

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

RESOLUTION #26-188

**RESOLUTION APPROVING THE PRELIMINARY PLAT
OF “RUM RIVER RETREAT”**

WHEREAS, Mr. Tom Dehn with Sundance Woods, LLC, hereafter referred to as “Applicant,” properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

The Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 1, Township 25, Range 32, Anoka County, Minnesota

-And-

Lot 2, Block 1, Riverbrook, Anoka County, Minnesota

-Or upon recording-

Lots 1-4 (inclusive), Block 1, Rum River Retreat, Anoka County, Minnesota; and

Lots 1-2 (inclusive), Block 2, Rum River Retreat, Anoka County, Minnesota; and

Lots 1-9 (inclusive), Block 3, Rum River Retreat, Anoka County, Minnesota

(the ‘Subject Property’); and

WHEREAS, the Subject Property is guided Rural Developing in the adopted 2040 Comprehensive Plan; and

WHEREAS, the Subject Property is zoned RR—Rural Residential with the southern portion of it within the Scenic River Protection Overlay; and

WHEREAS, an existing home with private utility systems is currently on the Subject Property and will remain after platting; and

WHEREAS, proposed Lots 1-2, Block 2 do not meet the lot depth requirement of the Rural Residential zoning district, though a variance deviating from that standard is addressed in Resolution #26-187; and

WHEREAS, the proposed cul-de-sacs exceed the maximum length of 600 feet permitted in City Code, though a variance deviating from this standard is addressed in Resolution #26-187; and

WHEREAS, the Environmental Policy Board reviewed the Preliminary Plat at their August 17, 2026 meeting.

WHEREAS, the Planning Commission held a Public Hearing on August 27, 2026, to review the Preliminary Plat; and

WHEREAS, the Planning Commission recommended the City Council approve/deny the two variances and Preliminary Plat; and

WHEREAS, the City Council considered the Preliminary Plat on September 10, 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 grants approval of the Preliminary Plat for Rum River Retreat in accordance with relevant City Codes, subject to the following conditions:

- a) Approval from the Lower Rum River Watershed Management Organization.
- b) The Applicant enters into a Development Agreement with the City.
- c) Removal of existing detached accessory buildings associated with the current parcel of 17400 Erkium Street.
- d) Compliance with City Staff's review comments.

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 8th day of September, 2026.

Mayor

ATTEST:

City Clerk