

**CITY OF BAXTER, MINNESOTA
RESOLUTION 2024-065**

**RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT
OF "RYAN ADDITION TO BAXTER" FOR PROPERTY LOCATED AT 12692 TIMBERWOOD
DRIVE (CITY FILE NUMBER 24-019)**

WHEREAS, Ryan Company ("the applicant") has requested approval of a preliminary and final plat on property located at 12692 Timberwood Drive, legally described as follows:

The Southeast Quarter of the Northwest Quarter, Section 15, Township 133 North, Range 29 West, Crow Wing County, Minnesota.

EXCEPT that part of the Southeast Quarter of the Northwest Quarter, Section 15, Township 133, Range 29 platted as Potlatch Addition to Baxter.

AND ALSO EXCEPT that part of the of Southeast Quarter of the Northwest Quarter, all in Section 15, Township 133 North, Range 29 West, Crow Wing County, Minnesota, which lies within the following described tract: Commencing at the Northwest corner of said Section 15; thence South 89 degrees 13 minutes 34 seconds East, bearing based on the City of Baxter Coordinate Database NAD 83/88, 1811.59 feet along the North line of said Section 15 to the point of beginning of the tract to be described; thence South 8 degrees 04 minutes 16 seconds West 146.44 feet; thence Southerly 207.97 feet along a tangential curve, concave to the Northwest, central angle 12 degrees 52 minutes 55 seconds, radius 925.00 feet; thence South 20 degrees 57 minutes 11 seconds West, tangent to the last described curve, 397.43 feet; thence Easterly 82.81 feet along a non-tangential curve, concave to the North, central angle 18 degrees 14 minutes 57 seconds, radius 260.00 feet, and the chord of said curve bears South 79 degrees 38 minutes 01 second East; thence South 88 degrees 45 minutes 30 seconds East, tangent to the last described curve 267.04 feet; thence South 01 degree 14 minutes 30 seconds West 80.00 feet; thence North 88 degrees 45 minutes 30 seconds West 267.04 feet; thence Westerly 115.34 feet along a tangential curve, concave to the North, central angle 19 degrees 26 minutes 10 seconds, radius 340.00 feet; thence South 20 degrees 57 minutes 11 seconds West, not tangent to the last described curve, 183.53 feet; thence Southerly 304.17 feet along a tangential curve, concave to the East, central angle 22 degrees 20 minutes 35 seconds, radius 780.00 feet; thence South 01 degree 23 minutes 24 seconds East, tangent to the last described curve, 666.26 feet; thence South 89 degrees 09 minutes 05 seconds East 84.21 feet; thence South 00 degrees 50 minutes 55 seconds West 80.00 feet; thence North 89 degrees 09 minutes 05 seconds West 81.08 feet; thence South 01 degree 23 minutes 24 seconds East 299.92 feet; thence Southwesterly 658.32 feet along a tangential curve, concave to the West, central angle 40 degrees 59 minutes 57 seconds, radius 920.00 feet; thence South 39 degrees 36 minutes 33 seconds West, tangent to the last described curve, 98.00 feet; thence Southeasterly 71.75 feet along a non-tangential curve, concave to the Northeast, central angle 15 degrees 48 minutes 40 seconds, radius 260.00 feet, and the chord of said curve bears South 58 degrees 17 minutes 47 seconds East; thence South 23 degrees 47 minutes 53 seconds

