

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

RESOLUTION 2025-33

A RESOLUTION CONDITIONALLY APPROVING THE REVISED FINAL PLAT AND FINAL 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 and approved the same; and

WHEREAS, with the consent of JPB Land LLC, St. Francis Land Development LLC, seeks to convey the property to JPB Land LLC; and

WHEREAS, with the consent of JPB Land LLC, St. Francis Land Development LLC seeks for the final plat and development agreement to be revised and approved in the name of JPB Land LLC; and

WHEREAS, with the consent of JPB Land LLC, St. Francis Land Development LLC seeks for the City of St. Francis to approve the revised final plat and development agreement in the name of JPB Land LLC conditioned upon the terms and conditions specified herein.

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

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

BE IT FURTHER RESOLVED that the approval of the revised final plat and final 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 timely satisfied.
3. Applicant shall have executed by JPB Land LLC and submit a development agreement with terms acceptable to the City Attorney.
4. 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.
5. The applicant shall be responsible for all costs associated with the final plat application.
6. All fees and financial obligations shall be received by the City prior to the releasing of the final plat for recording.
7. The applicant shall record the final plat and plans with the County Recorder following the procedure specified in City Code section 11-36-05.
8. That upon approval of this resolution and no breach by applicant of any requirement herein, the City of St. Francis will, promptly after delivery to the City of St. Francis, execute the final plat and development agreement and deliver the same to CHB Title, LLC, pursuant to an instruction letter, to be held in trust, pending receipt and approval prior to any such conveyance, by the City of St. Francis, of a copy of a letter of credit consistent with the requirements of the development agreement and confirmation from CHB Title, LLC as to receipt of the original letter of credit being held in trust by CHB Title, LLC. Upon both production to the City of St. Francis of a copy of a fully executed deed conveying the property to JPB Land LLC, and the original letter of credit, CHB Title shall be authorized to record the final plat and development agreement. In the event that within 180 days hereof, the property is not conveyed to JPB Land LLC and the letter of credit is not received by the City of St. Francis, the original revised final plat and original development agreement shall be returned to the City of St. Francis by CHB Title, LLC and this conditional approval shall automatically terminate.

Approved and adopted by the City Council of the City of St. Francis on the ____ day of July, 2025.

Mark Vogel, Mayor

Attest: Jenni Wida, City Clerk

Dated