

City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday December 21, 2015
6:30 pm
The COR Room, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
 1. Approve Meeting Minutes Dated September 21, 2015
- 5. Policy Board Business**
 1. Recommend Resolutions #16-01-005, #16-01-006, #16-01-007, and #16-01-008 Related to a Request for a Variance to Minimum Lot Size, Width and Side Yard Setbacks in the Critical River Overlay District on the Properties Located at 14510 and 14500 Bowers Drive NW; Case of Central Bank
 2. Consider Potential 2016 Landscape, Rain Garden, and Tree Planting Demonstration Projects in the Brookfield Subdivision
 3. Update on Shoreline Inventory to Assess Erosion Issues
 4. Receive Update on Potential Rain Barrel and Compost Bin Event
- 6. Board/Staff Input**
 - Reschedule January Meeting to January 25th due to Martin Luther King Jr. Holiday
- 7. Adjournment**

Environmental Policy Board (EPB)

4. 1.

Meeting Date: 12/21/2015

By: Chris Anderson, Community
Development

Information

Title:

Approve Meeting Minutes Dated September 21, 2015

Action:

Attachments

Meeting Minutes Dated September 21, 2015

Form Review

Inbox

Chris Anderson (Originator)
Form Started By: Chris Anderson
Final Approval Date: 12/16/2015

Reviewed By

Chris Anderson

Date

12/16/2015 04:44 PM
Started On: 12/08/2015 11:24 AM

**ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

On Monday, September 21, 2015, the Environmental Policy Board (EPB) met in the COR Conference Room at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Acting Chairperson Michael Valentine
 Board Member Bob Bentz
 Board Member Reid Bernard
 Board Member Michael Hiatt
 Board Member Larry Lewis

Members Absent: Chairperson Thomas Stodola
 Board Member Jane Covart

Also Present: City Planner Chris Anderson

1. CALL TO ORDER

Acting Chairperson Valentine called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Lewis and seconded by Board Member Hiatt to approve the agenda as submitted.

Motion carried. Voting Yes: Acting Chairperson Valentine, Board Member Lewis, Hiatt, Bentz, and Bernard. Voting No: None. Absent: Chairperson Stodola and Board Member Covart.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated August 17, 2015

Motion by Board Member Bentz and seconded by Board Member Lewis to approve the regular meeting minutes dated August 17, 2015.

Motion carried. Voting Yes: Acting Chairperson Valentine, Board Member Bentz, Lewis, Bernard, and Hiatt. Voting No: None. Absent: Chairperson Stodola and Board Member Covart.

5. POLICY BOARD BUSINESS

5.01: Consider an Amendment to City Code Chapter 117, Article II, Division 4, Subdivision III (Floodplain Overlay Districts) to Adopt Updated Flood Insurance Rate Maps Prepared by the Federal Emergency Management Agency

City Planner Anderson presented the staff report. He drew attention to the current flood maps available, which are from November 1, 1979. There has been a lot of growth in the city since then. There are new flood insurance maps prepared by FEMA. He explained there is a difference between a floodway and a flood fringe. He said structures are not permitted in the floodway. Some exceptions could be possible through a Conditional Use Permit. He gave an example of a structure such as a pavilion that would be built on posts and would be elevated above the flood plain. He explained a flood fringe is defined as not part of the main flood area. This would be where there may be spillage from the floodway with lower velocities. These definitions determine where a structure can be built.

City Planner Anderson noted the updated maps do need to be adopted. He gave a brief overview of the sections in the current ordinance that will likely be updated. He noted some of the language and definitions should be updated. He stated some of the language from the City Code should be carried over. He discussed the possibilities of how the layout of the document may change.

Board Member Bentz raised the issue of residents that are currently dealing with property flooding. He asked if these types of situations would be included in the amendment.

City Planner Anderson responded this is an option to include such instances, but it does not need to be codified. These are situations that can be addressed on a case by case basis. He noted it is staff's recommendation not to include potentially flood prone areas as outlined in the model ordinance, however if the Board wants to pursue this they can make that part of their recommendation.

Board Member Bentz asked if there is a way the realtors can find out about properties that may have flooding issues.

