

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION #2003-058

A JOINT RESOLUTION OF THE CITY OF NORTHFIELD AND THE TOWNSHIP OF NORTHFIELD ALLOWING THE CITY OF NORTHFIELD TO UNDERTAKE AN ENVIRONMENTAL ASSESSMENT WORKSHEET (EAW) FOR AN UNINCORPORATED AREA OF LAND WITHIN NORTHFIELD TOWNSHIP WHICH IS SCHEDULED FOR ANNEXATION IN 2003

WHEREAS, the City of Northfield and the Township of Northfield desire to accommodate growth in the most orderly fashion; and

WHEREAS, the City of Northfield and the Township of Northfield did adopt a joint resolution for orderly annexation on September 18, 1978 and October 10, 1978, respectively; and

WHEREAS, the City of Northfield has approved a Conceptual Development Plan for the annexation of 78.7 acres submitted by Arcon Development, Inc (the "Developer") and Vernon Koester (the "Property Owner"), which is within the orderly annexation area and is expected to be annexed in March 2003; and

WHEREAS, the City of Northfield and the Township of Northfield desire to allow the environmental assessment process to begin prior to annexation of the property to the City of Northfield, which will provide for timely review and development of the property; and

WHEREAS, the timely development of this property will also benefit the City of Northfield by providing for the construction of the extension of Maple Street through the proposed Arcon development in 2003;

WHEREAS, the Parties hereto desire to enter into the terms of this Joint Resolution;

NOW THEREFORE BE IT RESOLVED by the Township of Northfield (sometimes hereinafter referred to as "the Township") and the City of Northfield (sometimes hereinafter referred to as "the City") as follows:

1. The Township agrees to allow the City of Northfield to be the Responsible Government Unit (RGU) to undertake an environmental assessment through the completion of an Environmental Assessment Worksheet (EAW) of the property proposed for annexation by Arcon Development, Inc (the "Developer") and Vernon Koester (the "Property Owner"), which is legally described as follows:

THE NORTH ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 111, RANGE 19, RICE COUNTY, MINNESOTA.

2. The City shall follow the EAW process proscribed by the Minnesota Environmental Quality Board (Minnesota Rules Chapter 4410 – 4410.7900)
3. The City agrees to provide the Township with the following:
 - a. A copy of the completed EAW for each Town Board Supervisor.
 - b. Notice of the public hearing held by the Northfield Planning Commission to take comments on the EAW.
 - c. A copy of the final staff report and resolution regarding the City of Northfield's findings on the EAW.
4. The EAW process to be undertaken by the City of Northfield as RGU shall be accomplished at no cost to Northfield Township.

Approved by the Township of Northfield 11th day of February, 2003.

TOWNSHIP OF NORTHFIELD

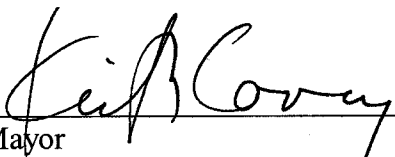
By: William Estem
Town Board Supervisor

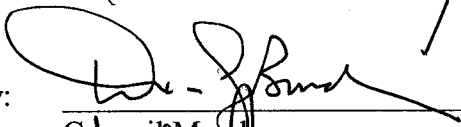
By: Michael Galt
Town Board Supervisor

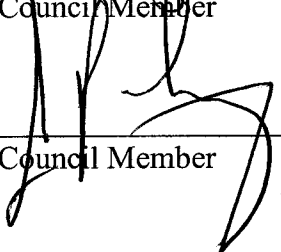
By: Maryann Randolph
Town Board Clerk

Approved by the City of Northfield this 18th day of February, 2003.


CITY OF NORTHFIELD

By: 
Mayor

By: 
Council Member

By: 
Council Member

ATTEST:


Finance Director/ City Clerk

TOTAL AREA: 69 ACRES (EXCLUDING GHOST PLAT)

LAND USE AREAS:

BACK TO BACK TOWNHOMES: 10.6 ACRES
 ROW TOWNHOMES: 16.6 ACRES
 SINGLE FAMILY: 11.8 ACRES
 POND: 2.0 ACRES
 PUBLIC RIGHT-OF-WAY: 13.1 ACRES
 PARK: 13.2 ACRES
 GREENWAY: 1.7 ACRES

