

Councilmember introduced the following resolution and moved for its adoption:

**RESOLUTION #18-**

**RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF RIVERSTONE ADDITION**

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

(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; and

**WHEREAS**, the City Council approved the original Preliminary Plat with several contingencies on June 13, 2017; and

**WHEREAS**, the Developer has provided a revised Preliminary Plat that addresses the June 13, 2017 contingencies and widens multiple lots for a net reduction of total lots by two (2).

**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 preliminary plat approval of Riverstone Addition in accordance with relevant City Codes, subject to the following conditions:
  - a. Modifying the Preliminary Plat by December 31, 2018 to extend municipal water supply and sanitary sewer to Outlot C, Northfork.

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 26<sup>th</sup> day of June, 2018.

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Mayor

**ATTEST:**

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City Clerk