

**CITY OF LAKE ELMO  
WASHINGTON COUNTY  
STATE OF MINNESOTA**

**RESOLUTION NO. 2018-056**

*A RESOLUTION APPROVING A FINAL PLAT FOR EASTON VILLAGE 4<sup>TH</sup> ADDITION*

**WHEREAS**, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, Chase Development, 2140 West County Road 42, Burnsville, MN has submitted an application to the City of Lake Elmo (“City”) for a Final Plat for Easton Village 4<sup>th</sup> Addition Final Plat, a copy of which is on file in the City of Lake Elmo Planning Department; and

**WHEREAS**, the Easton Village Sketch Plan was reviewed by the Planning Commission on January 7, 2014 and approved by City Council on February 5, 2014; and

**WHEREAS**, the City approved the Easton Village Preliminary Plat subject to 21 conditions; and

**WHEREAS**, the proposed Easton Village 4<sup>th</sup> Addition includes 24 single family residential lots within the Easton Village 217 unit residential development; and

**WHEREAS**, the Lake Elmo Planning Commission reviewed the Easton Village 4<sup>th</sup> Addition Final plat at its April 23, 2018 meeting; and

**WHEREAS**, the Lake Elmo Planning Commission adopted a motion recommending approval of the Final Plat subject to 10 conditions of approval; and

**WHEREAS**, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Final Plat as part of a memorandum to the City Council for its May 15, 2018 meeting; and

**WHEREAS**, the City Council reviewed the Easton Village 4<sup>th</sup> Addition Final Plat at its meeting held on May 15, 2018 and made the following findings:

- 1) That all the requirements of City Code Section 153.07 related to the Final Plan and Final Plat have been met by the Applicant.
- 2) That the proposed Final Plat for Easton Village consists of the creation of 24 single-family detached residential structures.

- 3) That the Easton Village 4<sup>th</sup> Addition Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 15, 2014 and as amended and approved on June 21, 2017.
- 4) That the Easton Village 4<sup>th</sup> Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Easton Village 4<sup>th</sup> Addition Final Plat complies with the City's Urban Low Density Residential zoning district regulations.
- 6) That the Easton Village 4<sup>th</sup> Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances with the exception of issues identified in the April 23, 2018 Staff report to the Planning Commission.
- 7) That the Easton Village 4<sup>th</sup> Addition Final Plat complies with the City's subdivision ordinance.
- 8) That the Easton Village 4<sup>th</sup> Addition Final Plat is generally consistent with the City's engineering standards with the exception of necessary plan revisions outlined by the City Engineer in his review comments to the City dated April 16, 2018.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council does hereby approve the Easton Village 4<sup>th</sup> Addition Final Plat subject to the following conditions:

- 1) Final grading, drainage, and erosion control plans, sanitary and storm water management plans, landscape plans, and street and utility construction plans shall be reviewed and approved by the City Engineer and applicable Staff prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in the memorandum addressing Easton Village 4<sup>th</sup> Addition Final Plat and Construction Plan Review dated April 16, 2018 in the memo shall be incorporated into these documents before they are approved.
- 2) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements for the Easton Village 4<sup>th</sup> Addition Final Plat with financial guarantees therefore.
- 3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to its execution by City Officials.
- 4) The City shall receive copies of fully executed temporary easements using the City standard easement agreement form for the temporary cul-de-sac and utility extensions, revised temporary street connection to Village Parkway over new outlots, and for a drainage and utility easement for the storm sewer to be constructed on Outlot H from CBMH 107 to existing structure E3.

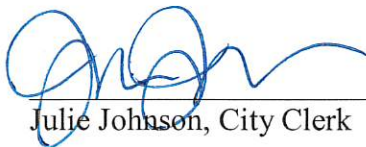
- 5) A Landscape License Agreement shall be executed for the maintenance of commonly held HOA and City outlots and right-of-ways prior to release of the final plat by City Officials.
- 6) The applicant shall provide a disclosure statement to all first homeowners in the development advising of the airport and associated over-flights as well as its proximity to the railroad and associated noise and vibration.
- 7) All builders shall be encouraged to incorporate interior noise reduction measures into single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide.
- 8) The developer shall provide copies of the Northern Natural Gas permits to the City and shall abide by any conditions of approval as listed in permits issued by Northern Natural Gas to perform construction work over the gas line that runs from north to south across this site.
- 9) Removal and reconstruction of the temporary road access from 34<sup>th</sup> Street North to the Village Parkway must be completed prior to the release of any building permit. This temporary access shall be maintained until a permanent secondary access street is constructed with future phases of the development. Lot 13, Block 3 shall be platted as an outlot owned by the developer with a temporary road access easement granted to the City.
- 10) All development improvements, including the construction of the proposed temporary cul-de-sac at the north end of Lilac Avenue North, shall be constructed.

Passed and duly adopted this 15<sup>th</sup> day of May, 2018 by the City Council of the City of Lake Elmo, Minnesota.



Mike Pearson, Mayor

ATTEST:

  
Julie Johnson, City Clerk