

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2017-03**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR
8000 75TH STREET N., MAHTOMEDI PUBLIC SCHOOLS
(LAND ALTERATION FOR PAVEMENT RECONSTRUCTION)**

WHEREAS, Anderson-Johnson Associates (“Applicant”) on behalf of Mahtomedi Public Schools (“Owner”) has submitted an application for a Conditional Use Permit for Pavement Reconstruction and Land Alteration activities at Mahtomedi High School and Mahtomedi Middle School located at 8000 75th Street North (“Subject Property”) in the City of Grant, Minnesota; and

WHEREAS, the Owner, with the assistance of the Applicant, is reconstructing the parking lots and drives throughout the Mahtomedi High School and Mahtomedi Middle School campus; and

WHEREAS, the Applicant’s materials identify more than 5,000-cubic-yards of land alteration activities will occur on the Subject Property as a result of the Pavement Reconstruction project; and

WHEREAS, the pavement reconstruction and land alteration activities are accessory to the principal use as “school” which are governed by separate Conditional Use Permits; and

WHEREAS, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on January 17, 2017; and

WHEREAS, on January 17, 2017 the Planning Commission recommended approval of the application subject to certain conditions; and

WHEREAS, the City Council has considered the recommendation of the Planning Commission and the Applicant’s request at a regular City Council meeting which took place on February 7, 2017.

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 Anderson-Johnson Associates and Mahtomedi Public Schools for a 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:

- Land Alteration activities do not change or modify the existing use of the site for a school campus and conforms to the City's Comprehensive Plan.
- Land Disturbance and Alteration exceeding 5,000 cubic yards is a conditionally permitted use per the City's zoning code.
- The use 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.
- 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.

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 conditions stated within the Conditional Use Permit dated February 7, 2017 (the "Permit").
2. The Permit shall be reviewed in compliance with the City's CUP review process, which may be on an annual basis.
3. Any violation of the conditions of the Permit may result in the revocation of said Permit.
4. All escrow amounts shall be brought up to date and kept current.
5. The Owner shall obtain any necessary permits from Washington County, Rice Creek Watershed District, the MPCA or any other regulatory agency having jurisdiction over the proposed use, which are necessary in carrying out its operations on the premises which may include a building permit and/or grading permit.

Adopted by the Grant City Council this 7th day of February 2017.

Jeff Huber, 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 _____, 2017 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 _____, 2017.

Kim Points
Clerk
City of Grant