

**Resolution # 21-02**  
**Approving Parkland Diversion at Pig's Eye Regional Park and**  
**Lease Agreement with the Board of Water Commissioners**

**PROJECT DESCRIPTION:**

Please see attached document: Proposed Land Leases – Pig's Eye Soils Staging & Future Highland Reservoir Field

**STAFF COMMENTS:**

The Board of Water Commissioners (Board) wishes to enter a land lease agreement to temporarily stage clean construction soils on a parcel of land north of Environmental Wood Supply in Pig's Eye Regional Park. The Board has operated a temporary soil staging area on the south side of the wood recycling facility since 2003.

Relocation of the Board's soil staging operation from the south side to the north side of the recycling facility allows:

1. Increase in annual storage capacity and site improvements across 8.5 acres of parkland. (The Board is currently operating on a three-acre parcel in Pig's Eye Regional Park). Site improvements include: fencing, cameras, lighting, and a storage building for equipment. The Board will expand the operation slowly and only as necessary, protecting large trees.
2. Parks to improve public access point to Pig's Eye Regional Park on the south side of Environmental Wood Supply as the Board decommissions their soils staging area. Improved access is an initial step in providing the public with improved access to Pig's Eye Regional Park and Pig's Eye Lake.
3. Parks use of a 5.5-acre parcel of land in Highland Park, adjacent to the Highland Golf Course, for the future development of a soccer field. This 5.5 acres is the current site of Highland Reservoir No. 1, which is to be decommissioned and removed in summer 2021. Immediately following decommission, this land will be accessible to the public as passive parkland until funding can be secured for future development.

The restructuring of land use at Pig's Eye Regional Park aligns with the Great River Passage Master Plan to improve public access, improve recreational access to Pig's Eye Lake, provide opportunities for nature based recreation and passive day use, and to protect and restore the natural resources of Pig's Eye Regional Park.

Leasing a portion of Pig's Eye Regional Park to the Board of Water Commissioners constitutes parkland diversion. This diversion is temporary – as the City is leasing the property, not selling it. The diversion is being compensated through the City receiving Highland Reservoir No. 1. It is important to note the policy consideration of historically leased land between the City through Parks and Recreation and the Board of Water. Previously, the City has leased a portion of parkland known as Highland Golf to the Board of Water under which the parkland diversion process was not followed. The City through Parks and Recreation has not received any compensation in land or fee. This puts the balance of land exchanged between Water and Parks out of balance.

Diversion is parkland is allowable under City Charter 13.01.1. This process includes presenting the diversion to the Saint Paul Parks Commission for recommendation, acquiring appraisals of both the land being temporarily diverted and the land being temporarily acquired, a public hearing conducted by the city council, and finally a resolution adopted by at least two-thirds of the council in order to confirm the diversion.



**REQUEST OF THE COMMISSION:**

Adopt Resolution # 21-02 recommending the diversion of parkland at Pig's Eye Regional Park to the Saint Paul City Council for lease to the Board of Water Commissioners of the City of Saint Paul in exchange for use of the Highland Reservoir No. 1 property.

**COMMUNITY CONCERNS:**

The Southeast Community Organization (formerly District 1) Land Use Committee has passed a motion in support of the proposal. No community concerns have been received regarding the proposal.



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