

To: HONORABLE MAYOR AND CITY COUNCIL.

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

SUBJECT: Final Plat – Knowlton Addition.

DATE: April 17, 2017.

BACKGROUND.

The Final Plat for the Knowlton Addition accompanies this Memorandum. In 2008 the Planning Commission recommended approval of a Final Plat for this two lot subdivision. However, the Final Plat was never filed but the Knowlton's now wish to record the plat with Goodhue County. Resolution Number 1729 is also provided for your consideration.

REQUESTED COUNCIL ACTION.

The City Council is asked to approve the Final Plat for the Knowlton Addition as recommended by the Planning Commission on May 12, 2008 and as reviewed by the Public Works Commission on April 4, 2016.

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

RESOLUTION NUMBER 2274

FINAL PLAT FOR KNOWLTON ADDITION

WHEREAS, Richard P. Knowlton and Gwendolyn S. Knowlton have made application for approval of a final plat identified as the Knowlton Addition; and

WHEREAS, the Planning Commission conducted a public hearing on May 12, 2008 to accept testimony relating to the preliminary and final plats for the Knowlton Addition and found that the proposed plat was consistent with the requirements of the Subdivision Ordinance; and

WHEREAS, the Planning Commission recommended to the Cannon Falls City Council that final plat for the Knowlton Addition be conditionally approved.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that based upon the findings of the Planning Commission which are hereby adopted by the City Council that the final plat identified as the Knowlton Addition be approved subject to compliance with applicable requirements of Chapter 151 – Subdivisions and the conditions identified in Resolution Number 1729 approved by the City Council on May 15, 2008.

ADOPTED by the City Council of Cannon Falls this 18th day of April, 2017.

City of Cannon Falls

Lyman M. Robinson, Mayor

Attest: _____
Ronald S. Johnson, City Administrator

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

RESOLUTION NUMBER 1729

**A RESOLUTION APPROVING A REZONING AND PRELIMINARY AND
FINAL PLAT FOR A RESIDENTIAL DEVELOPMENT TO BE KNOWN AS
KNOWLTON ADDITION LOCATED OFF OF CEDAR HILLS DRIVE AND 68TH
AVENUE WAY IN THE CITY OF CANNON FALLS.**

- WHEREAS,** the City of Cannon Falls is a municipal corporation organized and existing under the laws of the State of Minnesota; and
- WHEREAS,** the City Council of the City of Cannon Falls has adopted zoning, subdivision, and building regulations as part of the Cannon Falls Code of Ordinances, to promote the orderly, economic, and safe development and utilization of land within the City; and
- WHEREAS,** Richard and Gwendolyn Knowlton, made an application to the City for a rezoning of a 1.87 acre property from UR, Urban Reserve, to R-3, Medium Density Residential and a preliminary and final plat to be known as Knowlton Addition, to subdivide the said 1.87 acre property into two buildable lots; and
- WHEREAS,** the Planning Commission and City Council reviewed the project at concept level in May of 2007; and
- WHEREAS,** the City of Cannon Falls, Cannon Falls Township, and the State approved the annexation request of the 1.87 acre property in March of 2008; and
- WHEREAS,** the Planning Commission held a Public Hearing on May 12, 2008 and considered the proposed rezoning and preliminary and final plat and recommended approval by a 6 – 0 vote, based on the following findings of fact and subject to the following conditions;

REZONING:

Findings of Fact

1. The proposed rezoning has been considered in relation to the specific policies and provisions of the Comprehensive Plan and is found to be consistent.
2. The proposed use will be compatible with present and future land uses in the area.
3. The proposed use conforms with all performance standards contained in the Zoning Ordinance.
4. The proposed use will not depreciate the area in which it is proposed.

5. The proposed use can be accommodated with existing public services and will not over burden the City's service capacity.

PRELIMINARY FINAL PLAT:

Findings of Fact

1. The proposed plat is consistent with the requirements of the subdivision ordinance.

Conditions

1. The Preliminary and Final Plat is subject to approval of a rezoning of the site from UR, Urban Reserve, to R-3, Medium Density Residential.
2. The applicant shall enter into a development agreement with the City. The development agreement shall include utility and grading plans approved by the City Engineer as well as an identification of what triggers the improvement of 68th Avenue Way to City standards and who is responsible for paying for it.
3. The applicant, Mr. Knowlton, shall pay 100 percent of the cost of extending utilities to the east. Language, found acceptable by the City Attorney, shall be included within the development agreement which require future connections to 68th Avenue, within a given time period, to pay Mr. Knowlton for his original investment in the utility extension.
3. A park dedication fee of \$1,390 shall be paid to the City prior to recording.
4. The plat is to be recorded within 90 days of final approval.

WHEREAS, the City Council considered all of the comments, concerns and recommendations of the Planning Commission, at their regular meetings on May 15, 2008; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Cannon Falls hereby approves the rezoning of the 1.87 acre site from UR to R-3 and a preliminary and final plat for Knowlton Addition, subject to the following conditions:

1. The Preliminary and Final Plat is subject to approval of a rezoning of the site from UR, Urban Reserve, to R-3, Medium Density Residential.
2. The applicant shall enter into a development agreement with the City. The development agreement shall include utility and grading plans approved by the City Engineer as well as an identification of what triggers the improvement of 68th Avenue Way to City standards and who is responsible for paying for it.
3. The applicant, Mr. Knowlton, shall pay 100 percent of the cost of extending utilities to the east. Language, found acceptable by the City Attorney, shall be included within the development agreement which require future connections to 68th Avenue, within a given time period, to pay Mr. Knowlton for his original investment in the utility extension.

3. A park dedication fee of \$1,390 shall be paid to the City prior to recording.
4. The plat is to be recorded within 90 days of final approval.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF CANNON FALLS ON THIS 15th DAY OF MAY, 2008.

SIGNED:

Glenn L. Weibel, Mayor

ATTEST:

Aaron S. Reeves, City Administrator

Motion By: Cherwinka
Second By: Duncan
Bauer: Aye
Duncan: Aye
Otto: Absent
Newes: Aye
Cherwinka: Aye
Johnson: Aye