

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2017-08**

**RESOLUTION APPROVING A PRELIMINARY PLAT FOR
THE FARMS OF GRANT**

WHEREAS, Streetcar Holdings, LLC (“Applicant”), together with David Washburn and Linda Carlson Powell (“Owners”), have submitted an application for Preliminary Plat of a major subdivision generally located east of Lake Elmo Avenue North, and south of 75th Street North in the City of Grant, Minnesota; and

WHEREAS, the Preliminary Plat will subdivide two existing farmsteads, known historically as the Masterman Farm and the Carlson Farm; and

WHEREAS, the Preliminary Plat identifies 31 lots, of which 29 lots range in size between approximately 5.0 and 7.3 acres; and one (1) lot is approximately 53 acres, and one (1) lot is approximately 74 acres; and

WHEREAS, Lot 1 Block 1 is approximately 74 acres and contains an existing homestead and is used for agricultural activities and will remain in its current configuration; and

WHEREAS, Lot 17 Block 1 is vacant and approximately 53 acres and will be permitted to be used for a new homestead agricultural activities; and

WHEREAS, the Preliminary Plat includes the dedication of a new roadway identified as Street A that will connect Lake Elmo Avenue North on the western edge of the property and 75th Street North on the northeastern edge of the property; and

WHEREAS, Street A will provide access to Lots 2 through 17, Block 1, and Lots 1 through 14 Block 2 in the new subdivision; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on March 16, 2017 to consider the requested Preliminary Plat; and

WHEREAS, after the Public Hearing and discussion the Planning Commission requested additional information regarding the proposed subdivision; and

WHEREAS, on April 18, 2017 the Planning Commission reviewed the application and additional information and unanimously recommends approval of the Farms of Grant Preliminary Plat to the City Council with the conditions as stated in the staff report dated April 12, 2017; and

WHEREAS, the City Council considered the Preliminary Plat and the recommendation of the Planning Commission at their regular meeting on May 2, 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 Streetcar Holdings, LLC for Preliminary Plat approval.

FURTHER BE IT RESOLVED, that the following conditions of Preliminary Plat shall be met:

1. An updated Preliminary Plat, if necessary, and revised Grading and Erosion Control Plans depicting any necessary changes and/or modification shall be submitted for review and approval of city staff within 12-months of Preliminary Plat approval.
2. The Applicant shall obtain all necessary stormwater permits from the BCWD and such permits shall be acquired prior to the City granting any Final Plat of the Project.
3. If the BCWD permitting process results in any substantive changes to the Preliminary Plat then the Applicant may be required to submit a revised Preliminary Plat for review and consideration by both the Planning Commission and City Council.
4. The Applicant shall obtain an approved wetland delineation prior to any Final Plat of the Project being granted.
5. If necessary, a wetland mitigation and replacement plan shall be approved prior to any Final Plat of the Project being granted.
6. A letter from Washington County Environmental Services shall be provided indicating that the proposed primary and secondary septic sites meet their standards and requirements, and that adequate area exists on each lot to accommodate a septic system. Such letter shall be provided prior to granting any Final Plat of the Project.
7. The Applicant will be required to enter into a Development Agreement prior to the City granting any Final Plat of the Project to ensure that the requirements and conditions as set forth herein are complied with, and ensure the installation of the subdivision infrastructure.
8. The Applicant shall obtain all necessary permits for installation of individual wells serving each lot, and such permits shall be obtained prior to the City issuing any Building Permit for such lot.

9. The City Engineer shall identify a preferred construction route to be used throughout construction of the Project. The route shall be agreed to with the Applicant and identified within the Development Agreement.
10. The Applicant shall be allowed to Phase the project as depicted on the exhibit identified as "Phase Plan" and dated 4/10/2017 which shall be incorporated into the Development Agreement.
11. The full public right-of-way of Street A shall be dedicated at time of Phase I Final Plat.
12. The Applicant shall obtain access permits from Washington County prior to the City granting any Final Plat of the Project.
13. The Applicant shall be required to install all necessary improvements to CR 17 and CSAH 12 as agreed to, and conditioned by, Washington County. Such improvements shall be included and addressed within the Development Agreement.
14. The Development Agreement shall include language regarding the Restrictive Covenants affecting Lots 1 and 14, Block 1 with respect to density allocation, and that such properties may not be further subdivided.
15. Site improvements as described within Section 30-194 shall be agreed to and identified within a Development Agreement.
16. The Applicant shall be required to install the trees as identified on the Landscape Screening Plan, and such trees shall be installed with Phase I. The locations of the screening may be coordinated with the adjacent land owner and be placed either on their land or on the Project development site.
17. A street name for the proposed Street A shall be provided prior to granting any Final Plat of the Project.
18. The Applicant shall prepare the Homeowners Association (HOA) documents which shall be reviewed by the City Attorney, at a minimum, and any modifications necessary made prior to Final Plat approval.
19. The Applicant shall prepare a Restrictive Covenant for Lot 1 and Lot 17, Block 1 indicating that the properties may not be further subdivided. The City Attorney shall review and approve the restrictive Covenant prior to the City granting any Final Plat of the Project.
20. The Restrictive Covenants and Development Agreement shall be recorded at Washington County with the Phase I Final Plat.
21. The Applicant shall identify and rope off all septic drainfield areas on the site prior to the City issuing any grading permits on the subject property.
22. The Applicant shall be required to obtain all septic permits, based on actual design of a principal structure, prior to the city issuing a building permit.
23. The Applicant shall pay all fees and delinquent escrow balances.

Adopted by the Grant City Council this 2nd day of May, 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