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	

KNOWLTON ADDITION

MORWAY STREET SEC. 19-11 24-1179 (COMPUTED POSICION) STATE OF THE STATE

ERING TOLO TIET IN WEDT AND AUTOMING STREET NO PESO LET LINES, AND BEING SLOF FEET IN HOTH AND ACLONING SOE LOT LINES. LINESS OPHERMISE MORCHEEL,

SE 1/4 270 10 10 10 27 2 St. 10 GL W GL. 12 6.1. 4 6.4. 3

LOURY SET 1/2" F 15" BOW REAR HOUSEDN MY PAKING ON MERIO RIS 2204 UNESS OMERIOE RECKTO ODDIES FOUND WAY WIT LOURNETT

KKOW ALL PERSONS BY THESS PRESENTS. That Richard P. Koowiton and Gwendayn S. Krowiton, humband and wife, fee owners, of the following described property altuded in the County of Goodhue, State of Minnesota, to with

Dut port of the Narrheast Garder of Sestion 19, Tearship 112, Range 117, Octobes County, Monestot, creatibles on follows:
beeting only the west Res of and demand Content County. The Research County County County County
mentals for second End-Like Meet, brace South Code-Peres 20 minus 12, Session Edds (15.88 Sets to the forth fine of the
soon ACO course of add Northeast Charity Research County Research County County
Meeting 17, Session Sets 20 minus 12, Session Edds (15.88 Sets to the forth fine of the
soon ACO course of add Northeast Charity Research County Edds (15.88 Sets to the forth fine of the
North 19, Session Sets 20 minus 12, Session Edds (15.88 Sets to the forth fine of the
North 19, Session Sets 20 minus 12, Session Sets 20 mi

these caused the same to be surveyed and plotted as KNVMTON AUDITION and do hereby donate and dedicate to the public for public use the easements as shown on this plot for drainage and utility purposes only. in witness whereof sold Richard P. Knowiton and Gwendolyn S. Knowiton, husband and wife, have teneuria set their hands this means day of

The foregoing instrument was ocknowledged before me this . Gwendalyn S. Knowiton, husband and wife.

Natary Public Goodhue County, Minnesata My Commission expires

I heavy except that I ness arrowed or Greetly sensored his arrow of the prosety described on his part that I consider the sensored or arrowed of the prosets of the prosets of the control representation of the boundary servey. Some interesting of the own of the secondary in the boundary of the prosets of the boundary of the prosets of the prosets of the prosets of the prosets of the boundary of the prosets of the prosets of the prosets of the prosets of the price of the prosets of the price of the prosets of the price of

David G. Ropp, Land Surveyor Minnesota License Number 22044

STATE OF MINNESOTA COUNTY OF GOODHUE

The foregoing Surveyor's Certificate was a Rapp, Land Surveyor.

Notary Public, Goodhue County, Minnesota ky Commission expires

Reviewed by the Planning Commission of Connon Falis, Minnesota, this

Goodfiue County Surveyor

Approved by the City Council of Cannon

on the land herein described have been paid, there are no delinquent taxes City Clerk

Goodhue County Auditor/Treasurer By Deputy

is hereby certify that the within instrument was filted in this office for record this good of number o'clock ______ for now was duly recorded as document number ______ file number

Sopolhue County Recorder

RAPP LAND SURVETING, INC. 45967 HWY 56 BLVD KENYON, MN 55946 507—789—5366

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 $15^{\rm th}$ DAY OF MAY, 2008.

	SIGNED:
ATTEST:	Glenn L. Weibel, Mayor
Aaron S. Reeves, City Administrator	

Motion By: Cherwinka

Second By:

Duncan

Bauer:

Aye

Duncan:

Aye

Otto:

Absent

Newes:

Aye

Cherwinka:

Aye

Johnson:

Aye