



STATE OF MINNESOTA  
MUNICIPAL BOARD

Suite 165 Metro Square  
7th & Robert Streets  
St. Paul, Minnesota 55101

June 14, 1989

Secretary of State  
c/o Donna Scott  
State Office Building  
St. Paul, Minnesota 55155

Re: Municipal Board Docket Number: D-243 Littlefork

The subject order of the Minnesota Municipal Board makes no changes in the population of the City of Littlefork.

Official date of the Order is June 14, 1989.

*Patricia Lundy - sh*  
Patricia D. Lundy  
Assistant Director

PDL:sh

cc: Jerome F. Silkey, Asst. Director  
Local Government Services Division  
Department of Revenue  
2nd Floor Centennial Building

R. Thomas Gillaspay, Ph.D.  
State Demographer  
200 Capitol Square Building

STATE OF MINNESOTA  
DEPARTMENT OF STATE  
FILED

JUN 15 1989

*John Anderson*  
Secretary of State

39206

D-243 Littlefork

BEFORE THE MUNICIPAL BOARD

OF THE STATE OF MINNESOTA

Shirley J. Mihelich	Chair
John W. Carey	Vice Chair
Kenneth F. Sette	Commissioner

-----  
IN THE MATTER OF THE PETITION FOR )  
THE DETACHMENT OF CERTAIN LAND FROM )  
THE CITY OF LITTLEFORK PURSUANT )  
TO MINNESOTA STATUTES 414.06 )

FINDINGS OF FACT  
CONCLUSIONS OF LAW  
AND ORDER  
AND MEMORANDUM OPINION  
-----

The above-entitled matter came on for hearing before the Minnesota Municipal Board pursuant to Minnesota Statutes 414, as amended, on September 30, 1988 at Littlefork, Minnesota. The hearing was conducted by Terrence A. Merritt, Executive Director, pursuant to Minnesota Statutes 414.01, Subdivision 12. Also in attendance were Shirley J. Mihelich, Chair, John W. Carey, Vice Chair, and Kenneth F. Sette, Commissioner of the Minnesota Municipal Board. The petitioners appeared by and through Alfreda Anderson, one of the petitioners, and the City of Littlefork appeared by and through Charles LeDuc, Attorney at Law. Testimony was heard and records and exhibits were received.

After due and careful consideration of all evidence together with all records, files and proceedings, the Minnesota Municipal Board hereby makes and files the following Findings of Fact, Conclusions of Law, and Order.

FINDINGS OF FACT

1. On June 13, 1988, a petition for detachment from the City of Littlefork was filed by all of the property owners with the Minnesota

Municipal Board. The petition contained all of the information required by statute including a description of the property proposed for detachment which is as follows:

Lot 1 and Lot 2, Block 2, Auditor's Plat 8, situate on the west line of Section 9, on the south 1/4 line of Section 9, and the east, northeast and north by State Highway 65, in the Southwest Quarter of the Northwest Quarter (SW 1/4 - NW 1/4) Section 9 T68 - R25.

2. Due, timely and adequate legal notice of the hearing was published, served and filed.

3. The area proposed for detachment is situated within the City of Littlefork and abuts the western municipal boundary by approximately 33% of the area's perimeter. Presently, the western boundary of the city is a straight section line.

4. The area abutting the area proposed for detachment is unorganized territory.

5. The area proposed for detachment is approximately 14 acres in size.

6. The City of Littlefork is approximately 740 acres in size.

7. The area proposed for detachment is heavily wooded with the exception of the building site. There is a ravine in the southern part of the area proposed for detachment. The land also has some brambles and brush on it.

8. The City of Littlefork has state highways and local streets. The city is on the area's main north/south route, Highway 71, which extends to the City of International Falls.

9. The area proposed for detachment abuts State Trunk Highway #65 along the area's eastern and northern boundaries. Highway 65 intersects with Highway 71 north of the area proposed for detachment.

