

**08-15-2023**

**City Council Regular Meeting  
Supplemental Packet**

**City of Afton**  
**3033 St. Croix Trl, P.O. Box 219**  
**Afton, MN 55001**

# **Meeting Date August 15, 2023**

## **Council Action Memo**

To: Mayor Palmquist and City Council Members

From: Ron Moorese, City Administrator

Date: August 10, 2023

Re: Capital Enterprise LLC Rolling Hills Meadow Subdivision Final Plat at 4857 Manning Avenue South  
– **Resolution 2023-33**

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The Council, at its July 18, 2023 meeting approved the Capital Enterprise LLC Preliminary Plat for the Rolling Hills Meadow Subdivision. The Final Plat for the subdivision has been submitted and has been reviewed by the City Engineer to ensure it is consistent with the approved Preliminary Plat. The Council may now consider the approval of the Final Plat. A resolution of approval is attached for the Council's consideration.

### **Council Action Requested**

**Motion regarding the adoption of Resolution 2023-33 approving the Capital Enterprise Final Plat for the Rolling Hills Meadow subdivision.**

**RESOLUTION 2023-33**

CITY OF AFTON  
WASHINGTON COUNTY, MINNESOTA

**A RESOLUTION APPROVING THE CAPITAL ENTERPISE LLC FINAL PLAT FOR THE ROLLING MEADOW RIDGE SUBDIVISION AT 4857 MANNING AVE SOUTH**

**WHEREAS**, Capital Enterprises LLC has made application for final plat approval to subdivide a 67 acre site into 4 residential lots called Rolling Meadow Ridge; and

**WHEREAS**, the submitted Final Plat has been determined to be consistent with the approved Preliminary Plat.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Afton does hereby approve the Rolling Meadow Ridge Final Plat, with the following Findings of Fact and Conditions:

**FINDINGS:** Based upon review of the application and evidence received, the Afton City Council now makes the following findings of fact:

1. The proposed subdivision creates four new parcels, one with an existing home and access on Manning Avenue, and three that will add new dwelling units.
2. The adjacent land is zoned Agriculture.
3. After the subdivision the parcels will comply with the 5-acre minimum lot size within the Agriculture Zoning District.
4. The proposed 32-acre parcel (Lot 2) dwelling unit must be located on the easterly side of the parcel within the easterly quarter-quarter section to comply with the ordinance requirement of 3 dwelling units per quarter-quarter section
5. All lots are suitable for individual sewage treatment systems.
6. No new roads are being built as part of this major subdivision.
7. Because there is currently no public right-of-way for 50<sup>th</sup> Street, the preliminary plat includes the dedication of right-of-way.
8. The Final Plat is consistent with the approved Preliminary Plat.

**Conditions of Approval:**

1. The dwelling unit on lot 2 shall be located within the easterly quarter-quarter section.
2. Prior to the recording of the Final Plat, the applicant shall satisfy the park dedication requirements of the City
3. The following conditions related to sewage treatment systems shall be satisfied:
  - a. A letter from the Washington County Department of Public Health shall be provided to the City which states that soils within the proposed subdivision are suitable for individual sewage treatment systems.
  - b. Permits for individual sewage treatment systems shall be issued by the Washington County Department of Public Health.
  - c. Review of proposed septic designs and final septic permits shall be received from the Washington County Department of Public Health prior to building permit approval.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 15TH DAY OF AUGUST, 2023.**

**SIGNED:**

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Bill Palmquist, Mayor

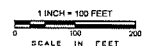
**ATTEST:**

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Ronald J. Moorse, City Administrator

Motion by:  
Second by:  
Nelson:  
Ross:  
Wroblewski:  
Perkins:  
Palmquist:

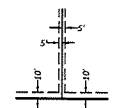
# ROLLING MEADOW RIDGE



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON THE SOUTH LINE OF THE SW 1/4 OF SECTION 30, WHICH IS ASSUMED TO BEAR N88°02'57"W

- LEGEND**
- FOUND COUNTY SECTION CORNER MONUMENT, AS NOTED
  - FOUND ALUMINUM CAP RIGHT OF WAY MONUMENT ON 3/4 INCH IRON BAR, UNLESS NOTED
  - SET 1 INCH OUTSIDE DIAMETER BY 18 INCH IRON PIPE, WEIGHING 1.13 LBS. PER LINEAR FOOT
  - DRAINAGE & UTILITY EASEMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS



MINIMUM FIVE FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 15 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES.

