lot size, setbacks, etc. Variances from official zoning controls are defined under Minnesota Statutes 394.27 and require the landowner to prove that the property could not otherwise be used or enjoyed in the proposed way by complying with ordinance requirements and that there will be no negative impact on surrounding properties.

It is advisable that you discuss your request with Planning and Community Development staff prior to submitting the application. Approval or denial of your request is dependent on the justification you provide in answering the questions on this application. For more information, please check our website at: [www.stlouiscountymn.gov/VarianceRequired](http://www.stlouiscountymn.gov/VarianceRequired)

## **VARIANCE REQUEST INFORMATION**

Complete this form along with the Land Use Permit Application

**What kind of variance request is this?**

*If this is a Variance After the Fact, you must answer additional questions below.*

### **Variance Request**

Describe what you are varying from and the situation that makes it difficult to comply with county ordinances.

*If your proposal includes a structure, please also list the length, width and height of the structure.*

**I am requesting to change the current property lines which will affect the amount of road frontage for**

**three residences: 5289 Munger Shaw Rd., Saginaw, MN; 5277 Munger Shaw Rd., Saginaw, MN; and 5271 Munger Shaw Rd., Saginaw, MN 55779.**

Describe the intended/planned use of the property.

**The properties are currently residential and will remain residential.**

Describe the current use of your property.

**Residential**

Describe other alternatives, if any.

**N/A**

If approved, how will the proposed use, with the variance, fit into the character of the neighborhood/area?

**There are no changes. It is and will remain residential.**

Describe how neighboring properties and the use of those properties will be impacted by the proposed use with the variance.

**N/A - No changes**

Describe how negative impact to the local environment and landscape will be avoided.

**N/A - No changes**

Describe the expected benefits of a variance to use of this property.

**I am selling property and the current residential property will remain the same.**

Include additional comments that will clarify your request for the Planning and Community Development staff members and the Board of Adjustment.

**I am intending to sell property - five acre parcel of land - 5277 Munger Shaw Rd., Saginaw, MN 55779.**

**IF YOU ARE RESPONDING TO A PERMIT VIOLATION, PLEASE ANSWER THESE ADDITIONAL QUESTIONS**

Describe your reasons county zoning ordinance requirements were not followed.

--

Describe your effort to comply with the ordinance and to obtain a land use permit and/or other required permits.

--

Describe any substantial investments, construction and/or repairs made to the property before you discovered you needed a variance.

--

If there was construction or repair, on what date did it begin? What date did it end?

Start Date                      --

End Date                        --

Who performed the construction or repair work?

--

Was a survey of your property boundaries obtained?

--

Prior to the construction or repair work, did you speak with anyone from the Planning and Community Development Department?

--

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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 result invalid.*** 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.

*If your name, contact information or email address have changed, you should update your contact information in the portal by selecting 'Maintain Contact Information' at the top of this page.*

Submitted By: --

Address: --

City: --

State: --

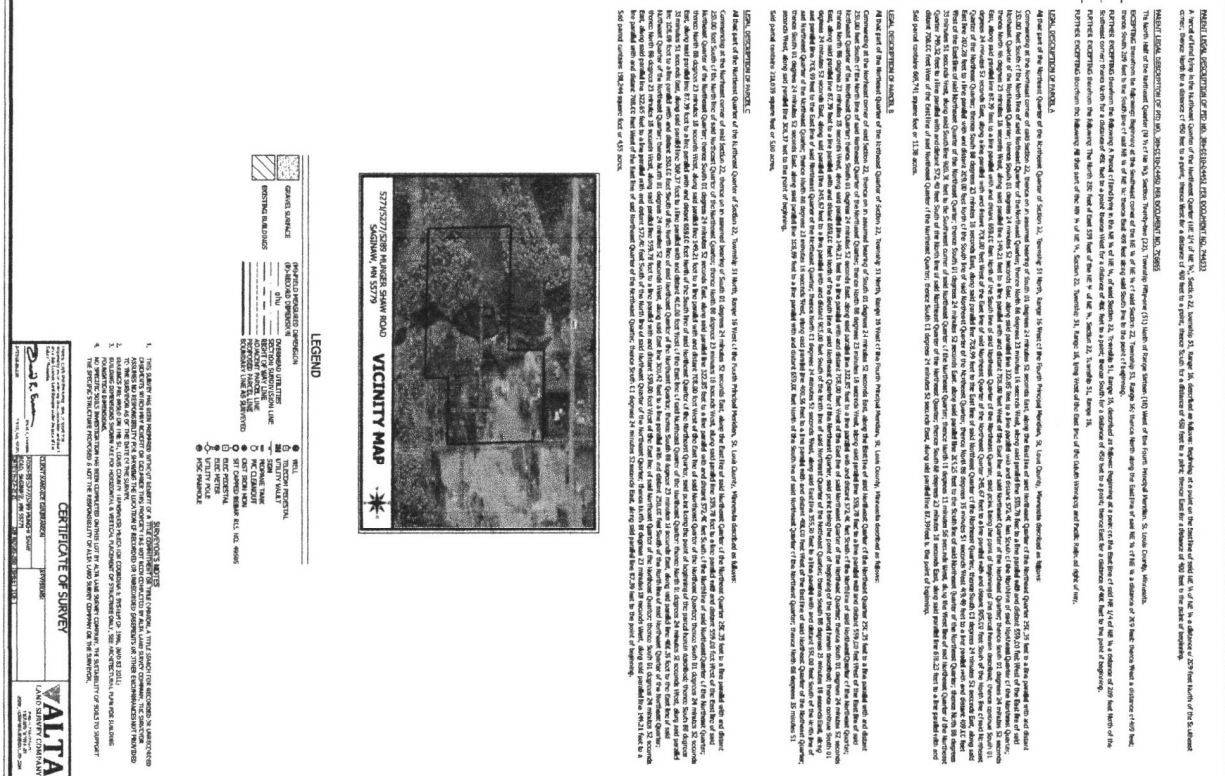
Postal Code: --

Email Address: --

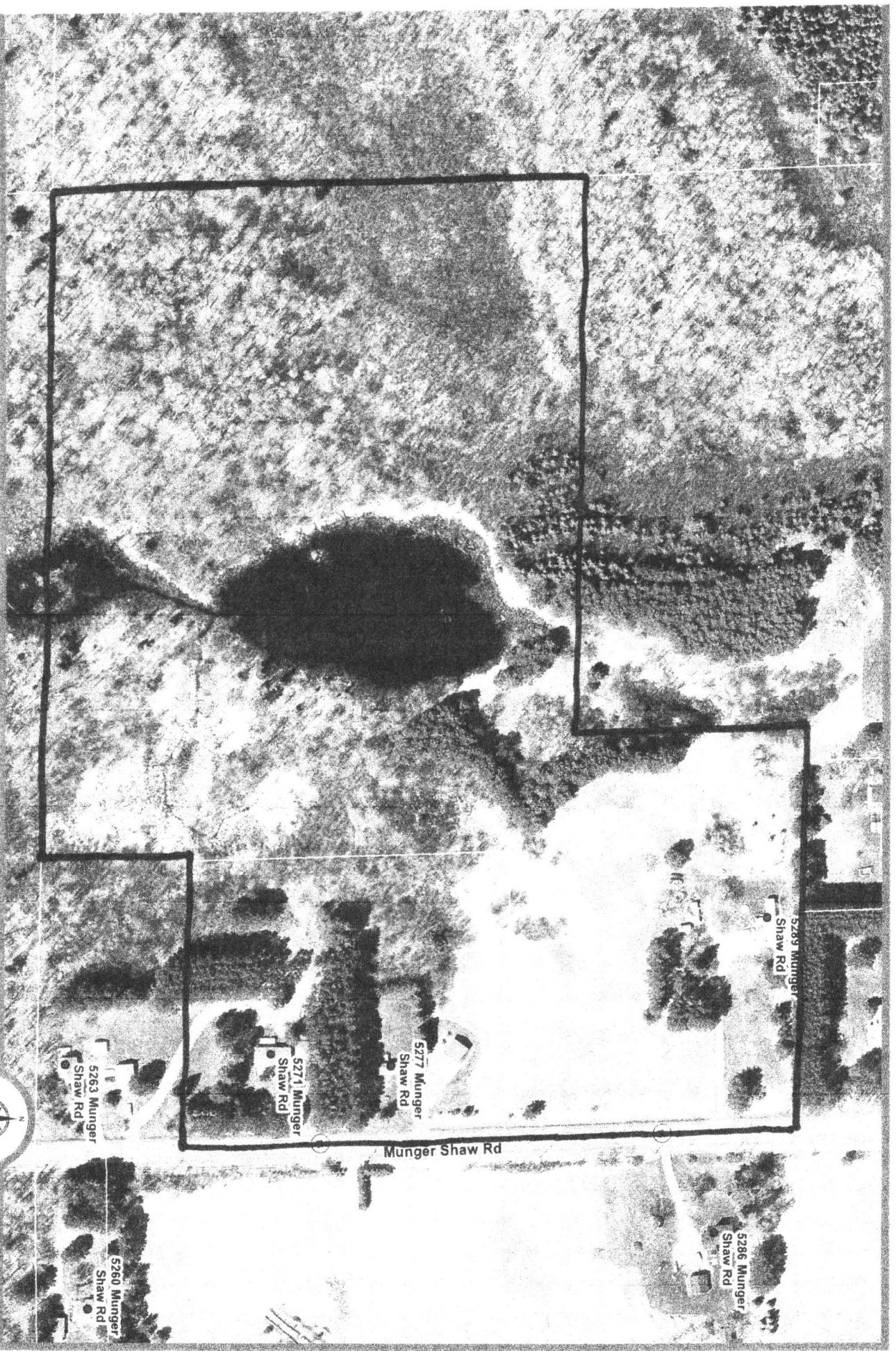
I have read and agree to the statement above.

**No**

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Prepared By: Planning & Community Development

Date: 7/10/2017

Project: Planning Land Public Works 911

Client: St. Louis County DNR

Map Scale: 1" = 100'

This is a compilation of records as they appear in the St. Louis County records. The accuracy of the information is not guaranteed. The County is not responsible for any errors or omissions.



# Site Map

380-0010-04450

380-0010-04452



0 0.0076 0.15 0.03 0.045  
Miles

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#### LEGAL DESCRIPTION OF PARCEL A

All that part of the Northeast Quarter of the Northeast Quarter of Section 22, Township 51 North, Range 16 West of the Fourth Principal Meridian, St. Louis County, Minnesota described as follows:

Commencing at the Northeast corner of said Section 22, thence on an assumed bearing of South 01 degrees 24 minutes 52 seconds East, along the East line of said Northeast Quarter of the Northeast Quarter 250.35 feet to a line parallel with and distant 250.00 feet South of the North line of said Northeast Quarter of the Northeast Quarter; thence North 88 degrees 23 minutes 18 seconds West, along said parallel line 559.78 feet to a line parallel with and distant 559.00 feet West of the East line of said Northeast Quarter of the Northeast Quarter; thence South 01 degrees 24 minutes 52 seconds East, along said parallel line 322.85 feet to a line parallel with and distant 572.40 feet South of the North line of said Northeast Quarter of the Northeast Quarter; thence North 88 degrees 23 minutes 18 seconds West, along said parallel line 149.21 feet to a line parallel with and distant 708.00 feet West of the East line of said Northeast Quarter of the Northeast Quarter; thence South 01 degrees 24 minutes 52 seconds East, along said parallel line 87.39 feet to a line parallel with and distant 659.00 feet North of the South line of said Northeast Quarter of the Northeast Quarter, said point being the point of beginning of the parcel herein described; thence continue South 01 degrees 24 minutes 52 seconds East, along a line parallel with and distant 708.00 feet West of the East line of said Northeast Quarter of the Northeast Quarter 245.67 feet to a line parallel with and distant 905.00 feet South of the North line of said Northeast Quarter of the Northeast Quarter; thence South 88 degrees 23 minutes 18 seconds East, along said parallel line 708.99 feet to the East line of said Northeast Quarter of the Northeast Quarter; thence South 01 degrees 24 minutes 52 seconds East, along said East line 202.28 feet to a line parallel with and distant 209.00 feet North of the South line of said Northeast Quarter of the Northeast Quarter; thence North 88 degrees 35 minutes 51 seconds West 409.49 feet to a line parallel with and distant 409.00 feet West of the East line of said Northeast Quarter of the Northeast Quarter; thence South 01 degrees 24 minutes 52 seconds East, along said parallel line 209.25 feet to the South line of said Northeast Quarter of the Northeast Quarter; thence North 88 degrees 35 minutes 51 seconds West, along said South line 920.30 feet to the Southwest corner of said Northeast Quarter of the Northeast Quarter; thence North 01 degrees 11 minutes 56 seconds West, along the West line of said Northeast Quarter of the Northeast Quarter 749.32 feet to a line parallel with and distant 572.40 feet South of the North line of said Northeast Quarter of the Northeast Quarter; thence South 88 degrees 23 minutes 18 seconds East, along said parallel line 618.23 feet to a line parallel with and distant 708.00 feet West of the East line of said Northeast Quarter of the Northeast Quarter; thence South 01 degrees 24 minutes 52 seconds East, along said parallel line 87.39 feet to the point of beginning.

Said parcel contains 669,741 square feet or 15.38 acres.



LEGAL DESCRIPTION OF PARCEL B

All that part of the Northeast Quarter of the Northeast Quarter of Section 22, Township 51 North, Range 16 West of the Fourth Principal Meridian, St. Louis County, Minnesota described as follows:

Commencing at the Northeast corner of said Section 22, thence on an assumed bearing of South 01 degrees 24 minutes 52 seconds East, along the East line of said Northeast Quarter of the Northeast Quarter 250.35 feet to a line parallel with and distant 250.00 feet South of the North line of said Northeast Quarter of the Northeast Quarter; thence North 88 degrees 23 minutes 18 seconds West, along said parallel line 559.78 feet to a line parallel with and distant 559.00 feet West of the East line of said Northeast Quarter of the Northeast Quarter; thence South 01 degrees 24 minutes 52 seconds East, along said parallel line 322.85 feet to a line parallel with and distant 572.40 feet South of the North line of said Northeast Quarter of the Northeast Quarter; thence North 88 degrees 23 minutes 18 seconds West, along said parallel line 149.21 feet to a line parallel with and distant 708.00 feet West of the East line of said Northeast Quarter of the Northeast Quarter; thence South 01 degrees 24 minutes 52 seconds East, along said parallel line 87.39 feet to a line parallel with and distant 659.00 feet North of the South line of said Northeast Quarter of the Northeast Quarter, said point being the point of beginning of the parcel herein described; thence continue South 01 degrees 24 minutes 52 seconds East, along said parallel line 245.67 feet to a line parallel with and distant 905.00 feet South of the North line of said Northeast Quarter of the Northeast Quarter; thence South 88 degrees 23 minutes 18 seconds East, along said parallel line 708.99 feet to the East line of said Northeast Quarter of the Northeast Quarter; thence North 01 degrees 24 minutes 52 seconds West, along said East line 355.50 feet to a line parallel with and distant 550.00 feet South of the North line of said Northeast Quarter of the Northeast Quarter; thence North 88 degrees 23 minutes 18 seconds West, along said parallel line 400.56 feet to a line parallel with and distant 400.00 feet West of the East line of said Northeast Quarter of the Northeast Quarter; thence South 01 degrees 24 minutes 52 seconds East, along said parallel line 108.69 feet to a line parallel with and distant 659.00 feet North of the South line of said Northeast Quarter of the Northeast Quarter; thence North 88 degrees 35 minutes 51 seconds West, along said parallel line 308.37 feet to the point of beginning.

Said parcel contains 218,039 square feet or 5.00 acres.

LEGAL DESCRIPTION OF PARCEL C

All that part of the Northeast Quarter of the Northeast Quarter of Section 22, Township 51 North, Range 16 West of the Fourth Principal Meridian, St. Louis County, Minnesota described as follows:

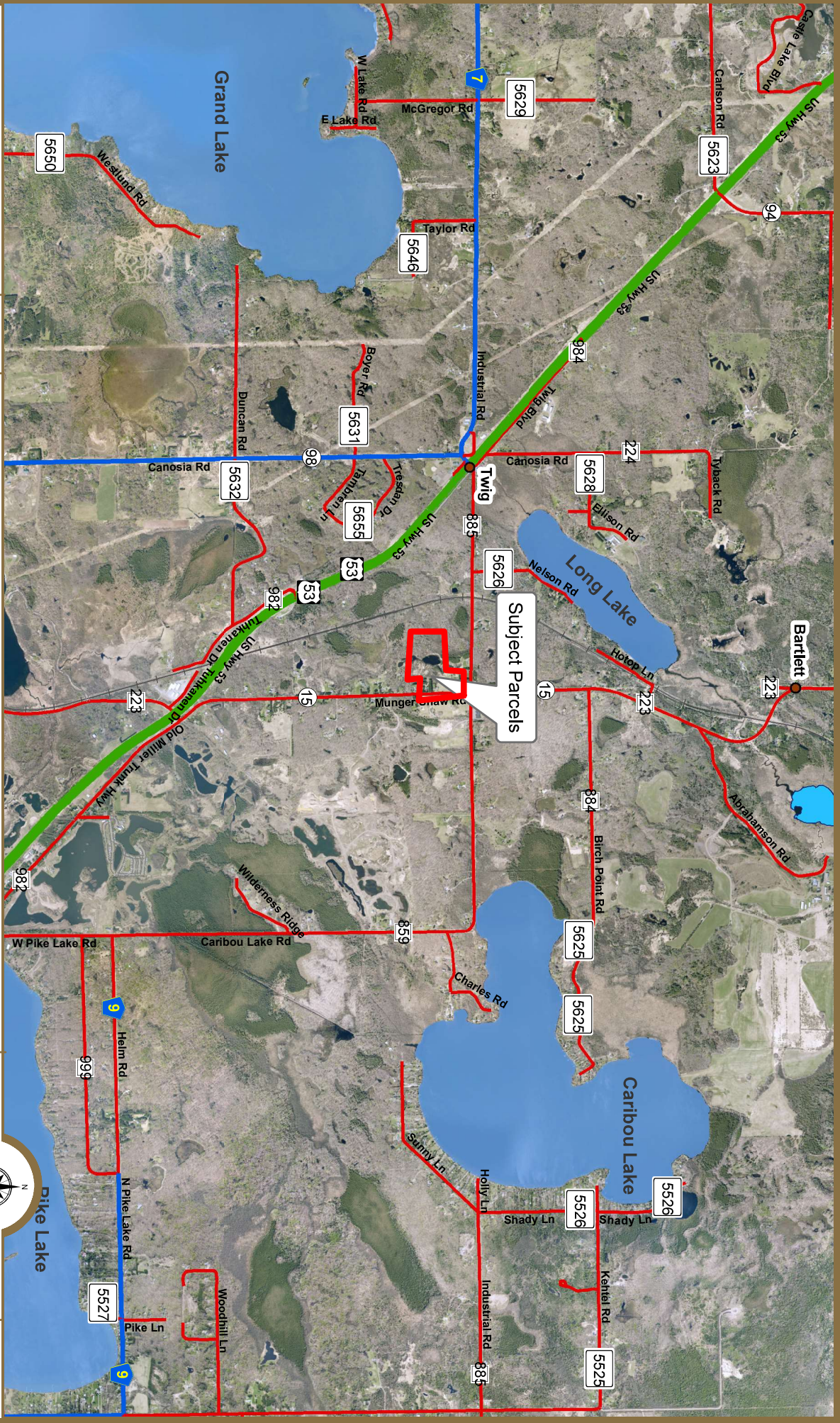
Commencing at the Northeast corner of said Section 22, thence on an assumed bearing of South 01 degrees 24 minutes 52 seconds East, along the East line of said Northeast Quarter of the Northeast Quarter 250.35 feet to a line parallel with and distant 250.00 feet South of the North line of said Northeast Quarter of the Northeast Quarter; thence North 88 degrees 23 minutes 18 seconds West, along said parallel line 559.78 feet to a line parallel with and distant 559.00 feet West of the East line of said Northeast Quarter of the Northeast Quarter; thence South 01 degrees 24 minutes 52 seconds East, along said parallel line 322.85 feet to a line parallel with and distant 572.40 feet South of the North line of said Northeast Quarter of the Northeast Quarter; thence North 88 degrees 23 minutes 18 seconds West, along said parallel line 149.21 feet to a line parallel with and distant 708.00 feet West of the East line of said Northeast Quarter of the Northeast Quarter; thence South 01 degrees 24 minutes 52 seconds East, along said parallel line 87.39 feet to a line parallel with and distant 659.00 feet North of the South line of said Northeast Quarter of the Northeast Quarter, said point being the point of beginning of the parcel herein described; thence South 88 degrees 35 minutes 51 seconds East, along said parallel line 308.37 feet to a line parallel with and distant 400.00 feet West of the East line of said Northeast Quarter of the Northeast Quarter; thence North 01 degrees 24 minutes 52 seconds West, along said parallel line 108.69 feet to a line parallel with and distant 550.00 feet South of the North line of said Northeast Quarter of the Northeast Quarter; thence South 88 degrees 23 minutes 18 seconds East, along said parallel line 400.56 feet to the East line of said Northeast Quarter of the Northeast Quarter; thence North 01 degrees 24 minutes 52 seconds West, along said East line 300.42 feet to a line parallel with and distant 250.00 feet South of the North line of said Northeast Quarter of the Northeast Quarter; thence North 88 degrees 23 minutes 18 seconds West, along said parallel line 559.78 feet to a line parallel with and distant 559.00 feet West of the East line of said Northeast Quarter of the Northeast Quarter; thence South 01 degrees 24 minutes 52 seconds East, along said parallel line 322.85 feet to a line parallel with and distant 572.40 feet South of the North line of said Northeast Quarter of the Northeast Quarter; thence North 88 degrees 23 minutes 18 seconds West, along said parallel line 149.21 feet to a line parallel with and distant 708.00 feet West of the East line of said Northeast Quarter of the Northeast Quarter; thence South 01 degrees 24 minutes 52 seconds East, along said parallel line 87.39 feet to the point of beginning.

