

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

RESOLUTION NUMBER 2702

**FINAL PLAT AND FINAL PUD PLAN FOR
TIMBER RIDGE**

WHEREAS, Endres Canon Falls LLC (“**Developer**”) owns and intends to develop a parcel or parcels of land lying within the City and legally described on the attached **Exhibit A** (the “**Property**”);

WHEREAS, the Developer is seeking approval of the Timber Ridge Final Plat and PUD final plans (the “**PUD Final Plan**”);

WHEREAS, City staff studied the matter, made a report, and provided other information to the City Council; and

WHEREAS, the City Council considered the matter at its September 19th, 2023 meeting.

NOW, THEREFORE, the City Council of the City of Cannon Falls makes the following:

FINDINGS

1. On August 14, 2023, the Planning Commission held a public hearing and adopted Resolution No. 2023-06 recommending conditional approval of Developer’s request to rezone the Property from R-3 Medium Density Residential to a Planned Unit Development District, Developer’s preliminary plat for a residential development, and Developer’s PUD plans.
2. On August 15, 2023, the City Council conditionally adopted Ordinance No. 396 rezoning the Property from R-3 Medium Density Residential to a Planned Unit Development District.
3. On August 15, 2023, the City Council passed Resolution No. 2695 conditionally approving the Developer’s Timber Ridge preliminary plat and PUD plans
4. The Developer has submitted, for the City’s review and approval, the Timber Ridge Final Plat and PUD Final Plan attached hereto as **Exhibit B**.
5. Minn. Stat. § 462.357 grants to the City, for the purpose of promoting the public health, safety, morals and general welfare, the authority to regulate use of land within the City through zoning regulations.
6. The proposed subdivision of Property is governed by City Code Chapter 151.

7. The Developer, pursuant to City Code Chapter 151, submitted the Final Plat for the City's review and approval.

8. City Code § 151.090(E) requires the Developer to enter into a development agreement, which must be recorded against the Property. The Timber Ridge Development Agreement is attached hereto as **Exhibit C**.

9. The Final Plat meets the City Code requirements, provided that it is subject to and meets, to the satisfaction of the City, the conditions set forth in this Resolution.

10. The proposed PUD is governed by City Code Chapter 152.

11. The Developer, pursuant to City Code Chapter 152, submitted the PUD Final Plan for the City's review and approval.

12. The PUD Final Plan meets the City Code requirements, provided that it is subject to and meets, to the satisfaction of the City, the conditions set forth in this Resolution.

DECISION

NOW, THEREFORE BE IT RESOLVED by the City Council for the City of Cannon Falls that, based upon the findings cited herein:

1. The City Council hereby conditionally approves the Timber Ridge Final Plat and Development Agreement and the Mayor and City Administrator are hereby authorized to execute the same, subject to the conditions set forth below in paragraph 3 that must be met, to the satisfaction of the City, prior to release of the Final Plat.

2. The City Council hereby conditionally approves the Timber Ridge PUD Final Plan, subject to the conditions set forth below in paragraph 3 that must be met, to the satisfaction of the City, prior to release of the Final Plat.

3. The following conditions must be met to the satisfaction of the City prior to or simultaneously with final plat approval:

(a) The conditional approvals granted by this Resolution are subject to the completion of and compliance with all ministerial matters set forth in the City Code and required by the City, including but not limited to, those of Engineering, Planning, Administrative and Legal Departments, *eg.* payment of fees.

(b) The Developer shall record the Final Plat within ninety (90) days of the date of this Resolution. If the Developer fails to comply with this condition, the City Council's approval of the Final Plat shall be considered void, unless the Developer requests and receives an extension from the City Council.

(c) The Developer shall provide a platting title commitment as required by Minn. Stat. § 505.03. The above-mentioned evidence of title shall be subject to the review and approval of the City Attorney to determine the entities that must execute the Final Plat and other documents to be recorded against the Property. Further, the Developer shall provide the City with evidence, which sufficiency shall be determined by the City, that all documents required to be recorded pursuant to this Resolution and by the City Attorney are recorded and all conditions for release of the Final Plat have been met prior to the City processing or approving any building permits or other permits applicable to the development of the Property.

(d) The Timber Ridge Final Plat and PUD Final Plan shall be consistent with each other.

