

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

**RESOLUTION NO. 2002-048**

**A RESOLUTION DENYING THE SUNFISH PONDS OPEN SPACE  
CONCEPT PLAN FOR ST.CROIXLAND/WIER**

WHEREAS, at its April 8, 2002 meeting, the Lake Elmo Planning Commission conducted a Public hearing regarding this Open Space Preservation Concept Plan application from St.Croixland/Jed Wier to develop a combined site of 40 acres with 16 single family detached building sites.

WHEREAS, the Lake Elmo Planning Commission recommended approval of the OP Concept Plan of Sunfish Ponds; subject to design modifications as follows:

1. Those conditions recommended by the April 2, 2002 Planning Staff Report (Wetland Evaluation) Minnesota Land Trust comments, and outlot redesign.
2. Relocation of some building lots to more northerly portions of the site – at a minimum reversing Outlot B with Blocks 2 and 3.
3. Reduce the length of the cul-de-sac streets to increase the continuity of the Preserved Open Space to the south periphery of the site.

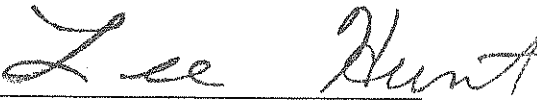
WHEREAS, at its May 7, 2002 meeting, the Lake Elmo City Council conducted a public hearing and reviewed this Open Space Preservation Concept Plan.

NOW, THEREFORE, BE IT RESOLVED, the Lake Elmo City Council hereby denies approval of the Sunfish Ponds OP Concept Plan for St.Croixland/Wier staff-dated April 2, 2002; based on the following conditions:

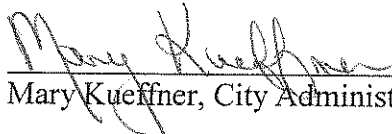
1. The applicant's proposal to attain the required 40 acre parcel area by addition of an illogical 6-acre appendage is inconsistent with the intent and purposes of the Open Space Preservation Ordinance standards regarding minimum of 40-acres parcel size.
2. The proposed Preserved Open Space is not aggregated in a manner that will preserve rural character. The Preserved Open Space proposed by the Concept Plan, while technically meeting ordinance prescribed aggregation standards, does so in a disjointed manner.

3. The Concept Plan proposes land alterations and home sites that appear to encroach on Jurisdictional Wetlands.

ADOPTED, by the Lake Elmo City Council on the 21<sup>st</sup> of May, 2002.

  
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Lee Hunt, Mayor

ATTEST:

  
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Mary Kueffner, City Administrator