

**Hinckley City Council Meeting**  
July 8, 2025

Findings of Fact  
For Linda Ledoux Minor Subdivision Request  
(PID 40.5134.000)

1. Linda Ledoux is the Applicant for the minor subdivision request of the property identified by PID number 40.5134.000 located at 308 1<sup>st</sup> Street NW.
2. The proposed subdivision request would increase the lot width of the property by twenty feet by purchasing property from the neighboring property to the east (304 1<sup>st</sup> Street NW).
3. The property is currently zoned One Family Dwelling District (R-1) and contains a single-family home.
4. No zoning change is requested.
5. The subdivision ordinance allows the City to exempt the subdivider from complying with certain requirements of the ordinance after submission of a Certificate of Survey by a registered land surveyor, and the resulting property lines will not be in violation of the subdivision or zoning ordinances.
6. A Certificate of Survey prepared by a registered Land Surveyor has been submitted for review showing the existing property boundaries and proposed minor subdivision.
7. The parcels resulting from this minor subdivision each meet the current requirements of the zoning ordinance for minimum lot size and area, and each proposed parcel meets the minimum frontage requirements on a public road.
8. The Certificate of Survey indicates that the existing home on the lot will meet current setback requirements of the zoning ordinance if the subdivision request is approved.
9. The City Code allows only one minor subdivision of a property per calendar year.
10. The proposed subdivision appears to meet the goals and objectives of the Comprehensive Plan.

**RECOMMENDATION TO THE CITY COUNCIL**

The recommendation to the City Council, based on currently available information, is as follows:

1. Recommend that the City Council approve the minor subdivision of the property identified by PID 40.5134.000, based on the fact that the request appears to meet the

goals and objectives of the Comprehensive Plan and City Code with the following conditions:

1. The Applicant shall be responsible for recording the subdivision with Pine County within one year of approval.
  2. The City shall not approve any additional Minor Subdivision of the property within one year of this approval as stated in the City Code.
  3. The subdivision recorded with Pine County shall be in conformance with the Certificate of Survey by Hancock Surveying dated June 24, 2025 and submitted with the Minor Subdivision application reviewed by the City.
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2. This recommendation is based on the above stated findings of fact.