

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

RESOLUTION 2025-41

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE BLUFFS
OF RUM RIVER DEVELOPMENT FOR THE CONSTRUCTION OF PUBLIC ROADS
WITHIN THE RUM RIVER MANAGEMENT DISTRICT**

WHEREAS, the applicant, The Bluffs of Rum River, LLC, applied for approval of a preliminary plat amendment on June 20, 2025 for the property legally described in Exhibit A; and

WHEREAS, the amended plat includes the creation of two additional public roads, listed as Public Street N-S and Public Street E-W on the plat; 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 July 16, 2025, after published and mailed notice in accordance with Minnesota Statutes and the City Code, the Planning Commission 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 July 16, 2025, the Planning Commission unanimously recommended approval of the requested Conditional Use Permit; and

WHEREAS, the City Council of the City of St. Francis on August 4, 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 public roads 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 the proposed lots.
2. The proposed public roads meet the environmental criteria for a CUP as established in Minnesota Rules 6105.0200.
3. The proposed public road has been designed to minimize the streets' 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 streets have been designed to meet City standards.

5. The proposed streets will meet the needs of the traffic generated by The Bluffs of Rum River development.

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 concurrent approval of the related land use and subdivision requests pertaining to The Bluffs of Rum River project.
2. The granting of this approval is conditioned upon the MnDNR's approval of the project.
3. All items pertaining to public roads listed in the City Engineer's The Bluffs of Rum River Preliminary Plat memo dated July 8, 2025 shall be addressed to the satisfaction of the City Engineer prior to recording of the CUP.
4. Applicant shall adhere to all vegetative requirements listed in the City's Rum River Management District and MN State Rules Chapter 6105.
5. Applicant shall adhere to the road construction methods listed in MN State Rules 6105.0200 subp. 4.
6. 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.
7. The applicant shall be responsible for all costs associated with the Conditional Use Permit application.
8. All fees and financial obligations shall be received by the City prior to the releasing of the Conditional Use Permit for recording.
9. 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 4th day of August, 2025.

Mark Vogel, Mayor

Attest: Jenni Wida, City Clerk

Dated

DRAFTED BY:

HKGi

800 Washington Ave N, Suite 207
Minneapolis, MN 55401

EXHIBIT A

Legal Descriptions

Parcel A:

The West half of the Southwest Quarter (W 1/2 of SW 1/4), Section 29, Township 34, Range 24; the East half of the Southwest Quarter (E 1/2 of the SW 1/4) of Section 29, Township 34, Range 24, except that part described as follows:

That part of the E 1/2 of the SW 1/4 described as follows:

Commencing at the Southeast corner of the East half of the Southwest Quarter (E 1/2 of SW 1/4) and proceeding thence North on the East line of the East half of the Southwest Quarter (E 1/2 of SW 1/4); to the center line of the Rum River, a natural waterway; and proceeding thence Southwesterly along the center line of the Rum River to the West line of the East half of the Southwest Quarter E 1/2 of SW 1/4) and proceeding thence South on the West line to the Southwest corner of the East half of the Southwest (E 1/2 of SW 1/4); thence East on the South line of the East half of the Southwest Quarter (E 1/2 of SW 1/4) to the point of commencement.

EXCEPT Parcel 30 of Minnesota Department of Transportation Right-of-Way Plat No. 02-27.

Parcel B:

The North 4 acres of that part of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4), Section 29, Township 34, Range 24, Anoka County, Minnesota, that lies West of the Rum River.

Parcel C:

That part of the Southeast Quarter of Section 29, Township 34, Range 24, lying West of the Rum River, except the North 4 acres, Anoka County, Minnesota.

(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 following 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 4th day of August, 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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