

**CITY OF ST. PAUL PARK
COUNTY OF WASHINGTON
STATE OF MINNESOTA**

RESOLUTION NO. 1636

**RESOLUTION APPROVING A MINOR SUBDIVISION WITH VARIANCES FOR
GORDON NESVIG AT 8590 GREY CLOUD ISLAND DRIVE**

WHEREAS, Gordon Nesvig (the “Applicant”) has made a request to the City of St. Paul Park (the “City”) to divide property with variances and a conditional use permit at 8590 Grey Cloud Island Drive (the “Property”); and

WHEREAS, the Applicant is seeking to divide a 20 acre parcel into lots approximately 15 and 5 acres in size to create a second buildable parcel on septic and well for an additional single family residence; and

WHEREAS, the Applicant is seeking variances from Sections 62-8, 62-11 (b), and 74-391 (2) regarding the creation of new parcels without road frontage as the Applicant is seeking to divide a parcel without road frontage into two parcels also lacking frontage; and

WHEREAS, the Property is legally described in Exhibit A; and

WHEREAS, the Applicant originally made a request to place a house within the bluff and river setback but withdrew said requests; and

WHEREAS, the property is zoned R-1, Single Family Residential, lies within the River District, and is guided for a Critical Area Residential land use in the Comprehensive Plan; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on October 12, 2020 which was subsequently tabled to request was subsequently tabled to November 9, 2020 and February 8, 2021; and

WHEREAS, the City Council has the request and makes the following findings of fact:

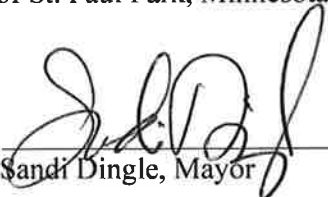
1. The proposed subdivision is consistent with the Comprehensive Plan as it is in an area pending urbanization.
2. The proposed variances are consistent with the City’s variance review criteria.
3. The Applicant is the owner of the property situated between the Property and the right-of-way for which it derives access.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Paul Park approved the Applicant's request with the following conditions:

1. The shared driveway shall be placed within an easement with a shared drive maintenance agreement for the mutual benefit of the two properties.

2. All new construction on the lots shall meet the minimum standards of the River District including setbacks to the river and bluff.
3. The septic systems shall be reviewed and approved by Washington County.
4. The Applicant shall dedicate cash-in-lieu of parkland dedication in the amount of \$500 prior to the issuance of the building permit.

ADOPTED by the City Council of the City of St. Paul Park, Minnesota this 19th day of April 2021.


Sandi Dingle, Mayor

ATTEST:


Julie Pelton, City Clerk

Attached:

Exhibit A – Legal Description

Exhibit B – Subdivision Plan

EXHIBIT A – LEGAL DESCRIPTION

Government Lot Three (3), Section Fourteen (14);

The Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) of Section Twenty-four (24) EXCEPT that part lying on Grey Cloud Island, consisting of ten (10) acres, more or less;

The Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section 13;

The Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) of Section 13;

That part of the Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4) of Section 13, lying Westerly of the centerline of Washington County Highway 75, EXCEPT that part described as follows, to-wit: Beginning at the intersection of the East and West Quarter line of Section 13 with the centerline of Washington County Highway 75, which intersection is 615.5 feet East of the Northwest corner of said Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4); thence South 7 degrees East along said centerline of Washington County Highway 75, 304 feet; thence South 87 degrees West, 399.72 feet; thence North 7 degrees West, 325.9 feet, more or less, to the East and West Quarter line of said Section 13; thence East along the said East and West Quarter line to the point of beginning;

That part of the North Half of the Southeast Quarter (N 1/2 of SE 1/4) of Section 13 lying Easterly of the centerline of the BNSF Railway Company Railroad (formerly known as the Chicago, Burlington & Quincy Railroad), subject to railroad easement over the Westerly 50 feet thereof which lies adjacent to said centerline.

All in Township Twenty-seven (27) North, Range Twenty-two (22) West, Washington County, Minnesota.

EXHIBIT B – MINOR SUBDIVISION PLAN