Said parcel contains 198,244 square feet or 4.55 acres.



# St. Louis County

October BOA Meeting



Subject Parcels

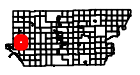
Prepared By: **Planning & Community Development**  
(218) 725-5000  
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 9/18/2020

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.

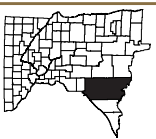
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## Kandice Gulbranson

### Location Map

PIN:380-0010-04450, 380-0010-04452

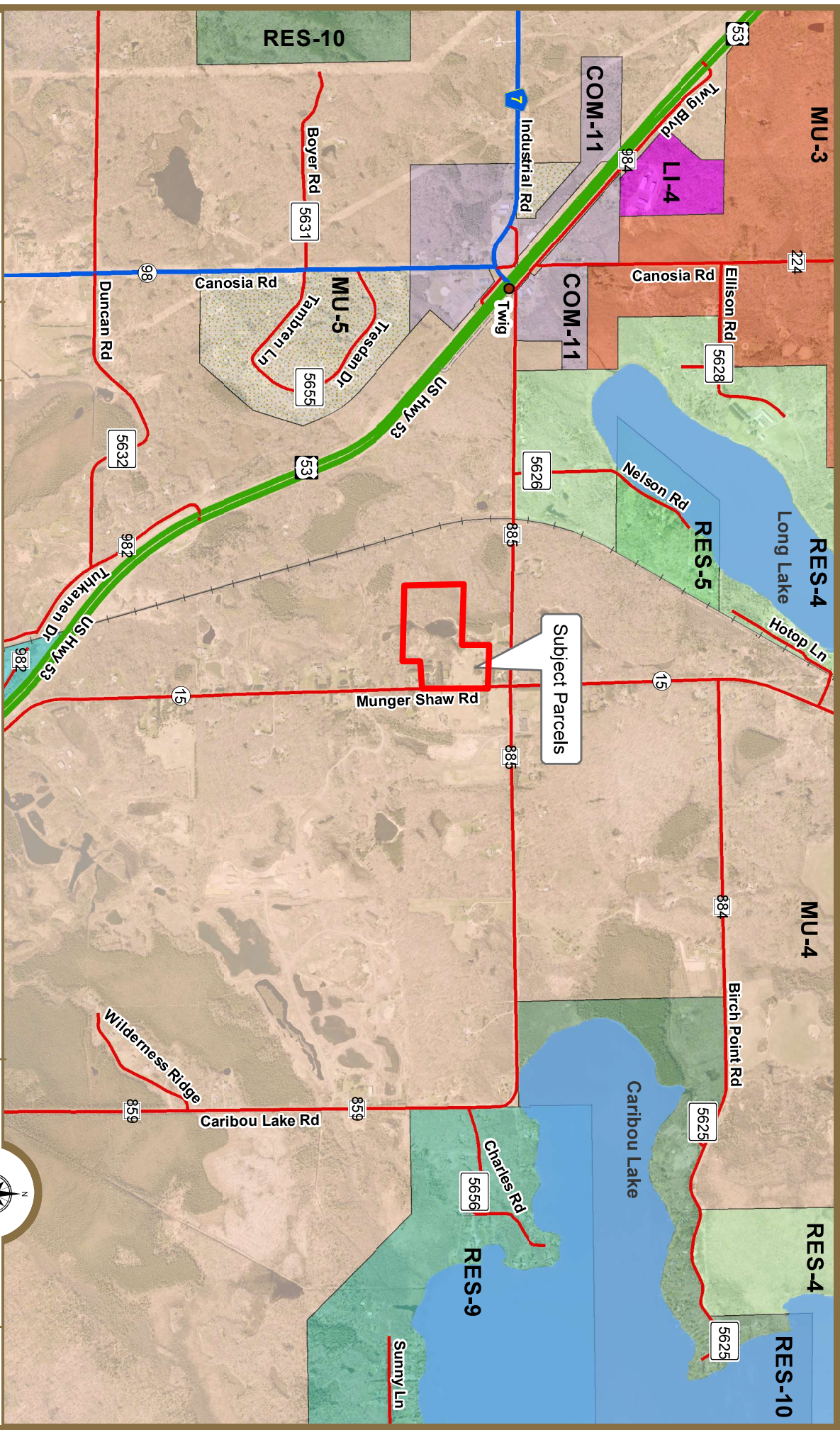


St. Louis County MN



# St. Louis County

October BOA Meeting



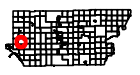
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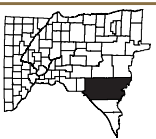
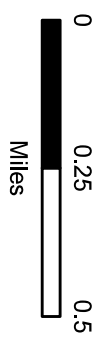
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## Kandice Gulbranson

