

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2019-05**

**RESOLUTION APPROVING A FINAL PLAT FOR
THE GATEWAY A MAJOR SUBDIVISION**

WHEREAS, The Excelsior Group (“Applicant”), together with Premier Bank (“Owner”), has submitted an application for Final Plat of a major subdivision generally located east of Ideal Avenue North, and south of 75th Street North in the City of Grant, Minnesota; and

WHEREAS, the City Council may hear requests for Final Plat approval pursuant to Chapter 30, Sec. 30-77 which provides that a Final Plat must conform to the approved Preliminary Plat and any required modifications as determined through the Preliminary Plat process; and

WHEREAS, the property is legally described as shown in Exhibit A; and

WHEREAS, the Planning Commission considered the Applicant’s request for Preliminary Plat and variance from maximum length of a cul-de-sac at a duly noticed Public Hearing which took place on November 20, 2018; and

WHEREAS, the City Council considered the Preliminary Plat, the Variance from maximum cul-de-sac length, and the recommendation of the Planning Commission at their regular meeting; and

WHEREAS, the City Council for the City of Grant subsequently reviewed and approved the Preliminary Plat and granted the requested Variance with 16 conditions at its December 4, 2018 regular City Council meeting; and

WHEREAS, the City Council for the City of Grant has reviewed the proposed Final Plat for consistency with the conditions as identified in Resolution 2018-26 granting Preliminary Plat and variance from maximum cul-de-sac length;

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 Excelsior Group for Final Plat provided that the following conditions are met:

1. The plat shall comply with the provisions of all state statutes and standard procedures for platting in Washington County.
2. The Applicant shall continue to work with the City and Washington County to determine whether a private driveway access easement through Block 2 Lot 1 to serve the property east is needed; and if so, shall provide a private driveway easement to the City for review and approval by the City Attorney.
3. Verification of the primary and secondary septic sites cannot be field verified because of the season. The lot and block configuration shown on the Final Plat is conditioned on the confirmation that each lot can support a primary and secondary septic drainfield. If a primary and secondary drainfield cannot be identified to comply with Washington County permitting standards, then the subject lot cannot be sold independently as a buildable lot and must be combined with the adjacent lot. This condition shall also be included in the Development Agreement.
4. The Applicant shall obtain Final Plat approval from the Washington County Surveyor.
5. Prior to the City's execution of the Final Plat, the Applicant must enter into an agreement with the City for the installation of all required improvements, which shall be referred to as the "Development Agreement."
6. The requirements and conditions of the Development Agreement shall be incorporated as conditions of the City's execution of the Final Plat.
7. The Final Plat shall be recorded within 120 days of approval or the City's approval shall be deemed null and void.
8. The Applicant shall pay all fees and delinquent escrow balances.

Adopted by the Grant City Council this 5th day of February 2019.

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 _____, 2019 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 _____, 2019.

Kim Points
Clerk
City of Grant