TO: Cannon Falls City Council

FROM: Zach Logelin, License and Permit Technician

SUBJECT: Preliminary Plat Amendment—Timber Ridge Development

DATE: January 16, 2024

BACKGROUND

On August 15th, City Council approved the Preliminary Plat, Rezoning, and PUD plans for Timber Ridge. The four 2+ acre estate lots (see exhibit A) were replaced with two outlots.

Cannon Falls City Council amended City Code 151.112 at their November 21st meeting. The amended ordinance allows for well and septic to serve residential lots in the city. Now that these lots can be served, the estate lots can be added to the approved plat.

At the January 8th Planning Commission meeting, a public hearing was held to consider the Preliminary Plat Amendment, adding the four estate lots to the originally submitted plat. Commission voted unanimously to recommend approval.

The following exhibits are enclosed to further describe the proposal:

- 1. Application from Endres Cannon Falls LLC
- 2. Exhibit A (Estate lots location on First Addition and Preliminary Plat)
- 3. Exhibit B (Advanced Onsite, Inc's soil boring logs showing suitability of well and septic systems to serve estate lots)
- 4. Resolution 2732

REQUESTED CITY COUNCIL ACTION

Please consider and make a motion to approve of Resolution 2732, adding the four estate lots to the approved Timber Ridge Preliminary Plat.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Cannon Falls, Minnesota, will meet at 6:30 p.m. in the City Council Chambers of City Hall, on January 8, 2024, to hold a Public Hearing to consider a request by Leon Endres for a Preliminary Plat Amendment request as well as a Variance request to serve residential lots via well and septic, legally described as Outlots F and G of the Timber Ridge 1st Addition.

Project information is available at City Hall. The application and related information are available for public inspection at the City Administrator's office, 918 River Road, Cannon Falls, MN 55009.

Anyone interested in offering comments regarding the proposal will be given an opportunity to do so at this hearing.

Zach Logelin



DEVELOPMENT APPLICATION

918 River Road, Cannon Falls, MN 55009 | 507-263-9308

SUBJECT TO STAFF REVIEW

Street Loca	ation of P	roperty:	Timbe:	r Rid	ge De	velopme	ent		
Legal Desc	ription of	Property: _	Outlots	F an	d G o	f Timbe	r Ridge	1st	Add
Owner of Re		Name: Endr							
		Daytime Pho	one: (612) 598	-9993				
		Address: 1	505 Rive	r Sho	re Dr				
		H	lastings,	MN 5	5033		<u> </u>		
		E-Mail Addr	ess:_leon@	endre	esllc.	com			
Applicant (if	other	Name:s	ame						
than owner)		Daytime Pho	one:						Notary Stamp
		Address:							
		E-Mail Addr							
Nature of Le	gal or Equ	itable Interest	of Applica	nt (Do	cument	ation mu	st be attac	hed:)) ======
Request:		Conditional	Use Permit			Rezo	ning/Ordi	nance	Text Amendment
		Subdivision			X	Varia			
		□ Cone					m Use Pe	rmit	
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		Administrati	ve Permit			-	al Home		ation
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	∐ D⁄a	Comp Plan A	amendmen	Ţ		Appe	aı		
	1	Other							

Note: Each requested approval may require a separate fee and/or escrow amount, even where they apply to the same project.
Date Application Received:
Date Submission Deemed to be Complete:
Give detailed description of project and reason for conditional use or variance, if applicable:
See attached narrative.
SUPPORTING DOCUMENTATION: Applicant must submit with the application all documentation required by the Zoning or Subdivision Ordinance relating to the requested approval. Applicant will be advised of the completeness. Only when it has been determined that an application is complete will it be placed on a Planning Commission agenda for consideration. Applications that do not include the proper plans and/or documentation may be delayed from formal review. FAILURE ON THE PART OF THE APPLICANT TO SUPPLY ALL NECESSARY SUPPORTIVE INFORMATION MAY BE GROUNDS FOR DENIAL OF THE REQUEST. APPLICANT RESPONSIBILITY FOR PAYMENT OF ALL CITY FEES AND COSTS IN PROCESSING APPLICATION: Applicant acknowledges that she/he understands that before this request can be considered and/or approved, all fees, including the basic application fee and any escrow processing deposits must be paid to the city and that, if additional fees are required to cover costs incurred by the City, the City Clerk has a right to require additional escrow amounts and payment. These fees include all actual costs including, but not limited to, planning, engineering, public notification and legat costs. All processing of an application will be halted if payments are not made within 30 days of receip of a monthly statement from the City, in the event any escrow account established is insufficient to cover the costs.
SIGNED: Leon L. Indies Property Owner Date: 12/7/23
Date:
Applicant (if not the Property Owner)