City Planner Anderson replied staff receives a lot of questions from realtors, prospective buyers, and residents about whether there are issues with a certain property. When the City is made aware of these situations, they work with them and also provide any pertinent information in the property file maintained by the City.

City Planner Anderson reiterated when the Ordinance amendment comes forward, it will be to repeal the existing ordinance and replace it with this updated version. It can look drastic, but in reality there is very little changing. There may be a little rearranging within a section, but there are no major changes with the amendment. He noted the deadline to adopt an Ordinance that incorporates these new maps to stay eligible in the flood insurance program is December 16. The intention is to present the ordinance amendment to the Planning Commission at a public hearing in October and to have it in front of City Council for adoption by the end of November or beginning of December at the latest. Notification will then be sent to FEMA that the amendment is adopted, in time for the December 16 deadline. He noted residents do not have to

be in a flood zone to purchase insurance. If a resident is not in a flood zone, it is less expensive to purchase flood insurance if the homeowners wishes.

Board Member Bentz questioned if the map on display is the map used for insurance purposes now.

City Planner Anderson explained the maps being used now are the maps from 1979. It does not distinguish between flood fringe and flood way. The new one does that. It also distinguishes between 100 year and 500 year flood levels.

Board Member Bentz inquired if a GIF overlay could be included to make things clear for the residents.

Board Member Hiatt asked if staff anticipates this will be an effect on some residents.

City Planner Anderson responded flood insurance is federally mandated if a structure is in the 100-year flood plain. If only a portion of a lot is under the flood plain, then the insurance requirement is up to the lender. He said lenders seemed to be a bit more lenient before the housing crash, but have become more stringent since. The requirement of flood insurance is not a decision by the City, but is up to the lender if not federally mandated. There are instances where residents have obtained their mortgage without obtaining flood insurance. Then they have refinanced, and then are required to have flood insurance. He said he has had many conversations with residents about this. This is a change instituted by the lender.

Board Member Bentz stated he would like to avoid the necessity of flood insurance for those on the borders of wetland.

City Planner Anderson noted there are a surprising amount of wetland areas that are not part of a designated flood plain. He said just because there is a water body or a wetland doesn't mean there will be flood plain associated with that.

Acting Chairperson Valentine pointed out flooding is usually associated with drainage and not a body of water.

Board Member Hiatt referred to a case mentioned prior regarding a property battling flooding due to construction. He questioned if this situation should be included in the new Ordinance in order for the City to provide assistance.

City Planner Anderson responded he cannot provide a blanket answer. These types of situations would be considered on a case-by-case basis. There may be some action toward drainage correction. He suggested if there is any hesitation by a Board Member to keep certain language in, or omit certain language in a certain section, they can ask for that amendment.

Board Member Bentz questioned in the case already mentioned, would the homeowner apply for a variance and go through that process, or would it be better to go to Engineering and request help.

City Planner Anderson stated if the language is not in the Ordinance, it is difficult to know how open the City will be to hear the case, or fix the problem. If that particular property is in a flood plain, it will be considered. He said if the property owner wanted it fixed, it would not be a

variance, and doesn't fit in the Conditional Use Permit parameters. He suggested the homeowner have a conversation with the Public Works or Engineering Department, and then it may become an issue to take to the Public Works Committee. He noted there is an appeal process if requested.

Motion by Board Member Hiatt and seconded by Board Member Lewis to recommend that the City Council adopt the updated Flood Insurance Rate Maps by amending Chapter 117, Article II, Division 4, Subdivision III (Floodplain Overly Districts).

Motion carried. Voting Yes: Acting Chairperson Valentine, Board Member Hiatt, Lewis, Bentz, and Bernard. Voting No: None. Absent: Chairperson Stodola and Board Member Covart.

5.02: Review of EPB Presence at Happy Days

City Planner Anderson presented the staff report. He asked for feedback on how the Board thought the day went. He said he did incorporate the various comments made throughout the event.

Board Member Bentz summarized the comments he heard throughout the event and sent them to him.

Board Member Hiatt commented the question used to engage people was a good starter piece. He said Board Member Bentz did a nice job having more specific questions to spur dialogue. He noted there was a chance to explain to a group of people that the Board Members are not employees, but are citizens volunteering their time. It was good visibility for the Committee and how it works.

Acting Chairperson Valentine asked how many people went through the area the Board was in.

City Planner answered it was between 50 and 75 people. He thought there were about 30 to 40 people the Board Members captured dialogue with. He noted the "after parade" rush that is typically seen in the expos in previous years did not seem to happen. The booths within the City tent had very little traffic after the parade. He said he wasn't sure if the craft and business expos saw any increase or decrease to their foot traffic after the parade.

Board Member Lewis said he was there after the parade. He said considering the amount of time the Board spent in meetings preparing for Happy Days, and the time spent in the booth, he questioned whether it would be valid to move forward. He stated he noticed the absence of the Parks and Recreation Board, and that could have been a more sought out group than the EPB. There were a lot of questions posed to the EPB that would have pertained more to the Parks and Recreation Board. Since this is an advisory board, and not a policy making board, he said he wasn't sure how helpful its presence was.

Board Member Bentz stated he did not think the set up was conducive to where the City booths were located. The blow up bouncers were loud and had long lines. The crafts were one way, and the parking ramp was another. Unless people were going to the parking ramp, there was little reason to go by and stop at the City booth. He commented some residents mentioned the upcoming recycling day. It was said that Home Depot takes appliances on certain days, and Best Buy takes appliances. Some residents questioned whether there should be a recycling day. He

said he explained other items are collected on recycling day, and it has been a very popular service for the City.

City Planner Anderson stated most people are not coming to Happy Days to gather City information. When they do come up to a City booth, it is likely more for an opportunity to ask about a street repair, or restaurants or retail projects, or something of the sort. He said he wasn't surprised that there was not a ton of walk-up traffic talking about environmental issues. He noted that in the future, the tent for City information would likely be in the same general area. The City tent uses space that this is not used for paying customers, leaving more prime locations for paying customers. He commented he thought the question used to induce discussion of "What value do natural resources and conservation add to your neighborhood?" was rather difficult. He said many people asked if they should answer in terms of a percentage or number. He suggested changing it to a yes/no question, or use the words "does this add value" if there is a booth next year. He also commented the recycling program does add a value and a purpose to the City. When there are 450 cars coming through in a few hours like last spring, that indicates to him that it is a beneficial service.

Acting Chairperson Valentine stated having a question like that is helpful in raising visibility and bringing a positive light to the City. He said he thought it did well to show the City's interest and raise positivity.

City Planner Anderson suggested if the Board wishes to continue involvement next year, he would use trees and recycling as topics to draw people in. There are a lot of calls on these issues and there were people that came to the booth with specific questions on both topics.

Board Member Lewis stated if the Board's participation in Happy Days continues, it must find a way to engage more people with things that will be of interest to them. He suggested printing out a recycling calendar, or offering a recyclable grocery bag with environmental or recycling information inside the bag. Then this Board's participation becomes valid. He said he also heard a lot of questions that would be better directed to Parks and Recreation in the short time he was at the booth.

Board Member Bentz explained he found that if he could get a resident to come over to answer the question posed, he could lead them into other conversations. They became interactive and asked questions. He said if he mentioned the parks and trails and asked if people use them, he found many people were not informed about the canoes and bikes that can be used. He said there should be something to keep parents as well as kids engaged at the booth.

City Planner Anderson summed up that he heard a general consensus that there is some value to having a booth. People have to be drawn in, and there should be meaningful conversation. Staff's role would be to provide information. If Board Members wanted to be part of the booth, it would be their option. He stated he would take less time in discussions leading up to the event.

Board Member Lewis asked if there is any budget to put together a swag bag.

City Planner Anderson answered there is a budget. He said he didn't need to purchase anything this year because there was sufficient overflow from previous years. He noted the bags are almost gone, but it would be easy to get more and stuff them with meaningful items. Depending

on the budget, he suggested it may be necessary to purchase the bags one year, and items to go in them the next year.

Acting Chairperson Valentine asked if any businesses would like to partner with the Board on for information.

City Planner Anderson responded there have been businesses that have partnered with the Board in the past.

6. BOARD / STAFF INPUT

City Planner Anderson noted the recycling event is scheduled for this coming Saturday, September 26, at the Public Works Facility. The event will be from 8:00 a.m. to 12:00 p.m.

Board Member Lewis asked about the Girl Scout plaque discussed in last month's meeting.

City Planner Anderson answered the plaque has been ordered.

Board Member Lewis asked about one of the buildings that was nominated for an ECO star award. He said he just wanted to keep this on the radar.

City Planner Anderson replied nothing has happened with it yet. He cautioned waiting for a decision until the final build out happens. He noted change orders can happen during the building phase.

Board Member Bentz inquired if there is an update on Elm Crest and the right-of-way project.

City Planner Anderson responded the contractor is maintaining the park and GRE has provided funds for this.

Board Member Bentz asked if the Rain Garden native grasses in Alpine Park are finished.

City Planner Anderson stated they are.

Board Member Bentz announced the Lego Robotics challenges are coming up and the theme is trash – reduce, reuse and recycle. He explained the challenge is to move robots through the course, and do things with trash to reduce, reuse or recycle.

7. ADJOURNMENT

Motion by Board Member Hiatt and seconded by Board Member Bentz to adjourn the meeting.

The meeting adjourned at 7:52 p.m.

Respectfully submitted,

Chris Anderson
City Planner

ATTEST:

JoAnn Shaw
Community Development Secretary

Drafted by Chris Moksnes
TimeSaver Off Site Secretarial, Inc.

Meeting Date: 12/21/2015

By: Chris Anderson, Community
Development

Information

Title:

Recommend Resolutions #16-01-005, #16-01-006, #16-01-007, and #16-01-008 Related to a Request for a Variance to Minimum Lot Size, Width and Side Yard Setbacks in the Critical River Overlay District on the Properties Located at 14510 and 14500 Bowers Drive NW; Case of Central Bank

Purpose/Background:

The City has received an application for a Variance to the minimum required lot size and width requirements in the Critical River Overlay District (the "Overlay District") for the property located at 14510 Bowers Drive NW (the "Subject Property"). The purpose of the request is to address an existing structure encroachment from the adjacent property at 14500 Bowers Dr NW. The Subject Property is presently vacant with the exception of the aforementioned encroachments. Should the Variance to lot size and lot width be approved, the applicant would then proceed with an Administrative Subdivision to realign the common lot line between the Subject Property and the adjacent lot to eliminate the existing encroachments.

Notification:

Staff will attempt to notify all Property Owners within a 350 foot radius of the Properties of the Public Hearing via Standard US Mail. The Public Hearing will also be published in the City's official newsletter, the Anoka County Union Herald.

Observations/Alternatives:

The Subject Property is part of the Bowers Mississippi Acres plat, which was approved in 1948, well before the implementation of the Overlay District standards. Both the Subject Property and the adjacent lot are approximately 100 feet wide; the Subject Property is about 0.94 acres in size and the adjacent parcel to the south is about 1.08 acres in size. Both are considered lawful, nonconforming lots with regard to the width and area standards, as the Overlay District specifies a minimum lot width of 200 feet and a minimum lot size of 2.5 acres.

The home on adjacent parcel was constructed in 1970 and there is no record of any Site Plan or survey indicating the proposed location of the home. In reviewing the property file, there does not appear to be any record of a permit(s) for the existing, two (2) tiered deck that also partially encroaches onto the Subject Property. However, based on assessment information within the property file, there appears to be potential evidence of said deck(s) dating back to at least 1981. Based on the submitted Subdivision Sketch, it appears that the deck would only be seven (7) feet from the newly aligned common lot line, which does not meet the minimum side yard setback requirement of ten (10) feet. Finally, there is an asphalt driveway 'turn-around' that also encroaches on the Subject Property that should be addressed as part of this request as well.

The most reasonable way to address these encroachments, which have existed for several decades, is to process an Administrative Subdivision to realign the common lot line between these two parcels to eliminate the encroachments. The Administrative Subdivision would result, at a minimum, in the reduction of acreage from about 0.94 acres to 0.89 acres for the Subject Property.

