

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #17-02-051

RESOLUTION GRANTING TRAIL EASEMENT AND DRAINAGE AND UTILITY EASEMENT VACATION AND FINAL PLAT APPROVAL OF WOODLANDS 8TH ADDITION

WHEREAS, Capstone Homes, Inc. hereafter referred to as “Developer”, properly applied for final plat approval of the following described property located in the City of Ramsey:

Outlot A, Brookfield 2nd Addition

AND

TRACT A:

That part of the North 200 feet of the South 677.6 feet (as measured along the West line) of the Southeast Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, lying West of the East 933 feet (as measured along the North line) of the Southeast Quarter of the Southeast Quarter thereof, Anoka County, Minnesota.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, lying West of the East 933 feet (as measured along the North line of said Southeast Quarter of the Southeast Quarter) thereof and lying North of the South 677.6 feet, as measured along the West line of said Southeast Quarter of the Southeast Quarter, thereof.

EXCEPT THE FOLLOWING THREE PARCELS:

EXCEPTION 1: The east 33.00 feet of Tract A.

EXCEPTION 2: An 80.00 foot strip of land over, under and across Tract A. The center line of said strip of land is described as follows: Commencing at the southwest corner of said Tract A; thence North 00 degrees 25 minutes 01 seconds East, assumed bearing, along the west line of said Tract A, a distance of 203.11 feet to the point of beginning of said center line; thence South 89 degrees 01 minutes 26 seconds East a distance of 87.41 feet; thence southeasterly a distance of 222.37 feet along a tangential curve concave to the southwest having a central angle of 39 degrees 48 minutes 52 seconds and a radius of 320.00 feet; thence South 49 degrees 12 minutes 34 seconds East, tangent to last described curve, a distance of 30.56 feet; thence southeasterly a distance of 40.03 feet along a tangential curve concave to the northeast having a central angle of 07 degrees 10 minutes 01 seconds and a radius of 320.00 feet to the west line of the east 33.00 feet of said Tract A and there terminating.

The side lines of said strip of land are prolonged or shortened to terminate on said west line of Tract A and said west line of the east 33.00 feet of Tract A.

EXCEPTION 3: That part of Tract A lying southerly of the southerly boundary of Exception 2.

(the 'Subject Property');

WHEREAS, the City of Ramsey received a sketch plan for Brookfield 8th Addition from Brookfield Land LLC on June 14, 2016; and

WHEREAS, the Planning Commission reviewed the sketch plan on July 21, 2016; and;

WHEREAS, on October 6, 2016, the Ramsey Planning Commission conducted a public hearing regarding the proposed preliminary plat; and

WHEREAS, the Ramsey Environmental Policy Board (EPB) considered tree preservation, landscape plan, and potential wetland impacts pertaining to the preliminary plat on September 19, 2016; and

WHEREAS, on October 25, 2016, the City Council reviewed the preliminary plat; and

WHEREAS, on January 27, 2017, the City of Ramsey received an application and final plat plans for Brookfield 8th Addition from Capstone Homes; and

WHEREAS, on January 27, 2017, the City of Ramsey received an application and plans for the vacation of an existing trail easement and the vacation of an existing drainage and utility easement located on the subject property; and

WHEREAS, Brookfield 8th Addition was a continuation of the Brookfield Addition; and

WHEREAS, on February 28th, 2017, the City Council conducted a public hearing regarding the proposed easement vacations; and

WHEREAS, on February 28th, 2017, the City Council reviewed the final plat and easement vacation applications.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby grants the request for the vacation of an existing trail easement and drainage and utility easement in accordance with the plans submitted to the City by the Applicant dated January 27th, 2017.
2. That the Ramsey City Council hereby grants final plat approval to BROOKFIELD 8TH ADDITION in accordance with relevant City Codes contingent upon compliance with the City Staff Review Letter dated February 24, 2017, with the following contingencies:

- (a) Developer entering into a Grading and Tree Clearing Agreement with the City in relation to Site Clearing in advance of the Final Plat being Recorded.
- (b) Developer entering into a Development Agreement with the City in relation to all remaining public improvements related to Brookfield 8th Addition.
- (c) Review and approval of construction plans by the City Engineer.
- (d) Review and approval of a Pedestrian and Bicycle Trail Easement.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 28th day of February, 2017.

Mayor

ATTEST:

City Clerk