

RESOLUTION NO. R2022-050

A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA APPROVING THE FINAL PLAT OF WHISPERING WATERS SECOND ADDITION

WHEREAS, Rod Just (applicant) and KRB Development VIII, LLC (property owner), have made application for Final Plat of Whispering Waters Second Addition; and

WHEREAS, the property is legally described as:

Outlots B,C, D and E, Whispering Waters First Addition, Scott County, Minnesota; and

WHEREAS, notice was provided and on February 4, 2021, the Planning Commission held a public hearing regarding the Preliminary Plat of Whispering Waters, at which time it heard from City Planning staff and invited members of the public to comment; and

WHEREAS, the City Council reviewed the Final Plat of Whispering Waters Second Addition on April 5, 2022; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of Whispering Waters Second Addition is hereby approved subject to the following conditions:

I) The following procedural actions must be addressed/completed prior to the release of the recording of a Final Plat:

- A. Approval of title by the City Attorney.
- B. The execution of a Developer's Agreement, payment of related fees and provision of the necessary financial securities for the public improvements on the site.
- C. The applicant must comply with conditions noted in the Engineering Department memorandum dated March 28, 2022.
- D. The Park Dedication Fee is due in the amount of the current City of Shakopee fee schedule at time of recording of the final plat.
- E. The applicant must work with city staff and/or the property owner north of Outlot C on finding an appropriate solution for the long-term use of Outlot C.

- F. Boulevard trees of acceptable species to the city must be provided in 40' intervals, except in cases of conflicts with utility services and driveways.
- G. Financial security for landscaping is required consistent with City Code requirements.
- H. The applicant provide a cash contribution in an amount acceptable to the Engineering Department for the future construction of the short segment of trail along the Prior Lake Outlet Channel located south of 22nd Avenue in Outlot B.

II. Following approval and recording of the final plat, the following conditions shall apply:

- A. Approval of the final plat does not constitute approval of the submitted plans.

Adopted in regular session of the City Council of the City of Shakopee, Minnesota, held the _____ day of April, 2022.

Mayor

Attest:

City Clerk