

**CITY OF BAXTER, MINNESOTA
RESOLUTION 2025-073**

**RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT
OF “BITTERROOT SECOND ADDITION” FOR PROPERTY LOCATED ON THE EAST SIDE OF KIMBERLEE
DRIVE (CITY FILE NUMBER 2025-025)**

WHEREAS, The David Schultz (“the applicant”) has requested approval of a preliminary and final plat on property located east of Kimberlee Drive, and legally described as follows:

Outlot C, Bitterroot, Crow Wing County, Minnesota; subject to an easement of record

WHEREAS, the Planning and Zoning Commission has reviewed the request at a duly called a Public Hearing on September 9, 2025, and recommends approval, and;

WHEREAS, the City Council considered the Planning and Zoning Commission recommendation at their September 16, 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 Bitterroot Second Addition, based on the finding that the standards in Title 11 of the Baxter Subdivision Ordinance are met as identified in the staff report dated September 9, 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.
4. The subdivision complies with all minimum Lot and Block requirements of the Subdivision and Zoning Ordinance as identified in the staff report dated September 9, 2025.

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 August 5, 2025, except as amended by this resolution, based on the finding that all applicable subdivision standards have been met.
2. Building permits are required prior to beginning any construction.
3. The plat shall be recorded prior to the issuance of any building permits.
4. **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 prior to recording the plat.
5. The final plat approval shall expire two years from of 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 16th day of September 2025.

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal