

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #26-204

**RESOLUTION APPROVING A FINAL PLAT FOR
“NORTH BROOK MEADOWS”**

WHEREAS, U.S. Homes, LLC, and hereafter referred to as “Applicant”, properly applied for Final Plat approval of the following described property located in the City of Ramsey:

The South 329 feet of the East 400 feet of the Southeast quarter of the Southwest quarter of Section 3, Township 32, Range 25, excepting that part lying East of State Aid Highway No. 5, Anoka County, Minnesota

- and -

The Southeast quarter of the Southwest quarter, Section 3, Township 32, Range 25, except the East 400 feet of the South 329 feet, when measured by the East and South Lines, and also excepting those portions taken for County Road No. 5 and No. 63, and also for 173rd Avenue, Anoka County, Minnesota;

- and -

Outlots B and F, Trott Brook Crossing Third Addition, Anoka County, Minnesota

- or, upon platting -

Lots 1-6 (inclusive), Block 1, North Brook Meadows, Anoka County, Minnesota; and Outlots A, B, and C, North Brook Meadows, Anoka County, Minnesota

WHEREAS, the proposed final plat (major plat) subdivides property into a phased subdivision consistent with the preliminary plat granted with the adoption of Resolution #21-248; and

WHEREAS, the preliminary plat received time extensions with Resolutions #22-177 and #25-115; and

WHEREAS, a grading agreement was approved with the adoption of Resolution #26-185; and

WHEREAS, streets and utilities were installed under a private agreement with the development of the Trott Brook Crossing Third Addition plat to the south; and

WHEREAS, the City Council reviewed the Final Plat of North Brook Meadows on September 8, 2026.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the Ramsey City Council hereby approves the Final Plat for North Brook Meadows, contingent upon:

1. Approval by the City Attorney as to legal form.
2. Because this subdivision does not require the subsequent construction of public infrastructure, though the development fees must be paid, no Development Agreement will be required with this plat. The required development fees on the six lots must be paid prior to release of the plat mylars for recording:
 - a. Park/Trail Dedication - \$28,200 (park portion) and \$9,450 (trail portion)
 - b. Water Trunk Connection - \$12,906
 - c. Sanitary Sewer Trunk Connection - \$8,664
 - d. Storm Water Management - \$3,432
 - e. Development fees for future phases on the outlots will be calculated at the rate in effect at the time of their subdivision.

The motion of 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 the 8th day of September, 2026.

Mayor

ATTEST:

City Clerk