

November 6th 2017

Dear Mayor Strommen and City Council Members,

First of all, thank you for the work you do for our city and for taking time to listen to the residents of Ramsey. Feeling heard by our government officials is what makes Ramsey such a great place to live. I'm writing this letter today to address some concerns I have with the proposed development: North Fork Meadows near Alpine Dr. and Puma St.

This has been my first experience working with local government and I'd like to say that I greatly appreciate the process the city of Ramsey is using to allow for resident input. Since this is new to me I've been learning as we go and feel like I gain new perspective at each step along the way. From the beginning I feel like we have been asked how we can come to some sort of compromise with the developer. I was confused at this as I felt that it should be the responsibility of the developer to compromise as the property in question is zoned R-1 and they are the ones asking for it to be changed. Through several meetings Paxmar has made changes to their development in an attempt to ease the residents concerns and it has been portrayed at times that the residents are satisfied with these changes. Ultimately, I would like the property to remain zoned R-1.

It has become clear throughout these meetings that Paxmars sole motivation for requesting a zoning amendment is financial. It was confirmed in the last planning commission meeting that Paxmar knew the zoning before coming into a contract with the landowner. Why should the current residents have to compromise on a promise the city made to us because Paxmar didn't negotiate a better deal on the purchase of this property? Paxmar has argued that the numbers just don't work for the property to be developed as R-1. I disagree and can point to two other developments in Ramsey (Capstones-Brookfield and Lennars-Woodlands) that are currently being developed as R-1 next to rural developing and they are successfully selling their homes for \$300,000+. Another builder can develop this property as it is zoned.

Along the way I have tried to consider the possible benefits to the city of Ramsey if this is developed as something other than R-1. While I understand the argument that stores, restaurants and businesses are hesitant to come without more homes in Ramsey, I do not think that should rest upon one parcel of land here in Ramsey. Looking into some of the other projects Ramsey has developing I think that the city is accomplishing the task of establishing more homes without having to change the zoning of this one property.

I do also understand that there is potential benefit of gaining land for a proposed greenway corridor. I would ask you to strongly consider the fact that this is mostly undevelopable wetland; that would cost the property owner a lot of money to convert into developable land and consider the possibilities of how the city may acquire this land in other ways.

In closing I urge you to consider the promise that was made to residents with the Comprehensive Plan and current zoning in Ramsey. Is the city's integrity of holding to this promise worth compromise due to the poor negotiating of one developer and the gain of some already undevelopable property? Thank you again for taking the time to hear your residents of Ramsey.

Sincerely,

Leslie Clark

15150 Kangaroo St. NW Ramsey