

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

**RESOLUTION NO. 1647**

**A RESOLUTION APPROVING A FINAL PLAT  
FOR PULLMAN TWIN HOMES**

**WHEREAS**, Twin Cities Habitat For Humanity (the "Applicant") has made an application for a final plat referred to as Pullman Twin Homes (the "Property") within the City of St. Paul Park (the "City"); and

**WHEREAS**, the Property is legally described as Lot 15, except the East 12.5 feet thereof, and all of Lots 16 through 23, Block 95, Division No. 2, St Paul Park, Washington County, Minnesota; and

**WHEREAS**, the Property was subject to a preliminary plat approval from the St. Paul Park City Council in Resolution No. 1644 on June 21, 2021 to allow for platting into 6 two family unit lots; and

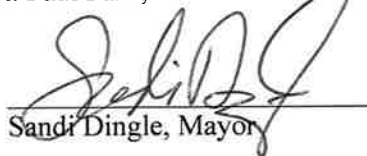
**WHEREAS**, the St. Paul Park Planning Commission reviewed the final plat on July 12, 2021 and recommended approval of the request; and

**WHEREAS**, the City Council of the City of St. Paul Park reviewed the final plat on August 2, 2021 and found that the proposed final plat is generally consistent with the approved preliminary plat; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of St. Paul Park hereby approves the final plat and final plat set based on the submission dated July 15, 2021 with the following conditions to be fulfilled prior to the recording of the final plat:

1. Ordinance No. 754 establishing the Planned Unit Development District shall be placed into effect.
2. A Developer's Agreement shall be required to be executed to define ownership and maintenance responsibilities of the public and private improvements and required securities with the final plat. Execution of the DA and provision of all required securities shall be provided by the applicant prior to city signatures on the final plat mylars. The public and private improvements shall be constructed by the applicant. The watermain and sanitary sewer shall be owned and maintained by the city. The sanitary sewer and water services shall be privately owned and maintained.
3. The applicant shall be responsible for all permits from any applicable regulatory agencies, including but not limited to MPCA sanitary sewer extension permit and MDH watermain extension permit. Proof of all permit issuances shall be provided to the city prior to first building permit issuance.
4. The applicant shall submit with the final plans and building permit application an Erosion and Sediment Control Plan and SWPPP for review and approval prior to building permit issuance.
5. Adjustment of water curb stops necessary to match final grades shall be the responsibility of the applicant and shall be completed prior to final building inspection to the satisfaction of the Building Official and the Public Works Department.
6. The applicant shall hold a preconstruction conference meeting with Department of Public Works staff prior to the start of construction. A traffic control and/or detour plan for 5<sup>th</sup> Street during utility connection work and road restoration will be provided to Public Works by the applicant at the preconstruction conference for review and approval.
7. A landscaping/tree replacement plan shall be provided subject to approval by the City Administrator.
8. Maintenance agreements shall be provided subject to approval of the City Attorney.
9. Park dedication shall be provided in the form of cash in lieu of land in the amount of \$12,500.
10. All comments from the City Engineer and City Attorney shall be addressed.

**ADOPTED** by the City Council of the City of St. Paul Park, Minnesota this 2<sup>nd</sup> day of August 2021.

  
Sandi Dingle, Mayor

ATTEST:

  
Julie Pelton, City Clerk