

**CITY OF BAXTER, MINNESOTA
RESOLUTION 2025-092**

**RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT
OF “WEST WHIPPLE SHORES FIRST ADDITION TO BAXTER” FOR PROPERTY LOCATED IN THE
NORTHEAST CORNER OF RED SEQUOIA DRIVE AND CEDAR SCENIC ROAD AT 14548 RED SEQUOIA
DRIVE (CITY FILE NUMBER 2025-034)**

WHEREAS, Northern General Contracting (“the applicant”) has requested approval of a preliminary and final plat on property located in the northeast corner of Red Sequoia Drive and Cedar Scenic Road at 14548 Red Sequoia Drive, and legally described as follows:

Lot 4, Block 1, West Whipple Shores, Crow Wing County, Minnesota.

WHEREAS, the Planning and Zoning Commission has reviewed the request at a duly called a Public Hearing on November 12, 2025, and recommends approval, and;

WHEREAS, the City Council considered the Planning and Zoning Commission recommendation at their November 18, 2025 meeting;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAXTER, MINNESOTA, that it should and hereby does approve the request to approve preliminary and final plat of West Whipple Shores First Addition To Baxter, based on the finding that the standards in Title 11 of the Baxter Subdivision Ordinance are met as identified in the staff report dated November 12, 2025. Specifically:

1. The subdivision does not landlock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property.
2. The subdivision does not immediately affect any corridors of any planned or proposed street as shown upon the official map or approved area plans; and
3. The subdivision does not violate any local, state or federally adopted law, ordinance, regulation, plan, or policy.

FURTHER BE IT RESOLVED that the following conditions of approval shall be met:

1. The approval of the preliminary and final plat is based on the application and plans received by the City on September 30, 2025, revised final plat received by the City on November 7, 2025, except as amended by this resolution, based on the finding that all applicable subdivision standards have been met.
2. The preliminary and final plat is contingent on approval of the rezoning request from RS to R-1.

3. **Prior to Recording the plat**, the applicant shall:
 - a. Submit plat recording checklist items, such as submittal of a plat check letter, and electronic CAD version of the final plat, as reviewed and approved by city staff.
 - b. Pay park dedication fees for the plat to the City at the current rate identified in the City Fee Schedule.
4. Building permits are required prior to beginning any new construction.
5. No building permits shall be issued until the final plat and any agreements and easements are filed and recorded with Crow Wing County.
6. The final plat approval shall expire two years from the date of this approval unless the applicant has recorded the plat or requested an extension in writing.

Whereupon, said Resolution is hereby declared adopted on this 18th day of November 2025.

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal