



RESOLUTION 2024-7-7

**CITY OF STACY
CHISAGO COUNTY, MINNESOTA**

**A RESOLUTION APPROVING A MINOR SUBDIVISION
AT 5475 320th STREET**

WHEREAS, Robert R. Cash (“Owner”) owns property at located at 32022 Floral Avenue in Stacy, zoned Rural Residential II; and,

WHEREAS, the existing Subject Parcel is a legally buildable lot of record; and

WHEREAS, James Cash (“Applicant”) has requested a minor subdivision to split the property into two lots; and,

WHEREAS, the Applicant has prepared plans for review and approval, and has submitted these plans to the City in accordance with code; and

WHEREAS, the property is legally described as follows:

The Northwest Quarter of the Northwest Quarter of Sec/ion 29, Township 34, Range 21, Chisago County, Minnesota, EXCEPTING THEREFROM the East 330 feel of the North 660 feel of said Northwest Quarter of /he Northwest Quarter, AND ALSO EXCEPTING THEREFROM /he West 330 feel of the North 660 feel of said Northwest Quarter of the Northwest Quarter.

and,

WHEREAS, the Planning Commission held a duly noticed public hearing on May 21, 2024, and considered the Applicant's submission, the contents of the staff reports, public testimony, and other evidence available to the Commission; and made recommendations for consideration by Council; and

WHEREAS, the City Council subsequently considered on July 9, 2024, the recommendations of Staff and the Planning Commission, the Applicant's submissions, the contents of the staff report, public testimony, and other evidence available to the Council;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Stacy hereby approves a Minor Subdivision for the property at 5475 320th Street as described in the Applicant’s submitted materials and the Certificate of Survey from LHB dated 06/27/2024, with the following findings of fact:

Findings of Fact for Approval of Minor Subdivision

- 1) Rober R. Cash (Applicant) owns the property at 5475 320th Street in Stacy, Minnesota, legally described as:

The Northwest Quarter of the Northwest Quarter of Section 29, Township 34, Range 21, Chisago County, Minnesota, EXCEPTING THEREFROM the East 330 feet or the North 660 feet of said Northwest Quarter of the Northwest Quarter, AND ALSO EXCEPTING THEREFROM the West 330 feet of the North 660 feet of said Northwest Quarter of the Northwest Quarter.

- 2) The Applicant has applied for a Minor Subdivision under the Stacy Subdivision Code, Section 106.B, which allows conveyance of a lot split of two parcels by metes and bounds description if one parcel is at least 2-1/2 acres in size and the second parcel is at least 20 acres in size.
- 3) The proposed Minor Subdivision results in Parcel A being 10.15 acres in size with a minimum width of approximately 669 feet and Parcel B being 20.04 acres in size with a minimum width of approximately 655 feet, meeting the code standards cited above.
- 4) The proposed Minor Subdivision separates the existing buildings onto Parcel A, with the remainder of vacant farmland in Parcel B.
- 5) There is at last one acre of buildable area on Parcel B.
- 6) Parcel A in the proposed Minor Subdivision has frontage of approximately 671 feet on 320th Street and Parcel B has frontage of approximately 659 feet on Falcon Avenue.
- 7) The request meets the standards for a Minor Subdivision in Section 106.B of the Stacy Subdivision Code.

Council Member Mark Utecht introduced the foregoing resolution and moved its adoption:

The motion for adoption of the foregoing resolution was duly seconded by Council Member Tim Sawatzky and, upon vote being taken thereon, the following voted in favor thereof: Mark Utecht, Tim Sawatzky, Jeff Barrett, Carolyn Cagle, and Dennis Thieling. The following voted against or abstained: None.

Whereupon the resolution was declared duly passed and adopted the 9th day of July, 2024.

PASSED AND ADOPTED by the City Council of the City of Stacy, Minnesota this 9th day of July, 2024.

Mark Utecht, Mayor

ATTEST: _____
Angela Comstock, Deputy City Clerk