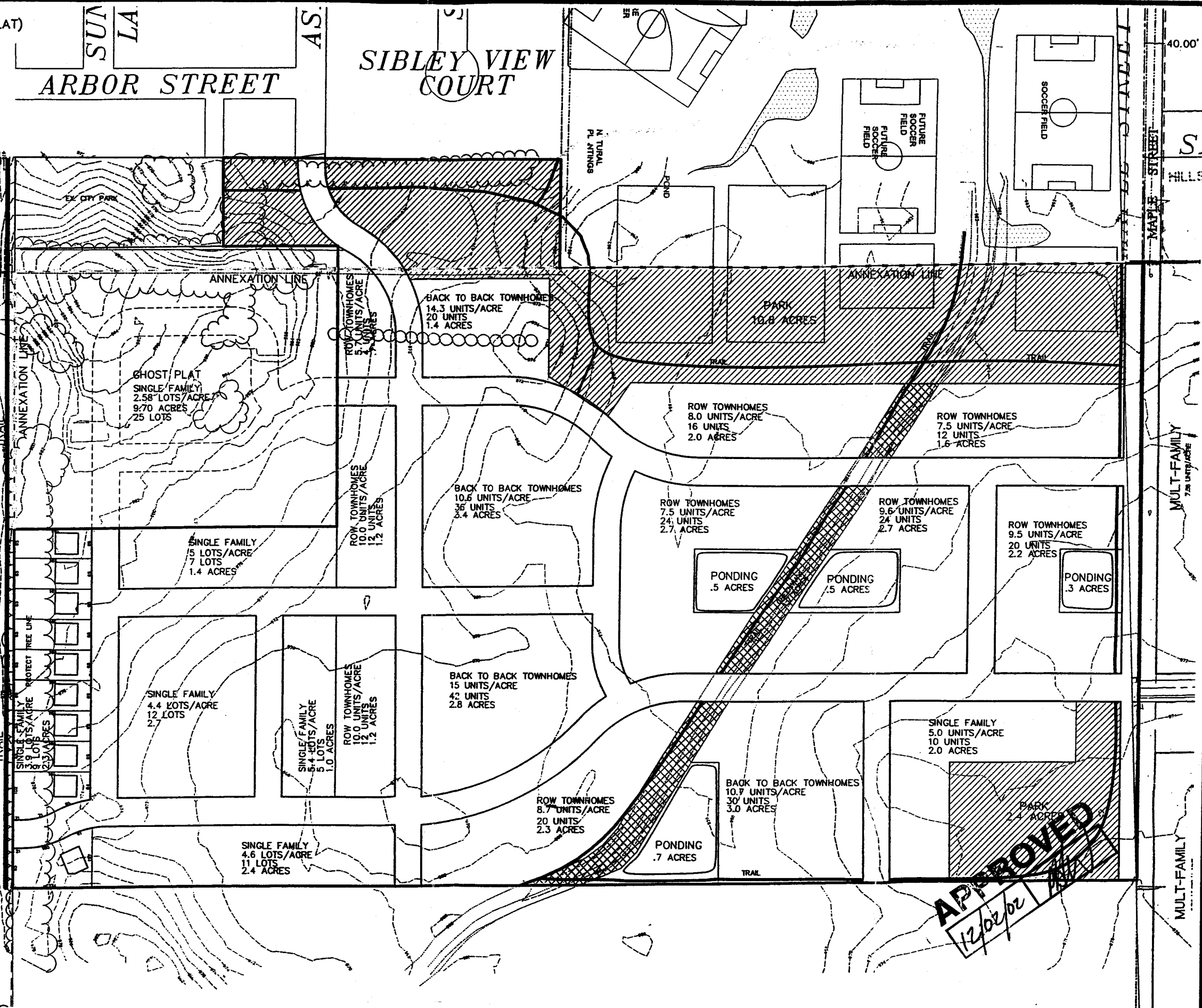
WEST OF GREENWAY:

ROW TOWNHOME UNITS: 88
 BACK TO BACK TOWNHOME UNITS: 98
 SINGLE FAMILY LOTS: 44
 TOTAL UNITS: 230

EAST OF GREENWAY:

TOTAL ROW TOWNHOME UNITS: 56
 BACK TO BACK TOWNHOME UNITS: 30
 SINGLE FAMILY LOTS: 10
 TOTAL UNITS: 96

TOTAL UNITS ON ENTIRE SITE: 326



APPROVED
 12/02/02