FOR CITY USE ONLY Date Application Filed: Basic Fees: Received By: _____ Escrow Deposit: Evidence of Ownership Submitted: ☐ Yes \square No ☐ Required Certified Lot Survey: □ Yes □ Required \square No Legal Description Adequate: □ Yes □ No ☐ Required Date of Planning Commission Meeting: Recommendation of Planning Commission on: Recommendation of City Council on: _____ $\hfill \square$ Approve $\hfill \square$ Deny Subject to following conditions:

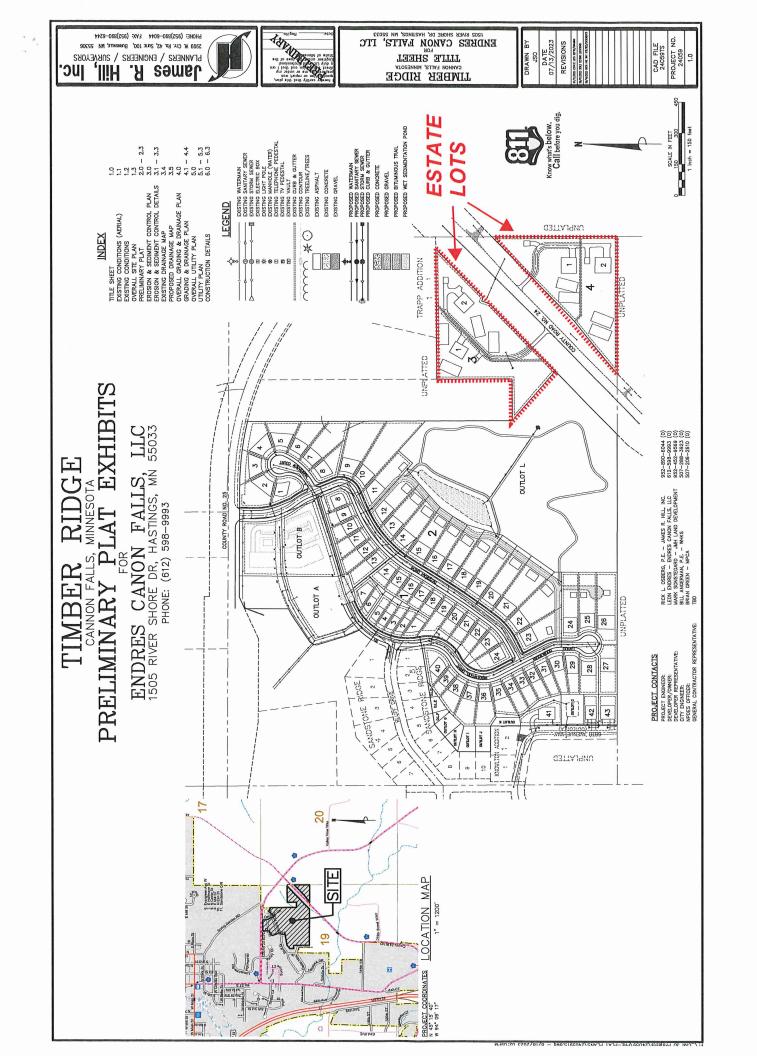
Attachment A1

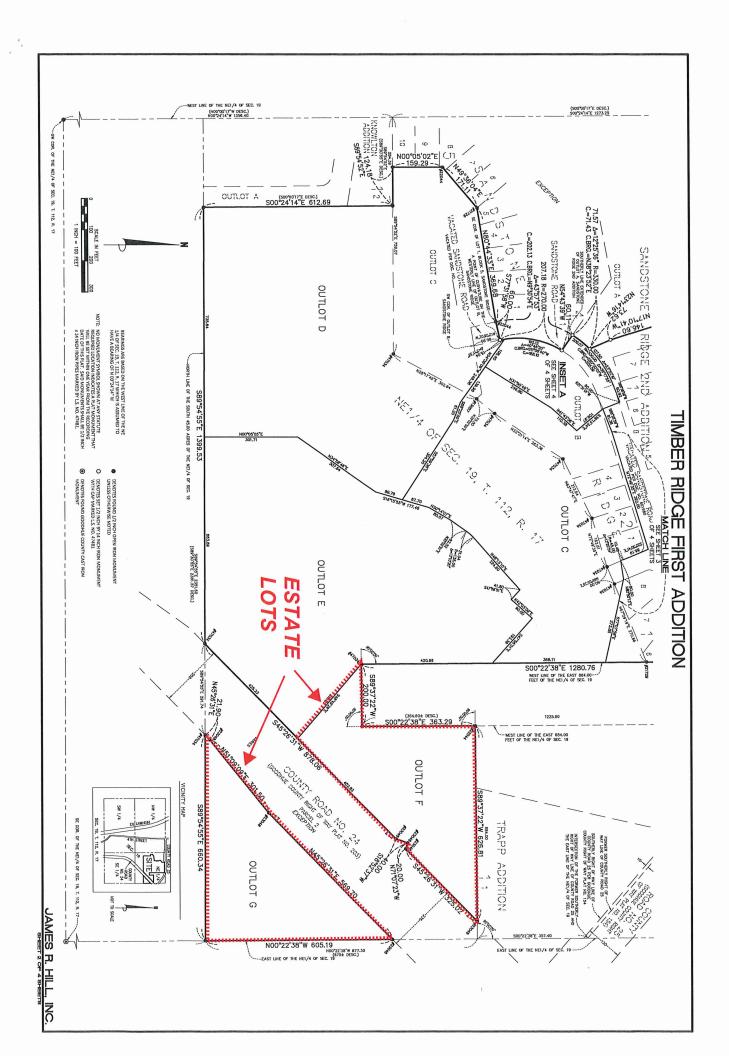
CITY OF CANNON FALLS ZONING AND SUBDIVISION FEE SCHEDULE 2023

	Base Fee/Recording	Escrow Deposit*	Total
Zoning:			
Comprehensive Plan Amendment	\$450	\$0	\$450
Variance	\$450	\$0	\$450
Appeal	\$450	\$0	\$450
Rezoning and Ordinance Text Amendment	\$450	\$0	\$450
Amendment	\$450	\$0	\$450
Conditional Use Permit	\$450	\$0	\$450
Planned Unit Development / Conditional Use Permit	\$450	\$0	\$450
Site Plan Review	\$0	\$0	\$0
Interim Use Permit	\$450	\$0	\$450
Administrative Permit	\$150	\$0	\$150
Home Occupation	\$150	\$0	\$150
Annexation Petition	\$450	\$0	\$450
Vacation	\$450	\$0	\$450
Renewal Permit	\$150	\$0	\$150
Other	\$250	\$0	\$250
Subdivision:			
Administrative Subdivision	\$250	\$0	\$250
Concept Plan	\$250	\$0	\$250
Preliminary Plat	\$500	\$2,500	\$3,000
Final Plat	\$500	\$500	\$1,000
Park Dedication;			
All Residential Units	Fees set by City Council Resolution	NA	10% land \$1,390.00/unit
Commercial	Fees set by City Council Resolution	NA	10% land \$2,000.00/acre
Industrial	Fees set by City Council Resolution	NA	10% land \$2,000.00/acre

^{*}Whether or not an Escrow Deposit is required, if a consultant is engaged by the City to review the application and a cost is incurred for services rendered the applicant is responsible for payment of any and all professional service expenses. The final determination by the City Council will not be recorded unless and until any and all fees due have been paid by the applicant.