### Zoning Map

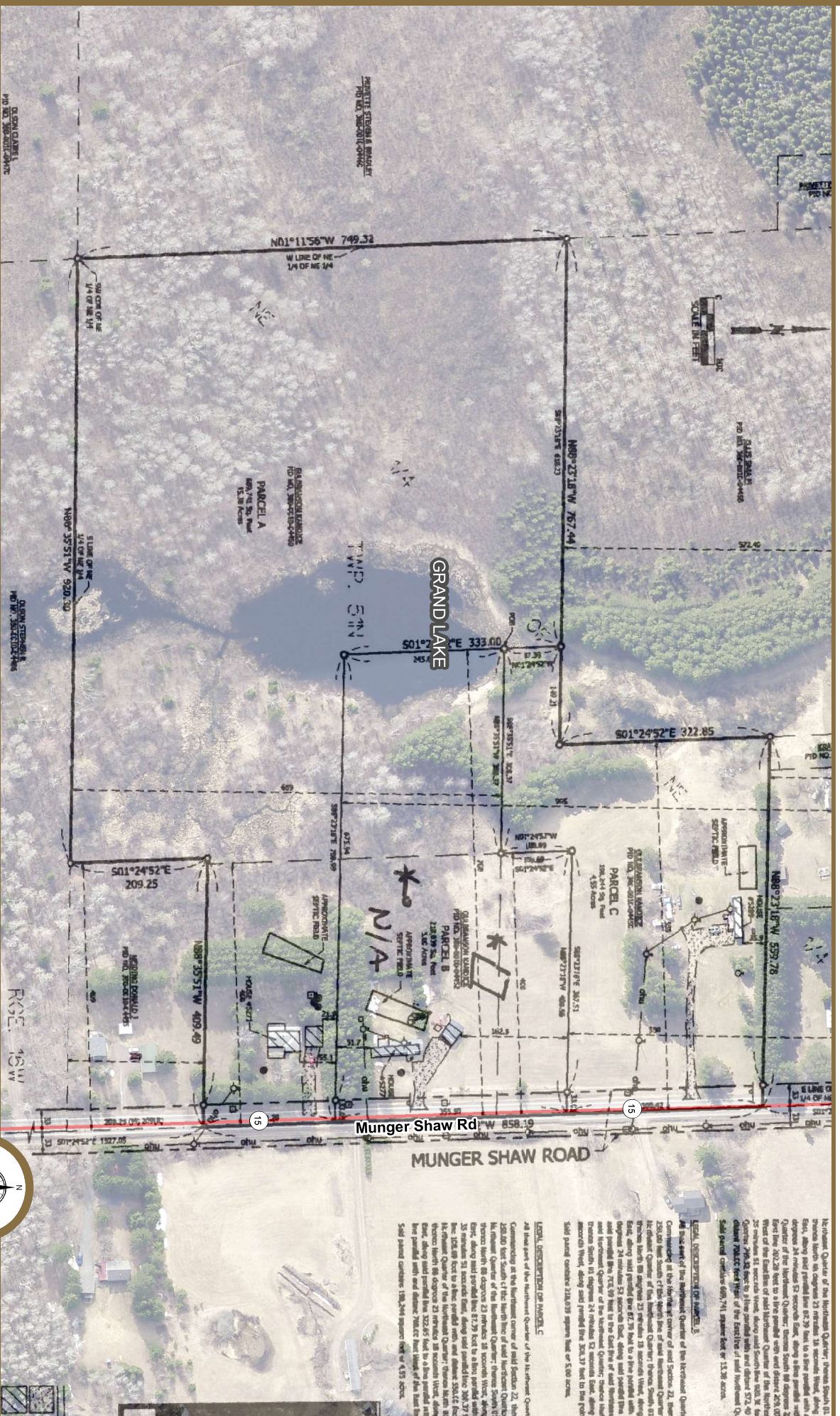
PIN:380-0010-04450, 380-0010-04452



St. Louis County MN

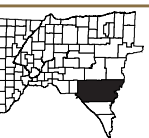


# October BOA Meeting



# Proposed Subdivision

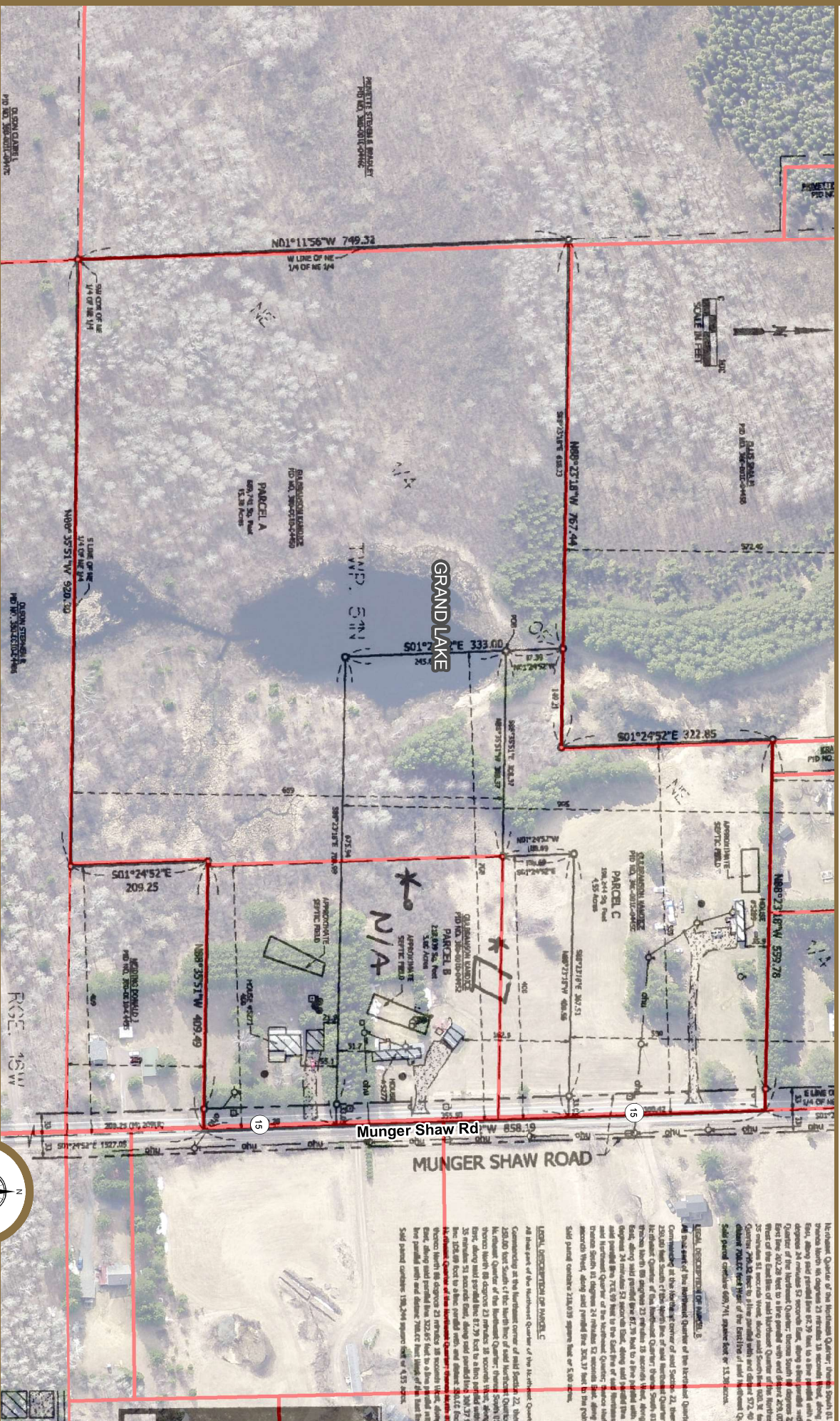
PIN: 380-0010-04452 & -04450



St. Louis County MN



# October BOA Meeting



# Proposed Subdivision

PIN: 380-0010-04452 & -04450

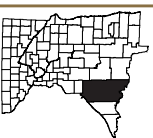
**Development**  
**(218) 725-5000**

[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

Source: St. Louis County

Map Created: 9/15/2020

**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.



St. Louis County MN



# St. Louis County

## October BOA Meeting



Prepared By: Planning & Community Development

(218) 725-5000  
www.stlouiscounty.org

Source: St. Louis County

Map Created: 9/15/2020

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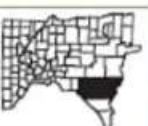
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### Kandice Gulbranson

