



June 12, 2018

Tim Gladhill  
Community Development Director  
City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303

RE: Water and Sewer Extension

Dear Tim –

As you know, a last-minute issue was brought to our attention the afternoon of June 7th just prior to the 7pm Planning Commission meeting. At issue is a request by a developer to require the revised Preliminary Plat for Riverstone to make provision for water and sewer extension to the adjacent parcel to the west of Riverstone. After careful consideration, Riverstone Development is unable to consider this change to the Revised Preliminary Plat for the following reasons:

- A Preliminary Plat a has already been approved, and our current revision to the plat is simply a formality to address the two minor issues: add the pedestrian crossing on Alpine (per the requirements of the original pre-plat approval) and to widen some lots in Phase 2.
- This would be a substantial change to the Preliminary Plat that would delay the start of construction in Phase 2, which is currently anticipated to begin sometime in mid-July. Capstone initially submitted plans early in order to ensure this process would stay on schedule, with a goal of delivering lots in August.
- There would be a significant cost for the redesign which Riverstone Development would have expected Paxmar, who will benefit from extension of services, to pay for the increase cost; including, but not limited to:
  - Engineering cost for plan revisions
  - Cost of increased infrastructure
  - Loss of revenue of one lot and home sale to provide an easement to the adjacent development.
  - Cost of the delay in schedule

These costs have not been quantified and Paxmar has not agreed to take on the financial responsibility for these changes to the existing approved Preliminary Plat. This would be a significant hurdle.

- There has been no proposal from Paxmar to Capstone Homes (or Riverstone Development) acknowledging Paxmar's request for water and sewer to be extended or accepting the responsibility to incur the added expense to Riverstone Development for extending the services.
- Previous concept plans submitted for the adjacent property by Paxmar were not approved by the Planning Commission, and there is no way of knowing what will be submitted or approved by the City in the future. In addition, this land parcel in question is outside the 2030 MUSA boundary which is why the original preliminary plat for Riverstone did not show extended services to the boundary.

We appreciate the City taking into consideration comments above and recognizing that the request to add the extension of water and sewer to the previously approved Preliminary Plat is not practical. We are grateful for your consideration.

Regards,

Stephen A. Bona  
Vice President of Land Management

**Capstone Homes, Inc.**  
14015 Sunfish Lake Blvd NW, Suite 400  
Ramsey, MN 55303  
Office: (763) 427-3090 Fax: (763) 712 -9060