

To: HONORABLE MAYOR AND CITY COUNCIL.

FROM: Dave Maroney, Director of Economic Development and Planning.

SUBJECT: Preliminary Plat for Mulvihill Phase 2.

DATE: July 30, 2014.

BACKGROUND.

The Preliminary Plat for Phase 1(6 single family lots) has been approved and is pending recording with Goodhue County – see accompanying map. The second phase for this development has been delayed somewhat as Goodhue County and Mr. Mulvihill continue to discuss details relating to the land that is needed to accommodate the future extension of County 24 Boulevard from County 25 to Highway 19. A Preliminary Plat for Phase 2 will likely be submitted soon after the land transaction is finalized.

REQUESTED COUNCIL ACTION.

As recommended by the Planning Commission, the City Council is asked to deny approval of the Preliminary Plat for Phase 2.

**CITY OF CANNON FALLS
GOODHUE COUNTY, MINNESOTA**

RESOLUTION NUMBER 2092

DENYING PRELIMINARY PLAT FOR MULVIHILL PHASE 2

WHEREAS, the Planning Commission conducted a public hearing on March 10, 2014, later recessing the hearing to July 14, 2014, to accept testimony relating to a request by Glenn Mulvihill (“Mulvihill”) to develop property that he owns located south of Highway #19 and west of Hardwood Way and to consider a Preliminary Plat (“Plat”) proposing a 121 lot subdivision to be developed and subdivided in two phases and based upon public testimony along with project information presented and considered, the Planning Commission finds that:

- A. The property has been rezoned from a PUD District to a R-2 District and is currently a single parcel of land described as PID 52.520.0040 (the “Subject Property”); and
- B. The Subject Property (Phase 1 and Phase 2) is approximately 51.5 acres in size; and
- C. The Subject Property is predominantly agricultural land; and
- D. The Subject Property will be developed for single-family residential land; and
- E. Goodhue County and Mulvihill have not yet concluded the proposed land transaction to accommodate the construction of County 24 Boulevard (Hardwood Way) along the east end of the Subject Property; and

WHEREAS, the Planning Commission has previously reviewed the Preliminary Plat identified as the “Mulvihill Property” and found that the plat for Phase 1 is not considered to be a Premature Subdivision as defined by Chapter 151.028 and that the proposed project and Plat for Phase 1 can satisfy applicable performance standards of Chapter 151 and other City land development requirements and now finds that the Plat for Phase 2 cannot satisfy all of the standards stipulated by Chapter 151; and

WHEREAS, at the request of Mulvihill, the Planning Commission recessed the public hearing for the Preliminary Plat for Phase 2 to July 14, 2014 pending satisfactory resolution of the proposed land transaction by and between Goodhue County and Mulvihill and said transaction has not yet been completed and consequently hereby recommends to the Cannon Falls City Council that based upon the findings cited herein that the Preliminary Plat for Phase 2 be denied.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, MINNESOTA that based upon the findings of the Planning Commission which are hereby adopted by the City Council that the Preliminary Plat for Phase 2 is denied.

Adopted this 5th day of August, 2014.

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Ronald S. Johnson, City Administrator

