



**DATE:** January 25, 2021

**TO:** Honorable Mayor and City Councilmembers  
Dave Perrault, City Administrator

**FROM:** Mike Mrosła, Community Development Manager/City Planner

**SUBJECT: Planning Case # 20-021 – Public Hearing**  
**Applicant:** Lake Johanna Fire Department  
**Property Location:** 2 Pine Tree North Drive  
**Request:** Easement and Conditional Use Permit Release

**Budgeted Amount:**  
N/A

**Actual Amount:**  
N/A

**Funding Source:**  
N/A

### **Council Should Consider the Following**

Hold the required public hearing for Planning Case 20-021 for an application to release an easement and conditional use permit from Lot 2, Block 1 of 2 Pine Tree North. The City Council will be asked to make a formal decision regarding the application under Agenda Item 10A.

### **Background**

In 2013 Bethel University acquired the Country Financial facility at 2 Pine Tree Drive. The property consisted of three (3) parcels that total approximately 43 acres. The subject property is located within the B-2 General Business District, where higher educational uses are permitted by Conditional Use Permit. At its November 25, 2013 meeting, the City Council approved a CUP for Bethel University to use the existing facility as higher education. The subject property also has an existing easement for public pedestrian and bicycle pathway purposes that was recorded on June 9, 1978. When the subject parcel develops in the future staff will require necessary easements be placed at that time.

Bethel University has recently received approvals to subdivide the existing property at 2 Pine Tree Drive into three (3) lots of record. One (1) lot of record is the existing building and parking lot, and two (2) new lots on the north side of the property (Attachment B). Lake Johanna Fire Department has purchased Lot 2 for a future fire station. The attorney for Lake Johanna Fire Department has requested to clear title. The effect of the releases are to free the new parcel from CUPs and easements.

## **Notice and Public Comments**

A Notice was published in the Pioneer Press on January 15, 2021. Staff has received no comments.

### **Attachments:**

- A. Location Map
- B. Subdivision Exhibit
- C. City Council PowerPoint