

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2016-03**

**RESOLUTION APPROVING AN AMENDED CONDITIONAL USE PERMIT FOR
A CHEMICAL DEPENDENCY RESIDENTIAL TREATMENT FACILITY
(CEDAR RIDGE OPERATED BY MERIDIAN BEHAVIORAL HEALTH)**

WHEREAS, Meridian Behavioral Health, LLC (“Applicant”) has submitted an application for an Amended Conditional Use Permit to construct a new building and expand the number of client-beds at the Cedar Ridge Residential Treatment Facility (“Cedar Ridge”) located at 11400 Julianne Avenue North in the City of Grant, Minnesota; and

WHEREAS, the subject property has been used for a chemical dependency residential treatment facility since the original special use permit was granted in 1971 which has been subsequently amended from time-to-time; and

WHEREAS, the Applicant acquired and began managing the Cedar Ridge facility in 2007 and determined after several years of operation that a new facility would better meet the needs of their clients, and

WHEREAS, the Applicant requested consideration to replace the existing facilities which currently serve up to 36 client beds with a new building to serve a maximum of 50 client beds; and

WHEREAS, the City Council has considered the Applicant’s request at a duly noticed Public Hearing which took place on October 6, 2015 and subsequently considered the application at the regular meetings on October 6, November 3, and December 1, 2015.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, that it does hereby approve the request of Meridian Behavioral Health, LLC for an Amended Conditional Use Permit, based upon the following findings pursuant to Section 32-147 of the City’s Zoning Ordinance which provides that a Conditional Use Permit may be granted “if the applicant has

proven to a reasonable degree of certainty” that specific standards are met. The City Council’s Findings relating to the standards are as follows:

- Medical uses are designated in Section 32-245, table of uses, as a conditional use for the Agricultural A1 zoning district.
- The use conforms to the city’s comprehensive plan, and maintains large lot sizes in compliance with the guided land used designation.
- The use has been on the subject property since 1971, and the amendment does not alter or modify the current use which was most recently permitted in the amended 1997 CUP.
- The modifications at the site and facility will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood if conditions of the permit are met.
- The use meets conditions or standards adopted by the city (through resolutions or other ordinances).
- The use will not create additional requirements for facilities and services at public cost beyond the city’s normal low density residential and agricultural uses provided the conditions of the permit are met.
- The use will not result in the destruction, loss or damage of natural, scenic, or historic features of importance.
- The use will not increase flood potential or create additional water runoff onto surrounding properties provided conditions of the permit are met.

FURTHER BE IT RESOLVED that the following conditions of approval of the Conditional Use Permit shall be met:

1. The Applicant shall meet and comply with all of the conditions stated within the Amended Conditional Use Permit dated January 5, 2015 (the “Permit”).
2. The plan set dated July 2015 shall be updated as required within the Permit, and the revised drawings shall be made a part of the Permit. Any proposed changes, modifications or expansions beyond those demonstrated on the updated plan set may require an amendment to the Permit.
3. The Applicant shall obtain all necessary licenses and permits from Washington County, Minnesota Department of Health, Minnesota Department of Human Services, MPCA, and the United States Government which are necessary in carrying out its operations on the premises including a building permit, if applicable.
4. All escrow amounts shall be brought up to date and kept current.

5. The Permit shall be reviewed in compliance with the City's CUP review process, which may be on an annual basis.
6. Any violation of the conditions of the Permit may result in the revocation of said Permit.

Adopted by the Grant City Council this 5th day of January, 2016.

Tom Carr, Mayor

State of Minnesota)
) ss.
County of Washington)

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on _____, 2016 with the original thereof on file in my office and the same is a full, true and complete transcript thereof.

Witness my hand as such City Clerk and the corporate seal of the City of Grant, Washington County, Minnesota this ____ day of _____, 2016.

Kim Points
Clerk
City of Grant