

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

**RESOLUTION NO. 99-42
A RESOLUTION APPROVING THE CONCEPT PLAN
FOR TANA RIDGE**

WHEREAS, the Lake Elmo Planning Commission reviewed the Concept Plan for Tana Ridge, at its June 28, 1999 meeting and recommended approval to the City Council,

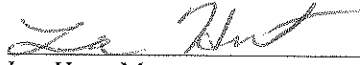
NOW, THEREFORE, BE IT RESOLVED, that the Lake Elmo City Council does hereby approve and accept the Concept Plan of Tana Ridge for 20 single family detached lots on 40 acres of land as the same as on file, dated May 29, 1999, with the City Administrator based upon the following findings:

1. The Concept Plan is consistent with the goals, objectives and policies of the Comprehensive Plan.
2. The Concept Plan, when executed in combination with the Fields 2nd Concept Plan, is consistent with the purpose of the Open Space Preservation District.
3. The Concept Plan, when executed in combination with the Fields 2nd Concept Plan, and amended to reflect the Park Commission recommendations, complies with OP development standards.
4. The Concept Plan, when executed in combination with Fields 2nd Concept Plan; and amended to reflect the Park Commission recommendations, preserves the required Open Space.

FURTHER, the following conditions shall be attached:


1. The Development Stage Plan shall include a proposal to legally guarantee that the Preserved Open Space, the Public Park and the common waste water treatment system, all of which require common actions with the adjacent OP project, will be accomplished completely and in a timely manner, as proposed by the Concept Plan.
2. Compliance with the requirements of the City Engineer's Review letter.
3. Subject to Park Commission recommendation regarding the proposed Public Park Dedication.
4. Any modifications to the Fields 2nd Concept Plan that results in adjustments to the aggregate Park or OP Preserved open space calculations shall void this recommendation.

ADOPTED, by the Lake Elmo City Council this 6th day of July, 1999.



Lee Hunt, Mayor

ATTEST:



Mary Kueffner, City Administrator