West, not tangent to the last described curve, 80.00 feet; thence Northwesterly along a non-tangential curve, concave to the Northeast, central angle 15 degrees 48 minutes 40 seconds, radius 340.00 feet and the chord of said curve bears North 58 degrees 17 minutes 47 seconds West; thence South 39 degrees 36 minutes 33 seconds West, not tangent to the last described curve, 100.00 feet; thence North 50 degrees 23 minutes 27 seconds West 130.00 feet; thence North 39 degrees 36 minutes 33 seconds East 50.00 feet; thence North 50 degrees 23 minutes 27 seconds West 50.00 feet; thence North 39 degrees 36 minutes 33 seconds East 50.00 feet; thence North 50 degrees 23 minutes 27 seconds West 20.72 feet; thence North 39 degrees 36 minutes 33 seconds East 80.00 feet; thence South 50 degrees 23 minutes 27 seconds East 50.72 feet; thence North 84 degrees 36 minutes 33 seconds East 28.28 feet; thence North 39 degrees 36 minutes 33 seconds East 78.00 feet; thence Northeasterly 565.30 feet along a tangential curve, concave to the Northwest, central angle 40 degrees 59 minutes 57 seconds, radius 790.00 feet; thence North 01 degree 23 minutes 24 seconds West, tangent to the last described curve, 285.01 feet; thence North 45 degrees 16 minutes 15 seconds West 28.83 feet; thence North 89 degrees 09 minutes 05 seconds West 48.82 feet; thence North 00 degrees 50 minutes 55 seconds East 80.00 feet; thence South 89 degrees 09 minutes 05 seconds East 45.70 feet; thence North 44 degrees 43 minutes 45 seconds East 27.73 feet; thence North 01 degree 23 minutes 24 seconds West 641.18 feet; thence Northerly 354.86 feet along a tangential curve, concave to the East, central angle 22 degrees 20 minutes 35 seconds, radius 910.00 feet; thence North 20 degrees 57 minutes 11 seconds East, tangent to the last described curve, 163.53 feet; thence North 24 degrees 02 minutes 49 seconds West 28.28 feet; thence Northwesterly 44.56 feet along a non-tangential curve, concave to the Southwest, central angle 4 degrees 11 minutes 06 seconds, radius 610.00 feet and the chord of said curve bears North 70 degrees 56 minutes 31 seconds West; thence North 16 degrees 57 minutes 56 seconds East, not tangent to the last described curve, 80.00 feet; thence Southeasterly 45.12 feet along a non-tangential curve, concave to the Southwest, central angle 3 degrees 44 minutes 48 seconds, radius 690.00 feet and the chord of said curve bears South 71 degrees 09 minutes 41 seconds East; thence North 65 degrees 56 minutes 39 seconds East, not tangent to the last described curve, 28.29 feet; thence North 20 degrees 57 minutes 11 seconds East 377.51 feet; thence Northerly 176.49 feet along a tangential curve, concave to the Northwest, central angle 12 degrees 52 minutes 55 seconds, radius 785.00 feet; thence North 8 degrees 04 minutes 16 seconds East, tangent to the last described curve, 128.51 feet to said North line of Section 15; thence South 89 degrees 13 minutes 34 seconds East 141.14 feet along said North line of Section 15 to the point of beginning. Excepting therefrom that portion of the above described easement which lies within the right-of-way for the Burlington Northern Railroad, Crow Wing County, Minnesota

WHEREAS, the Planning and Zoning Commission has reviewed the request at a duly called a Public Hearing on June 11, 2024, which was tabled without discussion to July 9, 2024, and recommends approval, and;

WHEREAS, the City Council considered the Planning and Zoning Commission recommendation at their July 16, 2024 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 Ryan 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 July 9, 2024. 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 fall within the 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 May 24, 2024, and revised plans on June 19, 2024, June 21, 2024, and June 25, 2024, except as amended by this resolution, based on the finding that all applicable subdivision standards have been met.
2. Approval of the preliminary and final plat shall be contingent upon approval of conditional use permits for Open Storage Accessory to a Principal Use.
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. A building permit is required prior to beginning any new construction.
5. No building permits shall be issued until the final plat, agreements, and easements are filed and recorded with Crow Wing County.
6. **Prior to Issuance of Building Permits**, the applicant shall:
 - a. Revise plans pursuant to Resolution 2024-066.
7. 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 16th day of July, 2024.

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal