

RESOLUTION #23-223

RESOLUTION APPROVING RECORD OF DECISION AND THE NEGATIVE DECLARATION OF NEED FOR AN ENVIRONMENTAL IMPACT STATEMENT FOR THE HAVILAND FIELDS DEVELOPMENT

WHEREAS, Senior Housing Partners (“Proposer”) proposes to redevelop a 35.5-acre site to construct 22 townhomes and three multifamily residential buildings with 476 total units located between MN Highway 47 (St. Francis Blvd NW) and County Rd 5 (Nowthen Blvd NW) in Ramsey; and

WHEREAS, the project crosses the threshold of a mandatory environmental assessment worksheet (“EAW”) by having a total of more than 375 attached units for a residential development per Minnesota Rules, part 4410.4300, subpart 19; and

WHEREAS, the EAW was prepared by Kimley-Horn on behalf of the Proposer, who submitted completed data portions of the EAW to the City of Ramsey consistent with Minnesota Rules, part 4410.1400; and

WHEREAS, the EAW was prepared using the form approved by the Minnesota Environmental Quality Board (EQB) for EAWs in accordance with Minnesota Rules, part 4410.1300; and

WHEREAS, the City of Ramsey submitted a copy of the EAW to all public agencies on the EAW distribution list and published EAW availability in the EQB Monitor on August 1, 2023, in accordance with applicable state laws, rules, and regulations; and

WHEREAS, the EAW comment period lasted from August 1, 2023 to August 31, 2023, and five (5) regulatory agencies and seven (7) members of the public submitted written comments during the comment period; and

WHEREAS, the City of Ramsey acknowledges the comments received from the Metropolitan Council, Minnesota Department of Agriculture, Minnesota Department of Natural Resources, Minnesota Department of Transportation, Anoka County Highway Department, and seven (7) members of the public; and

WHEREAS, city staff reviewed the proposed record of decision and finds it to be consistent with the evidence submitted to the city and the applicable statutes and regulations, to the best of their knowledge, and recommends the city council approve the findings of fact and record of decision dated September 2023 and determine that no environmental impact statement (“EIS”) is necessary, reasonable or warranted with respect to the Project under the circumstances; and

WHEREAS, the City Council reviewed the EAW at its meeting on September 26, 2023, and determined that the Traffic Impact Analysis needed further review; and

WHEREAS, on October 24, 2023, the City Council reviewed an updated Traffic Impact Analysis that was made with added consultation with the Anoka County Highway Department; and

WHEREAS, the City Council desires to make findings of fact and a record of decision that no EIS is required with respect to the Project (“Negative Declaration”).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, COUNTY OF ANOKA, STATE OF MINNESOTA, as follows:

1. Adopt and approve the findings of fact and record of decision for the Haviland Fields 2 Development environmental assessment worksheet in the form which is attached hereto as Exhibit A and hereby makes the findings of fact and conclusions which are contained therein; and

2. Find and determine that, based upon the findings of fact and record of decision, no environmental impact statement is required for the Project pursuant to the Minnesota Environmental Policy Act or Minnesota Rules, parts 4410.0200 to 4410.6500