Under City Code Section 117-590 (Administrative Subdivision), the Zoning Administrator cannot approve the realignment of lot lines if doing so would circumvent other zoning regulations and City Code Section 117-57 (b) prohibits expansions of non-conformities. Thus, after reviewing the information with the City Attorney, it was advised that an application for a variance to minimum lot size be processed which, if approved, would allow the

property owners (or their representatives) to proceed with an Administrative Subdivision to realign their common boundary without creating any new buildable lots.

Applicant Proposal

The Applicant proposes to carve out about 2,100 square feet from the Subject Property (just around the existing structural encroachments) that would ultimately be combined with the adjacent lot to the south. The size of the Subject Property would be reduced to about 0.89 acres (a reduction of 0.05 acres) while the adjacent lot to the south would increase to about 1.13 acres in size. This configuration would not impact the existing lot width at all. If this were approved, the Variance would need to clearly state that the driveway encroachment would need to be corrected by a specified date (this would entail removal of existing asphalt and restoring with vegetation). The primary downside to this approach is the resulting 'bump-out' of one parcel that may lead to encroachment issues for future property owners.

Potential Modifications to Proposal

1. Adjust common lot line on all or a portion of the property, not just the area of encroachment. This approach would result in a slightly more desirable lot line configuration and would also at least partially address the driveway encroachment as well. However, it would result in a reduction in lot width of the Subject Property from 100 feet to eighty (80) feet. Furthermore, the lot size of the Subject Property would be reduced by 3,100 square feet.
2. Grant Variance to Side Yard Setback for existing deck. As currently depicted, the proposal is still deficient in side yard setback for the existing deck.
3. Grant Variance to Driveway Setback. As currently depicted, the proposal is still deficient in side yard setback for the existing driveway.

When contemplating a variance request, there is a three (3) factor test for practical difficulties that must be met by the Applicant. The following are the three (3) factors:

1. Is the property owner proposing to use the property in a reasonable manner?
2. Is the landowner's problem due to circumstances unique to the property and not caused by the landowner?
3. If granted, would the variance alter the essential character of the locality?

The Applicant is seeking this variance to clear the title of the Subject Property so that it can be marketed as a buildable residential lot, which is a permitted use in the underlying zoning district. The owner of the Subject Property, Central Bank, was not responsible for installing any of the existing encroachments, which were the result of actions taken by a previous owner(s) of the adjacent lot to the south. Central Bank is making a good faith effort to correct the existing encroachments that it acquired after foreclosing on the Subject Property. The encroachments have existed for somewhere between twenty-five (25) and forty-five (45) years and thus, approving a variance that would allow an Administrative Subdivision to be processed, would have little or no impact on the essential character of the neighborhood, especially compared to the alternative (removal of decks and a portion of the adjacent home).

Alternatives

Alternative #1: Recommend the Planning Commission adopt Resolutions #16-01-005, #16-01-006, #16-01-007 and #16-01-008 approving a variance to lot size and lot width standards as shown on the Subdivision Sketch for the property located at 14510 Bowers Dr NW and a variance to side yard setbacks for the property at 14500 Bowers Dr NW. This would represent the minimum variance necessary to address the structural encroachments. While this may create a less than desirable lot configuration, a similar variance and administrative subdivision were previously approved within this same subdivision. Staff would be supportive of this option as long as it addresses the remaining driveway encroachment as well.

Alternative #2: Recommend the Planning Commission adopt modified versions of Resolutions #16-01-005 and #16-01-006, approving a variance to lot size and lot width standards but with an alternative lot configuration of adjusting the property line along the entire side property line, not just the area of encroachment. While this appears to result in a more straight forward lot configuration, which may help eliminate future encroachment issues, this

would result in an even greater reduction in lot size and lot width and would still require corrections to the driveway encroachment and the substandard side yard setback of the deck still needs to be addressed. Additionally, the applicant may not desire to transfer the additional property to the adjacent owner.

Alternative #3: Recommend the Planning Commission not approve the request for a variance to lot size and area standards. The structural encroachments appear to have existed for quite some time now and are not the result of actions of the applicant. If a variance were not approved, the improvements that encroach on the Subject Property would need to be removed before the owner of the Subject Property could complete a sale of the land. The removal work would result in significant land disturbances and likely significant loss of vegetation. Staff does not support this alternative.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Action:

Motion to recommend the Planning Commission adopt Resolutions #16-01-005 and #16-01-006 granting a variance to lot size and lot area at 14510 Bowers Dr NW, as depicted on the Subdivision Sketch, prepared by Rum River Land Surveyors & Engineers, dated October 29, 2015, and Resolutions #16-01-007 and #16-01-008 granting a variance to the minimum side yard setback for the existing deck at 14500 Bowers Dr NW.

Attachments

Site Location Map

Bowers Mississippi Acres Plat

Subdivision Sketch

Resolution #16-01-005: DRAFT Findings of Fact for Lot Size and Width

Resolution #16-01-006: DRAFT Variance for Lot Size and Width

Resolution #16-01-007: DRAFT Findings of Fact for Deck Setback

Resolution #16-01-008: DRAFT Variance for Deck Setback

Form Review

Inbox

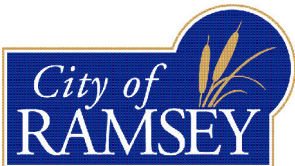
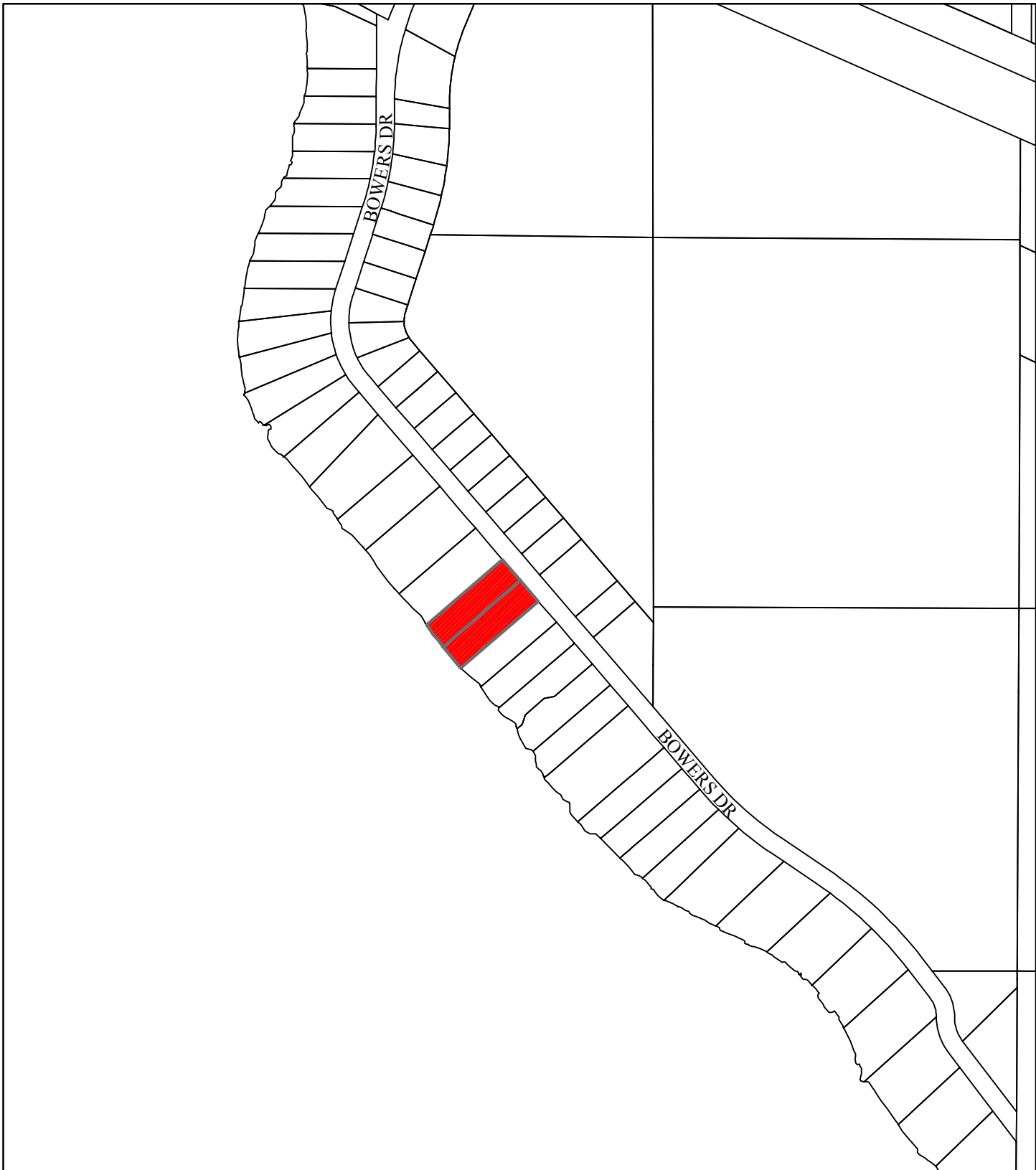
Tim Gladhill
Chris Anderson (Originator)
Form Started By: Chris Anderson
Final Approval Date: 12/17/2015