#### Proposed Subdivision

PIN: 380-0010-04452 & -04450

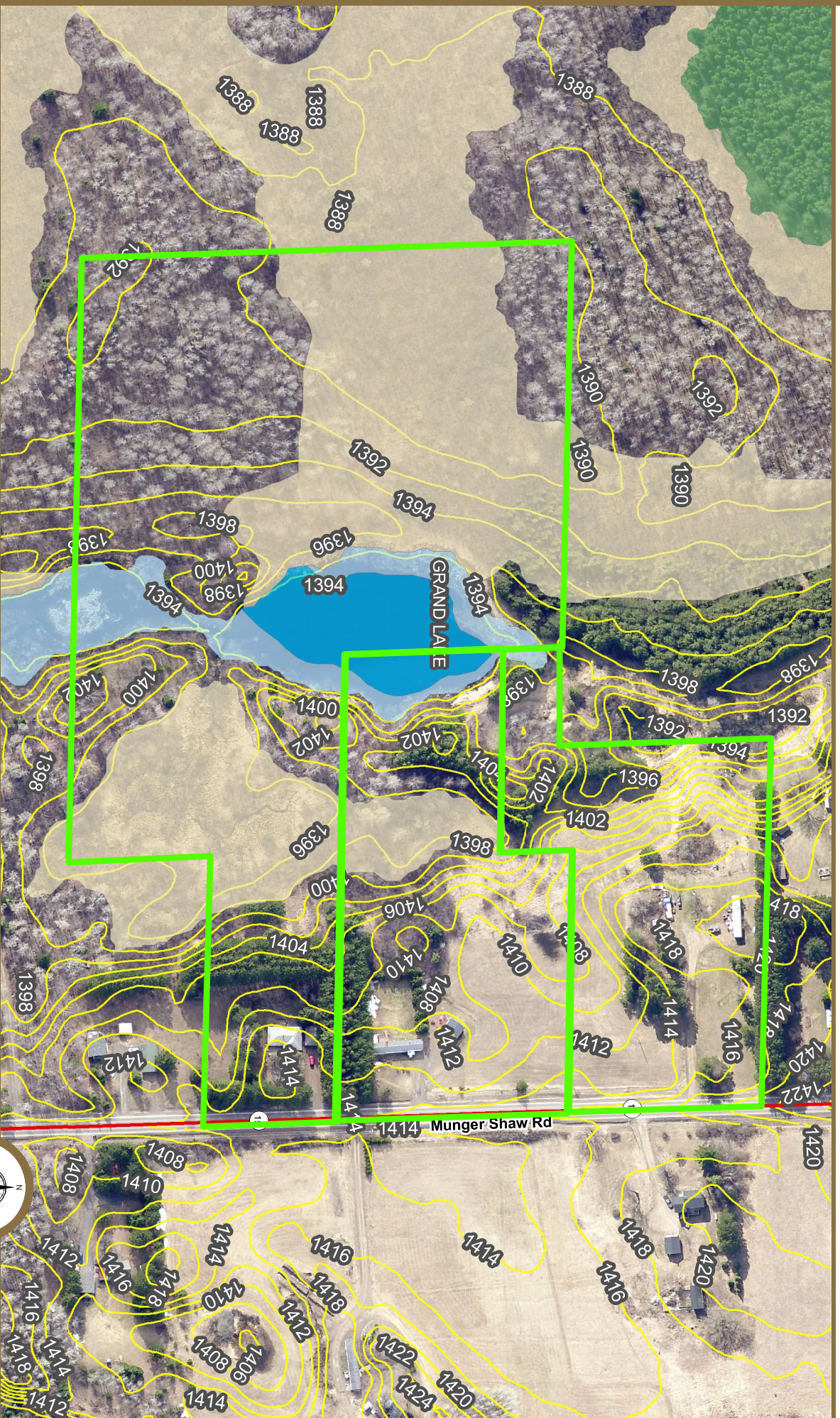


St. Louis County, MO



# St. Louis County

October BOA Meeting



Prepared By: **Planning & Community Development**  
(218) 725-5000  
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 9/17/2020

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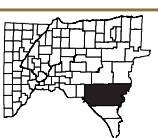
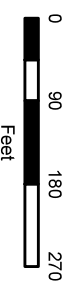
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## Kandice Gulbranson

Elevation/Wetland

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