

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

RESOLUTION 2025-28

**A RESOLUTION APPROVING THE FINAL PLAT AND PLANS FOR THE 8TH
ADDITION OF THE RIVERS EDGE SUBDIVISION**

WHEREAS, the applicant, Dale Willenbring on behalf of St. Francis Land Development LLC, has requested final plat approval for the 8th Addition of the Rivers Edge subdivision; and

WHEREAS, the property is legally described as Outlot A, Rivers Edge 2nd Addition and Outlot A, Rivers Edge 5th Addition; and

WHEREAS, the PUD Development Plan and preliminary plat were approved by the City Council on October 17, 2022; and

WHEREAS, the final plat and final plans are in substantial conformance with the approved PUD Development Plan and preliminary plat; and

WHEREAS, the City Council of the City of St. Francis on May 5, 2025, considered the final plat and final plan documentation.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Francis hereby approves the final plat and associated documents for the 8th Addition of the Rivers Edge subdivision based on the following findings of fact:

1. The proposed final plat is consistent with the Comprehensive Plan and conforms to the City subdivision code with conditions.
2. The proposed plans for the 8th Addition are in substantial conformance with the approved PUD Development stage plan and preliminary plat with conditions.

BE IT FURTHER RESOLVED that the approval of the final plat and plans for the 8th Addition of Rivers Edge shall be subject to the following conditions:

1. Build out of the Rivers Edge PUD shall be in accordance with all applicable conditions of the PUD Development Plan approval.
2. All conditions listed in the Engineer's Memo dated April 29, 2025 shall be satisfied.
3. New drainage and utility easements meeting Code requirements are established by the approved final plat.
4. Applicant shall execute and submit a Development Agreement with terms acceptable to the City Attorney.
5. All necessary permits as may be applicable must be provided to the City before activity begins and/or before building permits are issued for individual lots.

6. The applicant shall be responsible for all costs associated with the final plat application.
7. All fees and financial obligations shall be received by the City prior to the releasing of the final plat for recording.
8. The applicant shall record the final plat and plans with the County Recorder following the procedure specified in City Code section 11-36-05.

Approved and adopted by the City Council of the City of St. Francis on the 5th day of May, 2025.

Mark Vogel, Mayor

Attest: Jenni Wida, City Clerk

Dated

DRAFTED BY:

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