

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-101

RESOLUTION DETERMINING THAT AN ENVIRONMENTAL IMPACT STATEMENT (EIS) IS NOT NECESSARY AND GRANTING PRELIMINARY PLAT FOR RIVERSTONE SOUTH 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 and Developer have been working on a long-range land use plan for the Subject Property since the end of 2019; and

WHEREAS, the City approved a cost share framework in concept for the extension of Riverdale Drive on March 24, 2020; and

WHEREAS, the City approved a planning framework for the Subject Property on June 23, 2020; and

WHEREAS, the City reviewed the Sketch Plan for the project on August 6, 2020; and

WHEREAS, the City received an Application for Preliminary Plat Approval for Riverstone South Addition on December 3, 2020, which includes 243 detached single-family homes; and

WHEREAS, Minnesota Rules 4410.4300, Subp. 19.C, requires that an EAW be prepared for this project as the project requires a Comprehensive Plan Amendment; and

WHEREAS, by February 9, 2021, 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 February 9, 2021, 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 February 5, 2021, 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 Hearing and reviewed the Preliminary Plat on January 7, 2021; and

WHEREAS, the Planning Commission denied a Variance to change the street name for Unicorn Street.

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 contingent approval of Riverstone South Addition in accordance with relevant City Codes, contingent upon the following conditions:
 - a. Plat/Subdivision - Plans subject to current Staff Review Comments and final approval by City Engineer
 - b. Riverdale Drive - City Approval of a contract for the Riverdale Drive Extension along with Cost Share Agreement consistent with previous City Council Direction
 - i. Current cost share agreement is based on current estimates. Final cost share agreement is subject to final costs based on an awarded contract for construction.
 - ii. Must also include an Assessment/Petition and Waiver Agreement to assess the Property Owner and Developer shares back to benefiting properties.
 - iii. In lieu of a Petition and Waiver Agreement/Assessment Agreement, the City may consider an assessment project consistent with Minnesota Statutes Chapter 429.
 - c. Park Dedication – Park Dedication shall be satisfied through a combination of 1 Acre Land Dedication and a Park Dedication Fee of \$350,000.
 - d. Tree Preservation – Developer shall convey a 7 acre parcel to preserve a portion of the existing forest as indicated on the Preliminary Plat.
 - i. The City will work to secure \$350,000 from an outside funding source for the acquisition of the Tree Preservation Area.
 - ii. The City does not support an additional credit to Park Dedication Fees to fund this \$350,000 expenditure.
 - e. Street Name Change – the City Council establishes Pearson Street NW in lieu of Unicorn Street NW for this area only.
 - f. Eave Overhangs in Easements – except as otherwise agreed to, no part of any structure, including eave overhangs, shall be located in any easement.
2. That the Ramsey City Council hereby determines that an Environmental Impact Statement is not required for the Riverstone South Addition based on the following.
 - 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.

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 13th day of April, 2021.

Mayor

ATTEST:

City Clerk