

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #17-06-144**

**RESOLUTION DETERMINING THAT AN ENVIRONMENTAL IMPACT STATEMENT IS NOT NECESSARY AND GRANTING PRELIMINARY PLAT APPROVAL OF RIVERSTONE ADDITION**

**WHEREAS**, Riverstone Development LLC, hereafter referred to as “Developer”, properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

That part of Northwest Quarter of Northwest Quarter, Section 29, Township 32, Range 25 lying northeaster of northeasterly right of way line of Burlington Northern Rail Road and lying westerly and southerly of the north 60 feet of east 40 feet of said Quarter Quarter, except road subject to easement of record, Anoka County, Minnesota

-and-

The Northwest Quarter of Southwest Quarter of Section 20, township 32, Range 25 except east 40 feet of said Quarter Quarter lying southerly of southerly right of way line of Alpine Drive NW and except north 40 feet of south 100 feet of west 40 feet of east 80 feet of said Quarter Quarter, except road subject to easement of record, Anoka County, Minnesota

-and-

The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25 lying west of east 40 feet thereof, except road subject to easement of record, Anoka County, Minnesota

(the ‘Subject Property’);

**WHEREAS**, the City has received an Application for Preliminary Plat Approval for Riverstone Addition, which includes up to 246 detached single-family homes and 98 attached townhome units (293 total units); and

**WHEREAS**, Minnesota Rules 4410.4300, Subp. 19.C, requires that an EAW be prepared for a residential development of this size; and

**WHEREAS**, the Planning Commission reviewed the sketch plan on April 6, 2017; and

**WHEREAS**, by April 24, 2017, copies of the EAW were distributed to all persons and agencies on the official Environmental Quality Board (EQB) distribution list and other interested parties; and

**WHEREAS**, on April 24, 2017, the EAW was publicly noticed in the EQB Monitor, commencing the 30-day public comment period; and

**WHEREAS**, a press release and public notice for the EAW was submitted to the Anoka County Union Herald and published on April 21, 2017, announcing the completion of the EAW, its availability to interested parties, and the process for submitting comments on the EAW; and

**WHEREAS**, the Planning Commission held a Public Comment Meeting on the EAW and Public Hearing and reviewed the Preliminary Plat on May 4 and recommended approval of said plat; and

**WHEREAS**, the 30-day comment period for the EAW ended May 24, 2017 at 4:30 p.m., and the City of Ramsey accepted and responded to all written comments received; and

**WHEREAS**, none of the comments received recommended preparation of an EIS, and none suggested that the project had the potential to cause significant environmental effects.

**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 determines that an Environmental Impact Statement is not required for the Riverstone Addition based on the following [standard contingency].
  - a. The EAW was prepared in compliance with the procedures of the Minnesota Environmental Policy Act and Minnesota Rules, Parts 4410.1000 to 4410.1700 (2015),
  - b. The EAW satisfactorily addressed the environmental issues for which existing information could have been reasonably obtained,
  - c. Based on the criteria established in Minnesota Rules 4410.1700, the project does not have the potential for significant environmental effects,
  - d. The City makes a “Negative Declaration,”
  - e. The City adopts the Response to Comments, Findings of Fact, and Record of Decision for Riverstone Addition Environmental Assessment Worksheet (Record of Decision) and directs the Community Development Director to maintain the Record of Decision and to distribute it in accordance with the EQB rules.
2. That the Ramsey City Council hereby grants preliminary plat approval of Riverstone Addition in accordance with relevant City Codes, subject to the following conditions:
  - a. Compliance with City Staff Review Letter dated June 9, 2017 [standard contingency].
  - b. The Developer entering into a Development Agreement with the City [standard contingency].
  - c. Metropolitan Council approving the request for a Comprehensive Plan Amendment [standard contingency].
  - d. Revising the Preliminary Plat to add pedestrian crossings on Alpine Drive at Puma Street and Street H [unique contingency].
  - e. Revising the Preliminary Plat to modify Street B as outlined in the Staff Review Letter [unique contingency].
  - f. Vacating Road Easement for former Puma Street south of Bunker Lake Boulevard [standard contingency].
  - g. Revising the Landscape Plan to increase planting to better mitigation noise decibel exceedances, subject to approval of the City Planner [unique contingency].
3. That the Ramsey City Council hereby sets the following Park Dedication and Trail Development Fee Credit Parameters [unique contingency].
  - a. Lake Itasca Greenway
    - i. 100% Park Dedication Cash Credit for that square footage area necessary for the trail (7’ foot on either side of the centerline of the 10’ foot bituminous trail(s)). This credit is at \$1.74 per square foot.

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- ii. No credit for land acquisition.
  - iii. Actual construction costs at \$50 per lineal foot, plus actual cost for other necessary costs, limited to retaining walls (the \$50 per foot includes ancillary costs).
  - iv. 5 benches on slabs, at a not-to-exceed cost of \$9,600.
  - v. The City responds with the standard hold harmless agreement for public use, in favor of Capstone Homes and associated Home Owners Association.
- b. Pearson Park
- i. Actual construction costs pursuant to ‘Alternative2’ as detailed in the May 23rd City Council meeting and June 8th Park and Recreation Commission.
  - ii. Unique, predominately Nature-Based Recreation Facility to be defined as part of Final Plat, subject to the approval of the Parks Superintendent.
  - iii. Total not to exceed Park Dedication Credit amount of \$275,300.

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 13<sup>th</sup> day of June, 2017.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk