

**CITY OF GRANT, MINNESOTA  
RESOLUTION NO. 2024-05**

**RESOLUTION APPROVING A FINAL PLAT FOR THE  
STILLWATER OAKS A MAJOR SUBDIVISION**

**WHEREAS**, Fairway Estates of Grant, LLC (“Applicant” and “Owner”), has submitted an application for Final Plat of a major subdivision located at 11177 McKusick Road North in the City of Grant, Minnesota; and

**WHEREAS**, the City Council may hear requests for Final Plat approval pursuant to Chapter 30, Section 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 Preliminary Plat will subdivide approximately 148-acres of land into 15 rural residential lots that was most recently known as the Stillwater Oaks Golf Course; and

**WHEREAS**, the existing golf course including all structures and improvements will be removed prior to the redevelopment of the site; and

**WHEREAS**, the Final Plat will develop the subdivision in two phases where all of Phase II will be placed in Outlot A; and

**WHEREAS**, Phase I is located south of 88<sup>th</sup> Street North and will divide the southerly parcel into seven rural residential lots that will be served by a new cul-de-sac; 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 2022-21 that granted Preliminary Plat.

**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 Fairway Estates of Grant, LLC for Final Plat provided that the following conditions are met:

1. The Final Plat shall comply with the provisions of all state statutes and standard procedures for platting in Washinton County.
2. The Applicant shall obtain Final Plat approval from the Washington County Surveyor so that the plat may be recorded.
3. Prior to the City's execution of the Final Plat, the Applicant must enter into an agreement for the installation of all required improvements as documented within the Development Agreement.
4. The requirements and conditions of the Development Agreement shall be incorporated as conditions of the City's execution of the Final Plat.
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 Applicant shall be required to submit an application for Phase II to amend this Development Agreement. Such addendum shall address all developer improvements required to develop the eight remaining lots. The addendum shall be reviewed and approved by the City Council.
7. The Applicant must work with the MNDNR to secure a crossing easement of the Browns Creek State Trail, and such easement must establish the use as a public right-of-way and such agreement must be obtained prior to the Final Plat for Phase II being granted.
8. The Applicant is responsible for all costs associated with the road crossing and any improvements required by the MNDNR for such access. Such costs will be included in the Phase II Addendum to the Development Agreement.
9. 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.
10. 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.
11. The Final Plat shall be recorded within 120 days of approval or the City's approval shall be deemed null and void.
12. The Applicant shall pay all fees and delinquent escrow balances.

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

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Jeff Huber, Mayor

State of Minnesota )

County of Washington                    ) ss.  
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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.

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Kim Points  
Clerk  
City of Grant