

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-27**

**RESOLUTION APPROVING A PRELIMINARY PLAT FOR THE
EVERGREEN MEADOWS SUBDIVISION**

WHEREAS, John J. Gunderson Trust and Dolores E. Gunderson Trust (“Applicant” and “Owners”) have submitted an application for Preliminary Plat of a major subdivision for the properties located at 9135 and 9215 Ideal Avenue in the City of Grant, Minnesota; and

WHEREAS, the Preliminary Plat will subdivide approximately 80-acres of land that is currently guided for rural residential and agricultural uses; and

WHEREAS, the subject property will continue to be used for rural residential, while the existing wetlands will be protected as part of the proposed development; and

WHEREAS, the Preliminary Plat identifies four (4) new rural residential lots; and,

WHEREAS, the Preliminary Plat identifies one (1) outlot (Outlot A), which is predominantly characterized by wetland area and is not buildable; and

WHEREAS, the existing homes and accessory buildings on Lot 1 and Lot 3 are proposed to remain; and

WHEREAS, Lot 2 and Lot 4 will be vacant and may be developed with rural residential uses in the future; and

WHEREAS, on September 1, 2026, the City Council held a duly noticed public hearing and considered public testimony.

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 the John J. Gunderson Trust and Dolores E. Gunderson Trust for a Preliminary Plat as described in Chapter 30, based upon the following findings pursuant to Section 30-9 of the City’s Subdivision Ordinance. The City Council’s Findings relating to the standards are as follows:

- The subject parcels are guided Rural Residential/Agricultural (RR/AG) in the adopted 2040 Comprehensive Plan which permits a maximum density of four dwelling units per 40 acres (4DU/40 AC).
- The proposed Project will subdivide approximately 80 acres into 4 lots with one (1) outlot (Outlot A). The proposed density is approximately one (1) dwelling unit per 20 acres, which is consistent with the adopted 2040 Comprehensive Plan and the RR/AG land use designation.
- No changes in use are currently contemplated for any of the new lots, and no development is proposed as part of this application.
- The lots created by the proposed Preliminary Plat meet or exceed the City's established A2 zoning and dimensional standards.
- Each lot will be required to comply with A2 zoning district standards at the time of development.
- The proposed Preliminary Plat protects and preserves the wetlands on site, and all proposed driveways will be located outside of any wetland or wetland buffer area. Any potential wetland impact is subject to WCA replacement rules and mitigation requirements. No tree removal is proposed as part of this application.

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

1. The Applicant shall obtain all necessary stormwater permits from the RCWD and such permits shall be obtained prior to the City granting any Final Plat of the Project.
2. Outlot A must be included and/or a part of Lot 1 for ownership and maintenance. The Outlot is not a buildable lot and therefore is not subject to the dimensional requirements.
3. The Applicant must revise the driveway configuration between Lot 1 and Lot 2 to be a shared access. Such shared access must be memorialized through a shared access agreement or easement, which must be reviewed and approved by the City Attorney prior to being granted the Final Plat.
4. The Applicant must comply with all recommendations of City Engineer.
5. 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.
6. The Preliminary Septic review must be completed by Washington County and the preliminary findings transmitted to the City prior to Final Plat approval.
7. 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.

8. The Applicant shall obtain all necessary permits and approvals from any agency having jurisdiction over the project including, but not limited to, Washington County and the Rice Creek Watershed District.
9. All future development, including principal and accessory structures, must comply with all setback requirements in place at the time of application.
10. Any proposed accessory buildings must comply with Section 32-313 for type, maximum number and total combined square footage and such calculation shall include any existing buildings or improvements on the lot.
11. 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.
12. Final Plat shall be applied for within 12 months of preliminary plat approval.
13. The Applicant shall pay all fees and escrow balances prior to recording the Final Plat.

Adopted by the Grant City Council this 1st day of September, 2026.


Jeff Giefer, 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 September 1, 2026 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 1st day of September, 2026.


Lacey Smieja
Clerk
City of Grant