EXHBIT A





EXHIBT B

ADVANCE ONSITE, INC SOIL BORING LOTS

SOIL BORINGS for SUBDIVISION

Prepared For: Andrew Endres

Prepared By: Advanced OnSite, Inc.

Prepared: **09/08/2023**

The Endres Project
PID# 527190100
4 Lot Subdivision

The Andrew Endres Project PID # 527190100

Sec. 19, T-112-N, R-17-W,

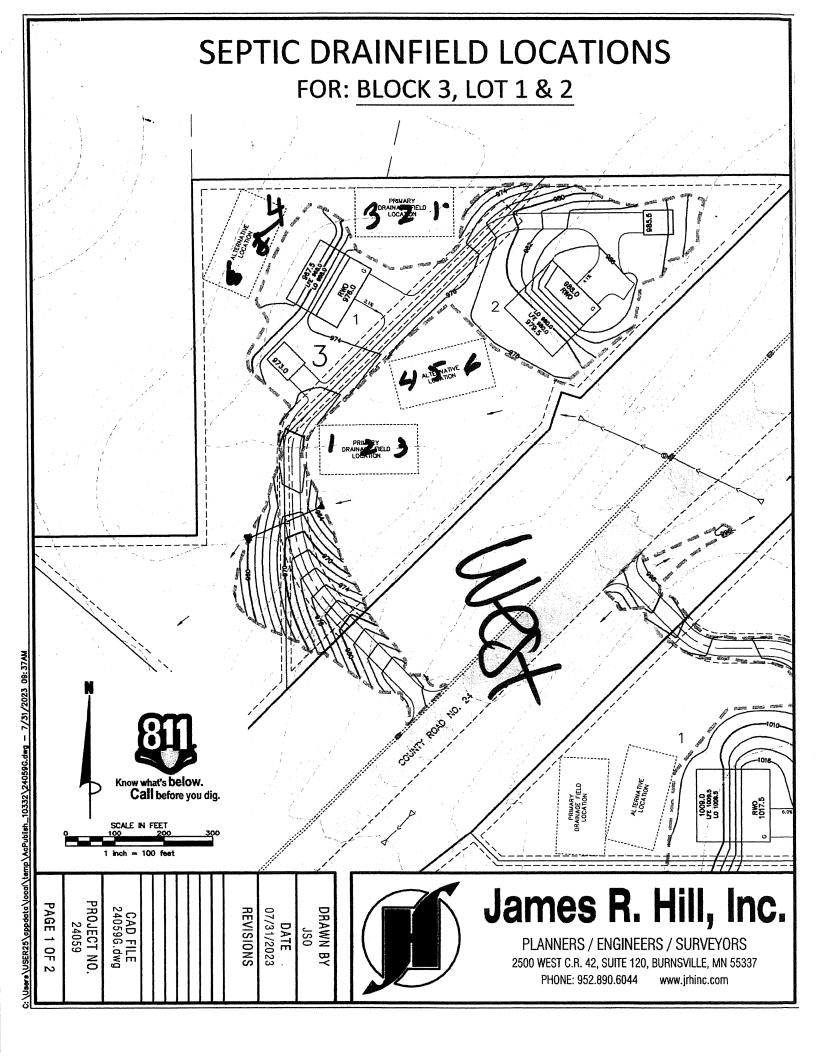
Cannon Falls Township, Goodhue County, MN.

Summary-Block 3

LOT#	BORING	System Type
Lot 1	B1M = 17" B2M = 26" B3M = 20"	(Mound)
Lot 2	B1M = 12" B2M = 13" B3M = 14"	(Mound)

Summary-Block 4

LOT #	BORING	System Type
Lot 1	B1M = 17" B2M = 19" B3M = 18"	(Mound)
Lot 2	B1M = 16" B2M = 16" B3M = 17"	(Mound)



Block 3 Lot1

Primary



Project ID:

- 1	(Cert #)		(Signature)		or)	(G /Designer/Inspector)	(1 611/1
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	rules and laws.	I hereby certify that I have completed this work in accordance with all additionable ordinances, rules and laws	dance with all aobl	is work in accor	mnleted th	ify that I have co	l hereby cert
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Moderate	× Single grain	×	: ×	10YR 4/3	<5% —	Medium	10-17
	×	×	×			Loamy Sand	
Moderate	x Granular	×	×	10YR 3/2	^5% 	Medium	0-10
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Flooding/Run-On potential:	Linear, Linear	Slope shape:	Slope %:	lope	Back/Side Slope		Landscape Position:
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Client:		Aı	Andrew Endres	dres			Locati	Location / Address:		PID# 527190100	0100	
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Project ID:

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Block 3 Lot 2

ONSITE SEWAGE
TREATMENT
PROGRAM

Soil Observation Log

Project ID:

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Client:		A	Andrew Endres	dres			Locati	Location / Address:		PID# 52/190100	0100	
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Landscape Position:		Back/Side Slope	Slope		Slope %:		Slope shape:	Linear,	near, Linear	Flooding/Run-On potential:	n potential:	8
Vegetation:		Grass		Soil sur	Soil survey map units:	units:			Surface Elev	Surface Elevation-Relative to benchmark:	benchmark:	100.0
Date/Time of	Date/Time of Day/Weather Conditions:	Condition	าร:	9/4/2023	2023		3:00 PM	ynnus	ny	Limiting Layer Elevation:	Elevation:	96.
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10-22	Mediulii paliu	\ <u>)</u> /0			××	×	×	×	טווטיט טו מווי			
33 A 0	Fino Cand	×10%	10YR 5/4	5/4	×	×	×	×	Single grain	Moderate	Friable	.υ
04-77	ב וווכ סמוום	10%			×	×	×	×	Q.			
40-45	Fine Sand	<10%	7.5YR 5/4	5/4	7.5YR 6/2	6/2	Concentrations	S1	Single grain	Moderate	Friable	
;									1			
45-x	Bedrock	>50%							Massive	Strong	Rigid	
No. de constantino							\mathcal{L}					
Comments:	Soil Observation for Subdivsion	on for Sub	divsion)						
l hereby certii T	ify that I have c T. Klanchnik	ompleted	this work	in accord	ance with) all (appli	I hereby certify that I have completed this work in accordance with affapplicable ordinances, rules and laws. T. Klanchnik	, rules and law	rs. L 2656		9/4/2023	ຜັ
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Project ID:

Client:		1	Andrew Endres	ndres			Locat	Location / Address:		MID# 27/190100	90100	
Soil parent r	Soil parent material(s): (Check all that apply)	Sheck all tl	hat apply)	✓ Outwash		☐ Lacustrine	☑ Loess ☑ Till ☐ Alluvium ☐ Bedrock	☐ Alluvium ☐ B		Organic Matter Disturbed/Fill	rbed/Fill	
Landscape Position:	osition:	Back/Side Slope	e Slope		Slope %:		Slope shape:	Linear,	Linear, Linear	Flooding/Run-On potential:	On potential:	No
Vegetation:		Grass		Soil sui	Soil survey map t	units:			Surface Ele	Surface Elevation-Relative to benchmark:	benchmark:	100.0
Date/Time c	Date/Time of Day/Weather Conditions:	er Conditic	Suc:	9/4/	9/4/2023		3:20 PM	lns Sui	Sunny	Limiting Layer Elevation:	r Elevation:	99.(
Observatio	Observation #/Location:		B1		Block 3	Block 3 Lot 2 Primary	mary	Observat	Observation Type:		Auger	
		Rock			1111	1		1 15 - 15 - 1		Structure	rel	
Depth (in)	lexture	Frag. %	Matrix	Matrix Color(s)	Mottle C	Color(s)	Kedox Kınd(s)	Indicator(s)	Shape	Grade	Consistence	nce
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71-0	Loamy Sand	%C2			×	_	×	×	סומוממ	שמכומנה		,
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Comments:	Comments: Soil Observation for Subdivsion	tion for Sul	bdivsion				///					
I hereby cert	ify that I have	completed	I this work	in accord	lance with	all applic	I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws	, rules and law	Š.			
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-	T. Klanchnik		•		1	7			L 2656		9/4/202	3
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the periodical	the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.	of or bedroc	that the pr	roposed soi	il treatment	t and disp	ersal site.					
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Project ID:

