

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2014-16**

**RESOLUTION APPROVING A PRELIMINARY PLAT FOR JASMINE HILLS,
GENERALLY LOCATED AT JASMINE AVENUE AND 66TH STREET N, GRANT, MN**

WHEREAS, Jasmine Meadows, LLC (“Applicant”) has submitted an application for a Preliminary Plat to subdivide the property located generally east of the Jasmine Avenue and 66th Street North intersection in the City of Grant, Minnesota; and

WHEREAS, the proposed subdivision is located on a parcel approximately 77 acres in size identified by Washington County records as Property Identification Number 3403021210001; and

WHEREAS, the proposed subdivision will divide the property into seven (7) residential lots ranging in size from approximately 5 acres to 25 acres; and

WHEREAS, the division will not alter the existing parcel boundaries identified as Exceptions on the attached preliminary plat; and

WHEREAS, the City Council has considered the Applicant’s request at a duly noticed Public Hearing which took place on July 1, 2014, and made subsequent recommendations.

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 Jasmine Meadows, LLC for a Preliminary Plat, based upon the following findings pursuant to Section 30-59 of the City’s Subdivision Ordinance which provides that a Preliminary Plat may be granted with conditions as the City Council “deems necessary to protect the health, safety, morals, comfort, convenience and general welfare of the city.” The City Council’s Findings relating to the standards are as follows:

- The Jasmine Hills Preliminary Plat conforms to the city’s comprehensive plan, which guides property within the A2 land use designation at densities of no more than 1 unit per 10 acres.

- The Proposed Preliminary Plat is located within the A2 zoning district and the lots created in the Jasmine Hills subdivision meet the City's standards as described within Section 32-246.
- The subdivision will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood provided the conditions of the Preliminary Plat are met.
- The subdivision will not create any additional requirements, above those required for similarly situated and divided lands, for facilities and services at public cost beyond the city's normal low density residential and agricultural uses.
- The proposed subdivision adequately addresses the natural resources present on the property, and has properly planned for necessary mitigation in compliance with local and state rules.

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

1. The Preliminary Plat shall be updated to reflect individual driveways for each lot, and if any shared access agreements or private driveway easements are necessary between lots, such agreements shall be provided to the City Attorney for review and approval.
2. The Preliminary Plat shall be updated to remove Outlot A and adjoin it to Block 1, Lot 2.
3. A final plat consistent with the necessary changes and/or modification shall be submitted for review and approval within 12-month of preliminary plat approval.
4. The Applicant shall enter into a Developer's Agreement prior to Final Plat approval to ensure execution of the proposed subdivision and necessary infrastructure improvements as detailed by the City Engineer.
5. Site improvements as described within Section 30-194 shall be agreed to and identified within a Developer's Agreement.
6. A street name for the proposed cul-de-sac shall be provided prior to Final Plat approval, and such name approved by the City Council.
7. The Covenants for the subdivision should be updated to include addressing the shared-access agreements.
8. Review of the Covenants shall be completed by the City Attorney, and any modifications necessary made prior to final plat approval
9. The Covenants and Developer's Agreement shall be recorded with the final plat.

10. 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 site to accommodate a septic system on each lot.
11. Any significant changes to the preliminary plat shall be submitted for review and approval by the City staff, and if necessary, the City Council.

Adopted by the Grant City Council this 5th day of August, 2014.

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 _____, 2014 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 _____, 2014.

Kim Points
Clerk
City of Grant