

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

**RESOLUTION NO. 2006-038**

**A RESOLUTION APPROVING THE OPEN SPACE PRESERVATION  
DEVELOPMENT STAGE PLAN, PRELIMINARY PLAT, AND  
CONDITIONAL USE PERMIT OF HIDDEN MEADOWS OF LAKE ELMO.**

**WHEREAS**, on the 30<sup>th</sup> day of June, 2005, Pat Kinney of Hidden Meadows Development, LLC (“Applicant”) submitted a completed application requesting that the City of Lake Elmo approve an Open Space Preservation Development Concept Plan for a residential subdivision on 69.68 acres of a 108.62 acre parcel; AND

**WHEREAS**, on the 25<sup>th</sup> day of July, 2005, at a public hearing, the Lake Elmo Planning Commission reviewed the Concept Plan, the City Planner’s reports and comments, the comments of the Applicant and the Applicant’s representatives, and recommended approval of the Concept Plan; AND

**WHEREAS**, on the 20<sup>th</sup> day of September, 2005, the Lake Elmo City Council reviewed changes to the Concept Plan, the City Planner’s reports and comments dated September 6, 2005, the comments of the Applicant and the Applicant’s representatives, and recommended approval of the Concept Plan.

**WHEREAS**, on the 27<sup>th</sup> day of March, 2006, at a public hearing, the Lake Elmo Planning Commission reviewed the Development Stage Application, the City Planner’s reports and comments, the comments of the Applicant and the Applicant’s representatives, and recommended approval of the OP Development Stage Application, Conditional Use Permit, and Preliminary Plat of HIDDEN MEADOWS OF LAKE ELMO based upon the following Findings:

1. The OP Development Stage Plan and Preliminary Plat are generally compliant with the approved OP Concept Plan, and condition of Concept Plan approval.
2. The Development Stage Plan is compliant with the standards of Section 301 of the City Code (Open Space Development).
3. The Preliminary Plat and preliminary construction plans are compliant with Section 400 of the City Code (platting).
4. The Conditional Use Permit complies with the pertinent findings required by Section 300.06 of the City Code.


And subject to the following Conditions:

1. Compliance with the recommendations/requirements of the City Engineer.
2. Compliance with the recommendations/requirements of the Valley Branch Watershed District as found to be appropriate by the City Engineer.

3. Trail setback to the Ziertman property be increased and screening be considered in the Landscape Plan.
4. Confirm drainfield setback is to be 100' feet from property line.
5. Provide size and delineation of the alternate drainfield.
6. Secondary drainfield have the appropriate easement for trail use.
7. A trail easement be added to the proposed watermain easement.

**NOW, THEREFORE, BE IT RESOLVED** that the Lake Elmo City Council hereby approves the Open Space Development Stage Plan, Preliminary Plat, and Conditional Use Permit for HIDDEN MEADOWS OF LAKE ELMO, as illustrated on the Preliminary Plat prepared by Kimley-Horn and Associates, Inc., dated March 3, 2006.

**ADOPTED**, by the Lake Elmo City Council on the 18<sup>th</sup> day of April, 2006.



Dean A. Johnston, Mayor

ATTEST:



Martin Rafferty, City Administrator