

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2024-19**

**RESOLUTION APPROVING THE ELLIOTT CROSSING FINAL PLAT FOR A
MAJOR SUBDIVISION**

WHEREAS, Mike Mogren on behalf of MOR Development, LLC (“Applicant” and “Owner”) has submitted an application for Final Plat of a major subdivision generally located south of 75th Street North (CSAH 12) and west of Lake Elmo Avenue (CSAH 17) in the City of Grant, Minnesota; and

WHEREAS, the Preliminary Plat was approved by Resolution Number 2024-11; and

WHEREAS, the Final Plat will subdivide approximately 192-acres of land that is currently a mix of uses including agricultural production, open space and three Indian Hills Golf Club holes; and

WHEREAS, the agricultural land will be converted to rural residential uses, while the open space and existing wetlands will be protected as part of the proposed development; and

WHEREAS, the Final Plat is divided into two phases; and

WHEREAS, the Elliott Crossing Phase I will subdivide the northerly acreage into 12 lots that are accessed from CSAH 12 by a new cul-de-sac; and

WHEREAS, the Elliott Crossing Phase II is fully contained within Outlot A and Outlot B of the submitted Final Plat; and

WHEREAS, the City Council considered the Final Plat of Elliott Crossing at their November 4th regular City Council meeting.

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 MOR Development LLC for Final Plat provided that the following conditions are met:

1. The Applicant shall comply with all recommendations and standards of the City Engineer which shall be documented by the Development Agreement.
2. The conditions established by the Preliminary Plat approval for the lots contained in Phase II shall be carried over to future approvals and shall be documented within the Development Agreement.
3. The Applicant must establish an HOA or similar to manage the stormwater management systems on site. Such entity shall be appropriately established and is identified within the Development Agreement.
4. A management plan for Outlot B shall be developed and submitted for review and inclusion within the Development Agreement. Such responsibilities for management and maintenance, including any signage, shall be identified within the applicable HOA covenants.
5. The Applicant shall obtain all necessary stormwater permits from the BCWD and such permits shall be obtained prior to the commencement of any site work.
6. If the BCWD approvals result in any substantive changes to the subdivision configuration additional review and approval by the City Council may be required.
7. The Applicant must enter into the Development Agreement prior to the execution of the Final Plat of the Project to ensure that the requirements and conditions as set forth herein are complied with and to ensure the installation of all subdivision infrastructure.
8. The Applicant, or assigns, shall obtain all necessary permits for the 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 full public right-of-way in Phase I shall be dedicated on the Final Plat. The cul-de-sac serving Phase II shall be dedicated as part of the future phase.
10. Site improvements as described within Section 30-194 shall be agreed to and identified within the Development Agreement.
11. A letter from Washington County Environmental Services must 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 must be provided prior to the commencement of any site work.
12. The Applicant shall identify and rope off all Phase I septic drainfield areas on the site prior to the City issuing any grading permits on the subject property.
13. The Applicant shall obtain all necessary permits and approvals from any agency having jurisdiction over the project including, but not limited to, Washinton County and the Browns Creek Watershed District. Copies of the required permits and approvals must be reviewed by the City Engineer.

14. The Applicant, or assigns, shall be required to obtain all septic permits, based on the actual design of a principal structure prior to the City issuing a Building Permit. This condition will be established within the Development Agreement.
15. The Applicant shall obtain access permits from Washington County prior to the commencement of any site work for the applicable phase.
16. The Applicant shall be required to install all necessary improvements to CSAH 12 and CSAH 17 (if applicable) as agreed to, and conditioned by, Washington County. Such improvements shall be included and addressed within the Development Agreement.
17. The Applicant shall pay all fees and delinquent escrow balances.

FURTHER BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, that it does hereby approve the request of MOR Development, LLC for the Elliott Crossing Final Plat. The City Council's Findings relating to the standards are as follows:

- The Elliott Crossing Final Plat is consistent with the Preliminary Plat approval granted by Resolution 2024-11.
- The proposed Phase I improvements meet the conditions and requirements as established by the preliminary plat provided the identified permits are obtained.
- The lot and block configuration of Elliott Crossing is consistent with the City of Grant's adopted 2040 Comprehensive Plan for density and rural residential uses.
- The Final Plat meets or exceeds the dimensional and lot standards established within the A2 Zoning District.
- That the Development Agreement will ensure that all Subdivision Improvements are installed to meet the subdivision code.

Adopted by the Grant City Council this 4th day of November, 2024.

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 _____, 2024 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 _____, 2024.

Kim Points
Clerk
City of Grant