(e) The City and Developer shall enter into the Timber Ridge Development Agreement, subject to final review by the City Attorney and/or City Engineer, within thirty (30) days of the date of this Resolution. The Development Agreement shall be recorded against and run with the Property. The City may record the Development Agreement immediately upon receipt of all signatures.

(f) The City and Developer shall enter into the Timber Ridge PUD Agreement, subject to final review by the City Attorney, within thirty (30) days of the date of this Resolution. The Timber Ridge PUD Agreement shall be recorded against and run with the Property. The Developer shall provide the City with recording information prior to the issuance of any permit for the development of the Property.

(g) The Developer shall comply with the recommendations of the City Engineer.

(h) The conditional approvals granted by this Resolution apply only to the Property.

(i) Any signage on the Property is not part of the approvals granted by this Resolution and a separate application, subject to review and approval by the City, shall be required.

(j) All construction on and maintenance of the Property shall comply, at all times, with this Resolution, the PUD Final Plan, the Final Plat, and City Code.

(k) The Developer's satisfaction of all park dedication requirements for the Project prior to the City's release of the Final Plat.

(l) Unless otherwise expressly provided for by this Resolution, the Developer shall comply with the requirements of previous approvals for the Property within the timeframes set forth therein.

ADOPTED by the City Council this 19th day of September 2023.

Matt Montgomery, Mayor

ATTEST: _____
Neil L. Jensen, City Administrator

EXHIBIT A

Legal Description of Property

TIMBER RIDGE

That part of the Northeast Quarter of Section 19, Township 112 North, Range 17 West, Goodhue County, Minnesota, described as follows: Commencing at the Southwest corner of said Northeast Quarter of Section 19; thence on an assumed bearing of North 00 degrees 00 minutes 17 seconds West, along the West line of said Northeast Quarter of Section 19, a distance of 1356.40 feet to the point of beginning of the land to be described; thence South 89 degrees 30 minutes 55 seconds East, a distance of 284.39 feet; thence South 00 degrees 00 minutes 17 seconds East, a distance of 612.69 feet to the North line of the South 45.00 acres of said Northeast Quarter of Section 19; thence South 89 degrees 30 minutes 55 seconds East, along said North line of the South 45.00 acres of the Northeast Quarter of Section 19, a distance of 2351.57 feet to the East line of the Northeast Quarter of said Section 19; thence Northerly, along said East line, a distance of 875 feet, more or less, to a point distant 357.40 feet Southerly of the intersection of the Southwesterly right of way line of County Road Number 25 with the East line of the Northeast Quarter of said Section 19; thence Westerly deflecting to the left 90 degrees 00 minutes 00 seconds a distance of 684.00 feet; thence Southerly deflecting to the left 90 degrees 00 minutes 00 seconds parallel with the East line of the Northeast Quarter of said Section 19, a distance of 364.60 feet, more or less, to a point distant 1225.00 feet Southerly of the intersection of the Southwesterly right of way line of County Road Number 25 with the West line of the East 684.00 feet of said Northeast Quarter of said Section 19; thence Westerly deflecting to the right 90 degrees 00 minutes 00 seconds, a distance of 200.00 feet; thence Northerly deflecting to the right 90 degrees 00 minutes 00 seconds and parallel with the East line of the Northeast Quarter of said Section 19, to the Southerly right of way line of County Road Number 25; thence Southeasterly, along the Southwesterly right of way line of County Road Number 25 to the East line of the Northeast Quarter of said Section 19; thence Northerly, along said East line, to the centerline of County Road Number 25; thence Northwesterly, along said centerline, a distance of 850 feet, more or less, to the centerline of the Township Road; thence Northerly, along said centerline of the Township Road, to the North line of the Northeast Quarter of said Section 19; thence Westerly, along said North line, to the Northwest corner of said Northeast Quarter of Section 19; thence South 00 degrees 00 minutes 17 seconds East, along the West line of the Northeast Quarter of said Section 19, to the point of beginning,