Client:		₽	Andrew Endres	dres			Locat	Location / Address:		PID# 527190100	0100	
Soil parent n	Soil parent material(s): (Check all that apply)	eck all th	at apply)	✓ Outwash	- 1	Lacustrine [√ Loess ✓ Till [] Alluvium B	Bedrock Organic Matter	ic Matter 🔲 Disturbed/Fill	ed/Fill	
Landscape Position:		Back/Side Slope	Slope		Slope %:		Slope shape:	Linear, Linear	Linear	Flooding/Run-On potential:	n potential:	No
Vegetation:		Grass		Soil su	Soil survey map units:	units:			Surface Elev	Surface Elevation-Relative to benchmark:	benchmark:	100.0
Date/Time o	Date/Time of Day/Weather Conditions:	Conditio	ns:	9/4/2023	2023		3:30 PM	Sunny	ıny	Limiting Layer Elevation:	Elevation:	98.9
Observation	Observation #/Location:	B2	, •		Block 3	Block 3 Lot 2 Primary	imary	Observation Type	ion Type:		Auger	
Depth (in)	Texture	Rock	Matrix Color(s)	olor(s)	Mottle Color(s)	Color(s)	Redox Kind(s)	Indicator(s)	Chan	I Structure	3 1 1	
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i	Loamy Sand	2000			×	×	×	×	9	5		
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Comments:	Comments: Soil Observation for Subdivsion	n for Sub	divsion				<i>a//</i>					
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(Desi	(Designer/Inspector)				/ (Si	(Signature)		•	(License #)		(Date)	
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v 03.15.2023	PID# 527190100
Project ID:	Location / Address:

Client:		◂	Andrew Endres	ndres			Locati	Location / Address:		FID# 32/190100	20100	
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Landscape Position:	sition:	Back/Side Slope	le Slope		Slope %:		Slope shape:	Linear	Linear, Linear	Flooding/Run-On potential:	On potential:	8
Vegetation:		Grass		Soil su	Soil survey map units:	units:			Surface Ele	Surface Elevation-Relative to benchmark:	benchmark:	100.0
Date/Time of	Date/Time of Day/Weather Conditions:	r Conditic	ons:	9/4/	9/4/2023		3:40 PM	nS	Sunny	Limiting Layer Elevation:	er Elevation:	86
Observation	Observation #/Location:	8	B 2		Block 3	3 Lot 2 Primary	mary	Observat	Observation Type:		Auger	
		Rock						:		Structure	rel	
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- - - -	Loamy Sand	%G			×	×	×	×				
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CITY OF CANNON FALLS GOODHUE COUNTY MINNESOTA

RESOLUTION NUMBER 2732

PRELIMINARY PLAT AMENDMENT FOR TIMBER RIDGE

WHEREAS, Timber Ridge has made an application for a Preliminary Plat Amendment to allow the four 2+ acre estate lots to be added to the approved Timber Ridge Preliminary Plat, described as Block 3 lots 1 & 2 and Block 4 lots 1 & 2; and

WHEREAS, the Planning Commission conducted a public hearing on January 8, 2024 to accept public testimony relating to the application; and

WHEREAS, the Planning Commission finds that: the allowance of this Timber Ridge Preliminary Plat Amendment, dated July 13th 2023, reasonable; and

WHEREAS, the Planning Commission recommends to the Cannon Falls City Council that the application for the Plat Amendment be conditionally approved.

NOW THEREFORE LET IT BE RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that based on the findings of the Planning Commission which are hereby adopted by the City Council that the Plat Amendment to add the four 2+ acre estate lots, described as Block 3 lots 1 & 2 and Block 4 lots 1 & 2 be added to the Timber Ridge Preliminary Plat be approved subject to compliance with all remaining requirements of the City of Cannon Falls Zoning Code Chapter 152 requirements.

ADOPTED by the City Council of Cannon Falls this 16th day of January 2024.

CITY OF CANNON FALLS

				Matt M	Iontgom	ery, May	or	
ATTEST:								
	Neil I	Iensen	City Administra	tor				