

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY**

RESOLUTION 2025-47

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE DALTON
RIVER VILLAS DEVELOPMENT FOR THE CONSTRUCTION OF A PUBLIC ROAD
WITHIN THE RUM RIVER MANAGEMENT DISTRICT**

WHEREAS, the applicant, Meadow Creek Construction, applied for approval of a preliminary plat on August 21, 2025 for the property legally described in Exhibit A; and

WHEREAS, the plat includes the extension of Woodbine St NW, a public road, to serve 16 lots on the property; and

WHEREAS, the site is located in the Urban Rum River Management district; and

WHEREAS, City Code 10-82-5B and MN Statute consider public roads to be special uses and require a CUP for their construction; and

WHEREAS, on October 6, 2025, after published and mailed notice in accordance with Minnesota Statutes and the City Code, the City Council held a public hearing, at which time all persons desiring to be heard concerning this application were given the opportunity to speak thereon; and

WHEREAS, on September 17, 2025, the Planning Commission recommended approval of the requested Conditional Use Permit on a vote of 4-1; and

WHEREAS, the City Council of the City of St. Francis on October 6, 2025, considered the requested Conditional Use Permit and how it might affect public health, safety, or welfare and found that the project will not negatively impact the public health, safety, or welfare.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Francis hereby approves the requested Conditional Use Permit for the construction of a public road within the Rum River Management District based on the following findings of fact:

1. The proposed development is consistent with the City's Comprehensive Plan. The applicant is proposing to use this land primarily for residential development. The proposed public roads provide access to 16 of the proposed lots.
2. The proposed public road meets the environmental criteria for a CUP as established in Minnesota Rules 6105.0200.
3. The proposed public road has been designed to minimize the street's impact on the surrounding area, including avoiding steep slopes, existing vegetation, and soils with high erosion potential to the maximum extent possible.
4. The proposed street has been designed to meet City standards.

BE IT FURTHER RESOLVED that approval of the Conditional Use Permit for the construction of public roads in the Rum River Management District shall be subject to the following conditions:

1. Approval of this request is subject to the approval of the related land use and subdivision requests pertaining to the Dalton River Villas project.
2. All items pertaining to public roads listed in the City Engineer's Dalton River Villas Preliminary Plat memo dated September 9, 2025 shall be addressed to the satisfaction of the City Engineer prior to recording of the CUP.
3. Applicant shall adhere to all vegetative requirements listed in the City's Urban Rum River Management District and MN State Rules Chapter 6105.
4. Applicant shall adhere to the road construction methods listed in MN State Rules 6105.0200 subp. 4.
5. The applicant shall be responsible for all costs associated with the Conditional Use Permit application.
6. All fees and financial obligations shall be received by the City prior to the releasing of the Conditional Use Permit for recording.
7. The applicant shall record the Conditional Use Permit with the County Recorder in accordance with Section 10-31-03 of the City Code.

Approved and adopted by the City Council of the City of St. Francis on the 6th day of October, 2025.

Mark Vogel, Mayor

Attest: Jennifer Wida, City Clerk

Dated

DRAFTED BY:

HKGi

800 Washington Ave N, Suite 207
Minneapolis, MN 55401

EXHIBIT A

Legal Descriptions

PARCEL 1

That part of the following described property:

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 1254.00 feet to the point of beginning; thence continuing South 00 degrees 32 minutes 18 seconds East, along said west line, a distance of 791.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST.FRANCIS AUDITOR'S PLAT, according to the recorded plat thereof, said north line also being the north line of the south 593.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 3727.21 feet more or less to the west bank of the Rum River, thence northwesterly along said west bank to the intersection of said west bank with a line bearing North 89 degrees 56 minutes 37 seconds East, parallel with the north line of said Northwest Quarter, from the point of beginning, thence South 89 degrees 56 minutes 37 seconds West a distance of 1413.09 feet more or less to the point of beginning.