EXCEPT that part of the Northeast Quarter of Section 19, Township 112 North, Range 17 West, Goodhue County, Minnesota, described as follows: Commencing at the Southwest corner of said Northeast Quarter of Section 19; thence on an assumed bearing of North 00 degrees 24 minutes 17 seconds West, along the West line of said Northeast Quarter of Section 19, a distance of 1356.40 feet to the point of beginning of the land to be described; thence South 89 degrees 54 minutes 55 seconds East, a distance of 759.05 feet; thence North 28 degrees 17 minutes 49 seconds East, a distance of 302.83 feet; thence North 39 degrees 02 minutes 50 seconds East, a distance of 75.00 feet; thence North 33 degrees 31 minutes 14 seconds East, a distance of 263.36

feet; thence North 63 degrees 47 minutes 47 seconds East, a distance of 212.64 feet; thence North 72 degrees 49 minutes 35 seconds East, a distance of 162.61 feet; thence North 66 degrees 55 minutes 35 seconds East, a distance of 60.00 feet; thence North 67 degrees 29 minutes 19 seconds East a distance of 270.89 feet to the West line of the East 884.00 feet of said Northeast Quarter; thence Northerly parallel with the East line of the Northeast Quarter of said Section 19, to the Southerly right of way line of County Road Number 25; thence Southeasterly, along the Southwesterly right of way line of County Road Number 25 to the East line of Northeast Quarter of said Section 19; thence Northerly, along said East line, to the centerline of County Road Number 25; thence Northwesterly, along said centerline, a distance of 898.57 feet, more or less, to the centerline of the Township Road; thence Northerly, along said centerline of the Township Road, to the North line of the Northeast Quarter of said Section 19; thence Westerly, along said North line, to the Northwest corner of said Northeast Quarter of Section 19; thence South 00 degrees 24 minutes 17 seconds East, along the West line of the Northeast Quarter of said Section 19, to the point of beginning,

EXCEPT that part of the East Half (E 1/2) of the Northeast Quarter of Section 19, Township 112 North, Range 17 West, Goodhue County, shown as Parcel 2, on the plat designated as Goodhue County Right-of-Way Plat No. 203 on file and of record in the office of the County Recorder in and for Goodhue County, Minnesota.

Together with

Lots 6, 7, 8, Block 1, Lots 1, 2, 3, 4, Block 4, Outlot B, and Outlot C, all in SANDSTONE RIDGE, according to the recorded plat thereof, Goodhue County, Minnesota.

Together with

Lots 1, 2, 3, 4, 5, 6, 7, 8, Block 1, SANDSTONE RIDGE SECOND ADDITION, according to the recorded plat thereof, Goodhue County, Minnesota.

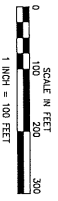
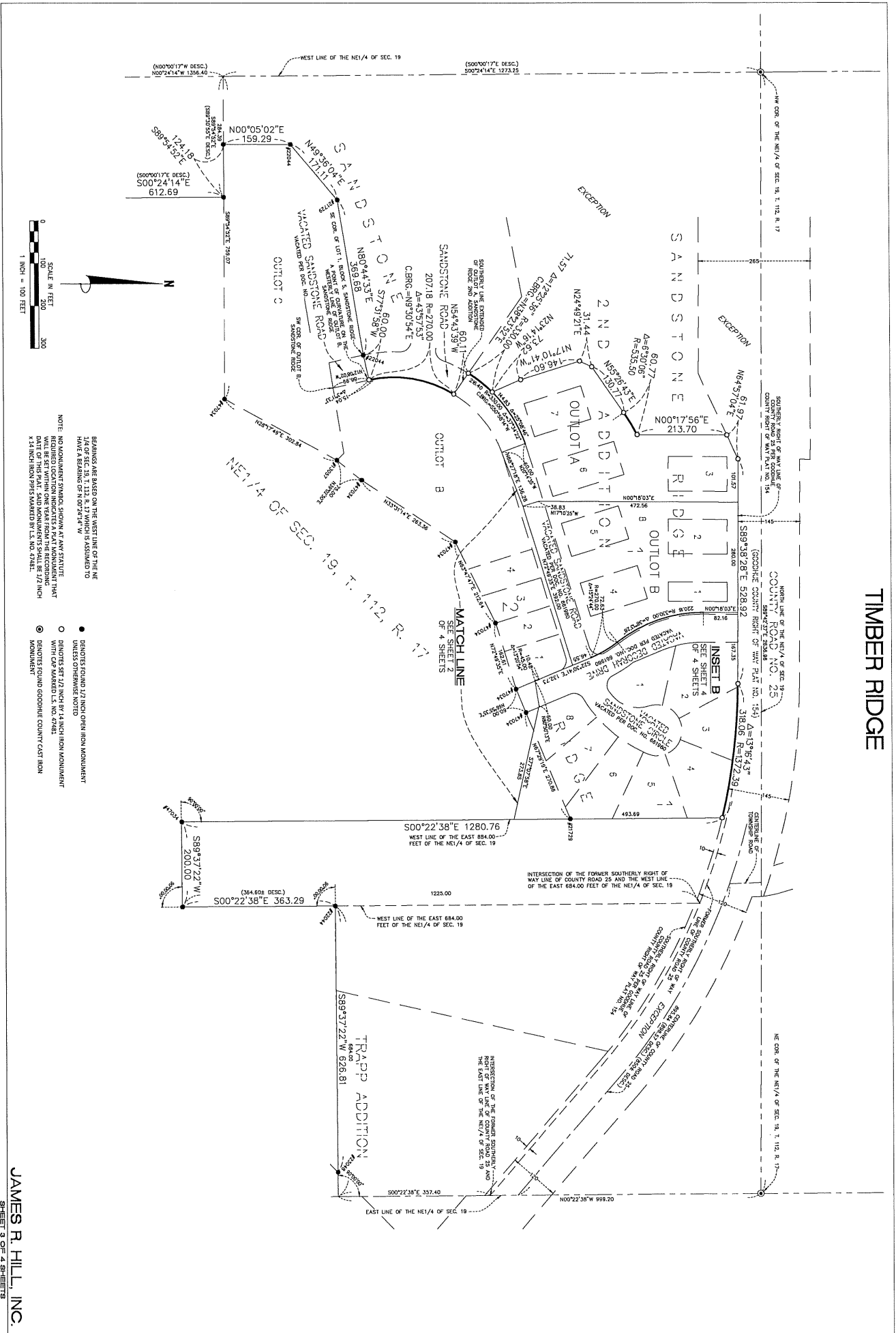
Together with

All the vacated right of ways of Sandstone Road, Sandstone Circle, and Decorah Drive as dedicated on the plat of SANDSTONE RIDGE, according to the recorded plat thereof, Goodhue County, Minnesota.

EXHIBIT B

Timber Ridge Final Plat and PUD Final Plan

TIMBER RIDGE



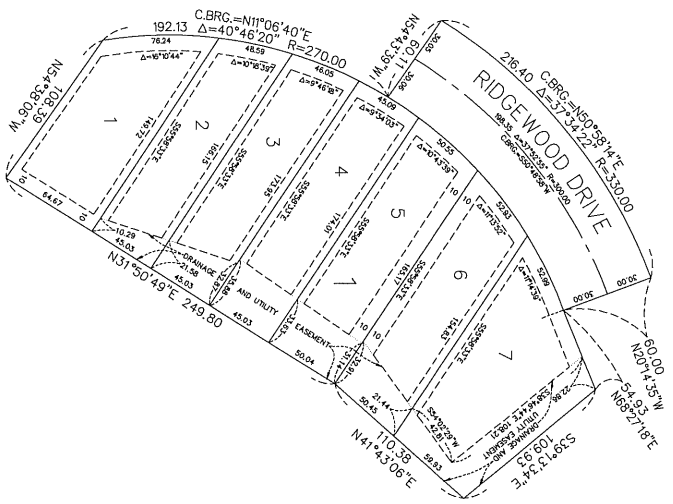
BEARINGS ARE BASED ON THE WEST LINE OF THE NE 1/4 OF SECTION 19, T. 112 N., R. 17 W. UNLESS OTHERWISE NOTED.

NOTE: NO MONUMENT FOUND AT ANY STATION. DATE OF THIS PLAT, SAID MONUMENTS SHALL BE 12 INCH X 1/2 INCH IRON PIPES MARKED BY L.S. NO. 5182.

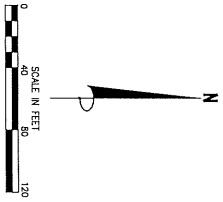
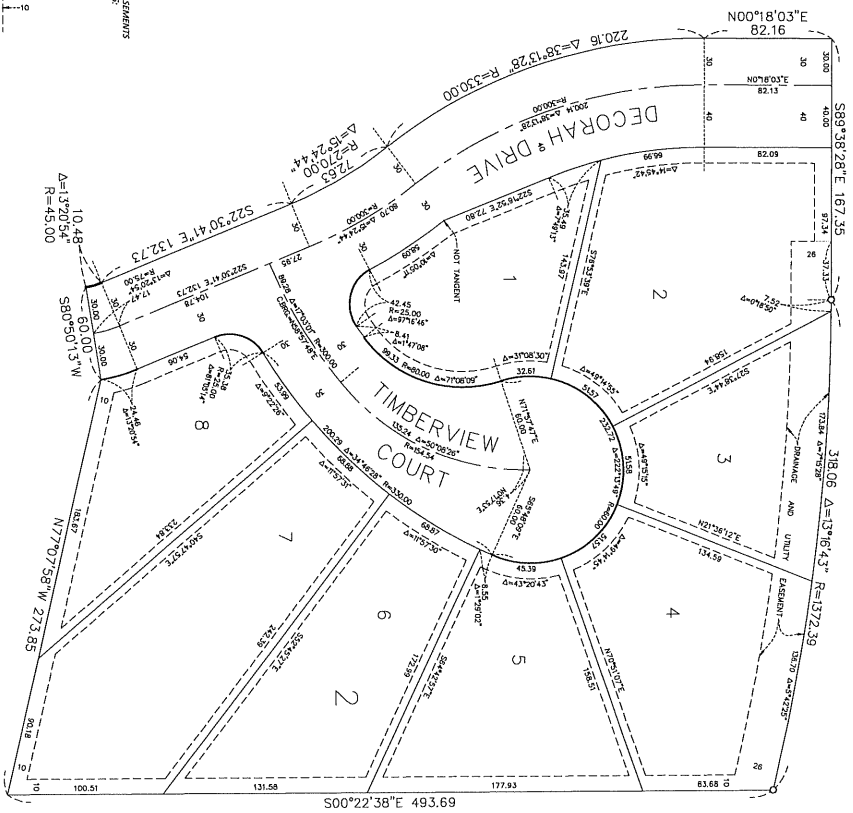
- BEARINGS FOUND 12 INCH OPEN IRON MONUMENT UNLESS OTHERWISE NOTED
- BEARINGS SET 1/2 INCH BY 1/4 INCH IRON MONUMENT WITH ONE INCHES L.S. NO. 5182
- ⊙ BEARINGS FOUND GOODHUE COUNTY CAST IRON MONUMENT

JAMES R. HILL, INC.
SHEET 3 OF 4 SHEETS

INSET A



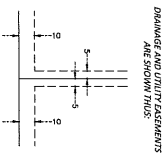
INSET B



BEARINGS ARE BASED ON THE WEST LINE OF THE ASSUMED TO HAVE A BEARING OF N07°21'4\"/>

○ DENOTES SET 1/2 INCH BY 3/4 INCH IRON MONUMENT WITH CAP MARKED N.L.S. NO. 47481

NOTE: NO MONUMENT SHOWN, SET AT ANOTHER DATE. BEARINGS AND DISTANCES ARE ASSUMED TO BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAN. SMO MONUMENT SHALL BE 1 1/2 INCH x 3/4 INCH FROM 1953 MARKED 5 N.L.S. NO. 47481.



DAMAGE AND UTILITY EASEMENTS ARE SHOWN THIS:

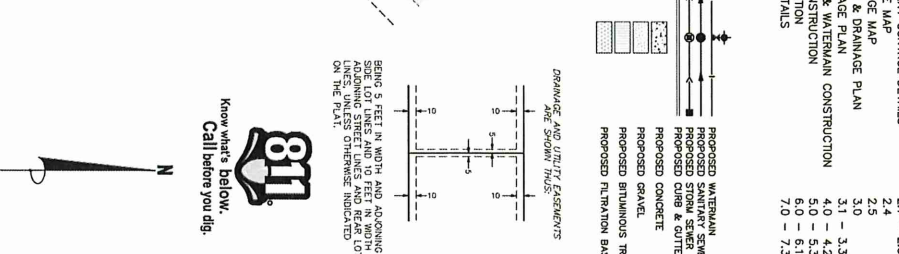
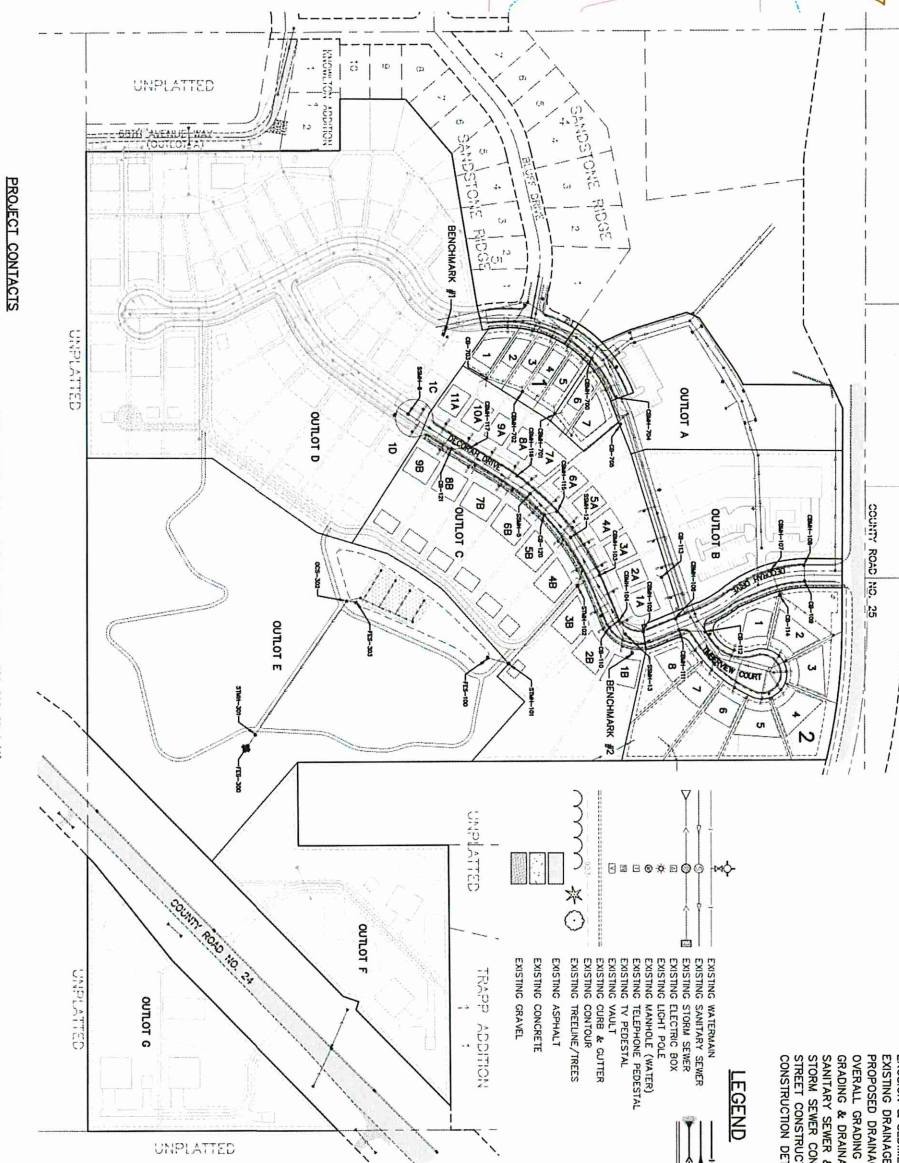
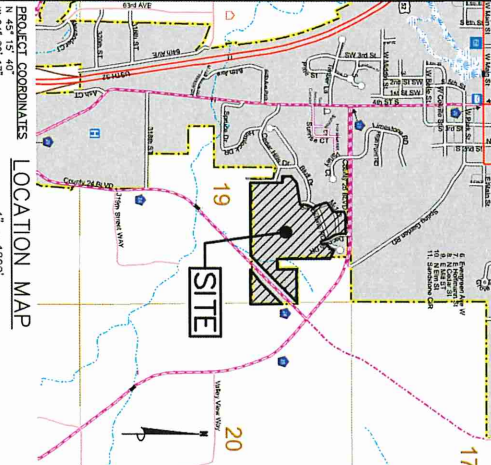
DAMAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED. ADDITIONAL EASEMENTS, INCLUDING RIGHT OF WAY LINES, AS SHOWN ON THIS PLAN.

TIMBER RIDGE 1ST & 2ND ADDITIONS

CANNON FALLS, MINNESOTA

FINAL GRADING, DRAINAGE, EROSION & SEDIMENT CONTROL, SANITARY SEWER, WATERMAIN, STORM SEWER AND STREET CONSTRUCTION PLANS

FOR
ENDRES CANON FALLS, LLC
 1505 RIVER SHORE DR, HASTINGS, MN 55033
 PHONE: (612) 598-9993



BEING 5 FEET IN WIDTH AND ADDING SIDE LOT LINES AND 10 FEET IN WIDTH ADDING STREET LINES AND REFER LOT ON THE PLAN. OVERLAP INDICATED.

BENCHMARKS

11 250' NIT IMPROVMT 1520 010 OF
 EXISTING SANDSTONE ROAD, ELEV=1019.49

12 EXISTING RECORD DRIVE, ELEV=1009.23

STRUCTURE NO.	TYPE	STORM SEWER SCHEDULE	STRUCTURE DIA.	DEPTH	CLAS.
1	18"	18"	18"	4.0'	18"
2	18"	18"	18"	4.0'	18"
3	18"	18"	18"	4.0'	18"
4	18"	18"	18"	4.0'	18"
5	18"	18"	18"	4.0'	18"
6	18"	18"	18"	4.0'	18"
7	18"	18"	18"	4.0'	18"
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100	18"	18"	18"	4.0'	18"

PROJECT CONTACTS

PROJECT ENGINEER: RICK L. GERRIG, P.E. - JAMES R. HILL, INC.
 DEVELOPER/OWNER: LEON BOHNER - ENDRES CANON FALLS, LLC
 DEVELOPER REPRESENTATIVE: MARK SONSTEGARD - JMH LAND DEVELOPMENT
 CITY ENGINEER: BILL ANGERMAN, P.E. - WMS
 GENERAL CONTRACTOR REPRESENTATIVE: BRIAN GREEN - WMS

952-880-6044 (O)
 612-598-9993 (O)
 952-452-9599 (O)
 507-288-3923 (O)
 597-288-810 (O)

PROJECT COORDINATES

11 250' NIT IMPROVMT 1520 010 OF
 EXISTING SANDSTONE ROAD, ELEV=1019.49

12 EXISTING RECORD DRIVE, ELEV=1009.23

811
 Know what's below.
 Call before you dig.

James R. Hill, Inc.
 PLANNERS / ENGINEERS / SURVEYORS
 2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
 PHONE: (952)890-6044 FAX: (952)890-6244

TIMBER RIDGE 1ST & 2ND ADDITIONS
 CANNON FALLS, MINNESOTA

TITLE SHEET
 FOR
ENDRES CANON FALLS, LLC
 1505 RIVER SHORE DR, HASTINGS, MN 55033

LEGEND

EXISTING WATERMAIN
 EXISTING SANITARY SEWER
 EXISTING STORM SEWER
 EXISTING LIGHT POLE
 EXISTING TELEPHONE (FEEDS)
 EXISTING TELEPHONE (RESIDENTIAL)
 EXISTING VALVE & CUTTER
 EXISTING CURB & GUTTER
 EXISTING TRINCH/REEFS
 EXISTING ASPHALT
 EXISTING CONCRETE
 EXISTING GRAVEL

PROPOSED WATERMAIN
 PROPOSED SANITARY SEWER
 PROPOSED STORM SEWER
 PROPOSED CURB & GUTTER
 PROPOSED CONCRETE
 PROPOSED GRAVEL
 PROPOSED BRIMMINGS TRAIL
 PROPOSED FILTRATION BASIN

TRAPP ADDITION

SCALE IN FEET
 0 150 300 450
 1 inch = 150 feet

DRAWN BY: JSO
 DATE: 08/21/2023
 REVISIONS:
 (1) 08/21/2023 INITIALS: JSO

CAD FILE: 24059TS
 PROJECT NO.: 24059
 1.0

EXHIBIT C

Timber Ridge Development Agreement