10. The City of Littlefork had a 1970 population of approximately 284,

and a 1980 population of approximately 918. The city may experience some population growth because of the Boise Cascade expansion in International Falls.

11. The population of the area proposed for detachment is two.
12. The area proposed for detachment has a mobile home, garage, and a storage shed.
13. The area proposed for detachment is west of the Little Fork River.
14. The majority of the land within the city and west of the Little Fork River is similar in use and development to the detachment area.
15. The City of Littlefork has a 1988 assessed valuation of approximately \$1,165,140.
16. The area proposed for detachment has a 1988 assessed valuation of approximately \$1,683.
17. The estimated market value of the area proposed for detachment is approximately \$9,900.
18. The Koochiching County mill rate for the city is 57.614
19. The mill rate for the City of Littlefork is 39.929.
20. The property owners of the area proposed for detachment pay a total of \$112.66 in real estate taxes. If the detachment was granted, they would pay approximately \$26.00 less per year.
21. The mill rate for the school district is 58.701; and the Special Taxing District has a mill rate of .167.
22. The City of Littlefork has a total bonded indebtedness of approximately \$850,000.
23. The City of Littlefork presently provides its residents with water,

sanitary sewer, storm sewer, fire protection, police protection, street improvements and maintenance, cable t.v., administrative services, ambulance service, medical clinic, lab pharmacy, and long-term nursing home.

24. The City of Littlefork presently provides the area proposed for detachment with police protection, fire protection, cable t.v., ambulance service, medical clinic, lab pharmacy, long-term nursing home, and administrative services.

There has been no requests to the City of Littlefork for the extension of sewer and water across the river to the area proposed for detachment or any of the land adjacent to it. The city is willing to extend service to that area if it is requested.

25. The area proposed for detachment is presently zoned AF-1 (Agricultural Forestry).

The land immediately west of the area proposed for detachment is zoned by the County as AF-1 (agricultural and forestry).

26. The land uses allowed under the city's present zoning of the area proposed for detachment are essentially the same as those land uses allowed under the county's zoning.

The petitioners' consideration of the development of a trout farm on land immediately west of the area proposed for detachment is consistent with land uses allowed in the city's AF-1 zone.

27. The City of Littlefork has a zoning ordinance, police ordinance, fire ordinance, and a garbage ordinance.

28. If the City of Littlefork expands, its growth will be to the west.

29. The County Sheriff is approximately 20 miles away from the area

proposed for detachment.

30. The land west of the area proposed for detachment is within the same school district as the City of Littlefork.

CONCLUSIONS OF LAW

1. The Minnesota Municipal Board duly acquired and now has jurisdiction of the within proceeding.

2. The detachment of the area proposed for detachment would unreasonably affect the symmetry of the City of Littlefork.

3. The area proposed for detachment has residential development and is not totally rural in character.

4. An order should be issued by the Minnesota Municipal Board denying the petition for detachment of the area described herein.

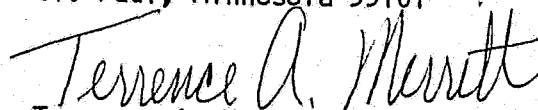
ORDER

1. IT IS HEREBY ORDERED: That the petition for the detachment of the property described herein in Findings of Fact 1 be, and the same hereby is denied.

2. IT IS FURTHER ORDERED: That the effective date of this order is June 14, 1989.

Dated this 14th day of June, 1989

MINNESOTA MUNICIPAL BOARD  
165 Metro Square Building  
St. Paul, Minnesota 55101

  
Terrence A. Merritt  
Executive Director

D-243 Littlefork

MEMORANDUM

At the hearing, the City of Littlefork expressed a willingness to consider an Urban/Rural Service Taxing District. The board is confident that the city will consider such an ordinance. *JAM 6-14-89*

*239204*  
STATE OF MINNESOTA  
DEPARTMENT OF STATE  
FILED

JUN 15 1989

*John Anderson*  
Secretary of State