EXCEPTING PARCEL 2

That part of the above described property lying within the following described parcel:

That part of the Northwest Quarter of Section 32, Township 34, Range 24, in Anoka County, Minnesota, described as follows:

Commencing at a point on the West line of said Northwest Quarter, distant 891 feet South of the Northwest corner of said Northwest Quarter; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet to the point of beginning of land to be described; thence continue Easterly on same described line a distance of 111 feet; thence South and parallel with the West line of said Northwest Quarter a distance of 395.5 feet; thence Westerly and parallel with the North line of said Northwest Quarter a distance of 411 feet to the West line of said Northwest Quarter; thence North on the West line of said Northwest Quarter a distance of 207.1 feet; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet; thence North and parallel with the West line of said Northwest Quarter a distance of 188.4 feet to the point of beginning, Anoka County, Minnesota.

ALSO EXCEPTING PARCEL 3

The west 344.00 feet of the north 150.00 feet of the south 743.40 feet of said Northwest Quarter of Section 32.

ALSO EXCEPTING PARCEL 4

That part of the above described property lying within a distance of 50.00 feet easterly and 50.00 feet westerly of the line described in Parcel No. 14 of the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota.

ALSO EXCEPTING PARCEL 5

That part of the above described property lying within Minnesota Department of Transportation Right of Way Plat Nos. 02-28 and 02-29, filed as Document Nos. 1670395 & 1670396 in the office of the County Recorder, Anoka County, Minnesota.

Lying easterly of the following described line:

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 2045.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST.FRANCIS AUDITOR'S PLAT, according to the recorded plat thereof, said north line also being the north line of the south 593.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 1357.99 feet to the intersection of said north line with the easterly right of way line of Ambassador Boulevard NW per the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota and the point of beginning of the line to be described; thence 153.07 feet along said easterly right of way line on a non-tangential curve concave to the west, having a radius of 1195.92 feet, a central angle of 07 degrees 20 minutes 01 second and a chord bearing of North 10 degrees 16 minutes 17 seconds West; thence continuing along said westerly right of way line, North 13 degrees 56 minutes 18 seconds West, tangent to the last described curve, a distance of 656.46 feet to the north line of the above described property and said line there terminating.

(Reserved for Recording Data)

CONDITIONAL USE PERMIT FOR THE BLUFFS OF RUM RIVER

1. **PERMIT.** Subject to the terms and conditions set forth herein, the CITY OF ST. FRANCIS hereby grants a Conditional Use Permit to allow the construction of public roads within the Rum River Management District.
2. **PROPERTY.** This Conditional Use Permit is for the property legally described in Exhibit A.
3. **CONDITIONS.** This Conditional Use Permit is issued subject to construction in accordance with the approved plans submitted with the application and the following conditions:
 - A. Applicant shall adhere to all vegetative requirements listed in the City's Rum River Management District and MN State Rules Chapter 6105.
 - B. Applicant shall adhere to the road construction methods listed in MN State Rules 6105.0200 subp. 4.
4. **TERMINATION OF PERMIT.** The City may revoke the permit following a public hearing for violation for the terms of this permit.
5. **LAPSE.** If within one (1) year of the issuance of this Conditional Use Permit the applicant fails to implement such approvals and fulfill each and every condition attached thereto, this permit shall be null and void.
6. **CRIMINAL PENALTY.** Both the owner and any occupant of the subject property are responsible for compliance with this Conditional Use Permit. Violation of the terms of this Conditional Use Permit is a criminal misdemeanor.
7. **RECORDING.** This Conditional Use Permit shall be recorded by the City against the title to the Property.

Dated: _____

CITY OF ST. FRANCIS

BY: _____
Mark Vogel, Mayor

(SEAL)

AND _____
Jenni Wida, City Clerk

STATE OF MINNESOTA)
 : ss
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 6th day of October, 2025, by **Mark Vogel**, Mayor, and by **Jenni Wida**, City Clerk, of the **CITY OF ST. FRANCIS**, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by the City Council.

Notary Public

[Notary Seal]

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