Reviewed By

Tim Gladhill
Chris Anderson

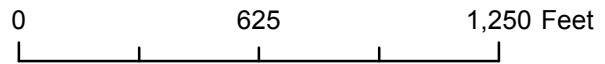
Date

12/17/2015 01:16 PM
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Started On: 12/11/2015 04:18 PM



Site Location Map

- Legend**
-  Site
 -  Parcels



PLAT OF BOWERS MISSISSIPPI ACRES IN GOVT. LOTS 1 & 2, SEC. 30 - T. 32N - R. 25W.

ANOKA COUNTY, MINNESOTA
Scale 1" = 200' ~ • Denotes Iron Monument

I hereby certify to having surveyed and platted the property described as "Bowers Mississippi Acres," Anoka County, Minnesota, that said plat is a correct representation of the survey; that all distances and outside boundary lines are correctly shown thereon, that iron pipes have been correctly placed in the ground as indicated on said plat; and that there are no wet lands or public highways or easements on said land except as shown.

J. G. Fahey
Registered Surveyor, Minnesota Certificate No. 1028

State of Minnesota }
County of Anoka } s.s.

On this 21st day of July A.D. 1948 before me personally appeared T. C. Fahey to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

T. C. Fahey
Notary Public, Ramsey County, Minnesota.
My Commission Expires Dec. 26 - 1954

We, Warren C. Bowers, unmarried, Walter D. Bowers and Mildred N. Bowers, husband and wife, Fred J. Bowers and Gertrude K. Bowers, husband and wife, as joint owners and proprietors of the following described tract of land, that part of Government Lots One (1) and Two (2) of Section Thirty (30), Township Thirty-Two (32) North, Range Twenty-Five (25) West of Fourth (4th) Principal Meridian, Anoka County, Minnesota, described as follows: Beginning at a point on the north line of said government lot 1, distant 965.8 feet west of the northeast corner thereof; thence run southwesterly at an angle of 68°26' for 202.5 feet; thence deflect to the left at an angle of 98°51' for 216.0 feet; thence deflect to the left at an angle of 80°52' for 194.8 feet; to a point on the southerly right of way line of State Trunk Highway No. 10; thence run southeasterly along said right of way line (being a 0°58'15" curve) for 66 feet; thence deflect to the right at an angle of 87°13' with the tangent of said curve at said point for 460.9 feet; thence deflect to the left on a curve having a radius of 955.37 feet (delta angle 22°16') for 371.1 feet; thence on tangent to said curve for 76.3 feet; thence deflect to the right on a curve having a radius of 1031.25 feet (delta angle 17°40') for 318 feet; thence on tangent to said curve for 322.6 feet; thence deflect to the left on a curve having a radius of 310.36 feet (delta angle 58°36') for 317.4 feet; thence on tangent to said curve for 1579.2 feet to a point on the east line of said government lot 2, distant 362.5 feet south of the east quarter corner of said section 30; thence deflect to the right at an angle of 40°53' with the east line of said government lot 2 and run south along said line for 100.8 feet; thence deflect to the right at an angle of 139°07' for 37.2 feet; thence deflect to the left at an angle of 90°00' for 367 feet, more or less, to the shore line of the Mississippi River; thence run northwesterly along said shore line for 3091.0 feet, more or less, to a point on a line run parallel with and distant 744.6 feet south of the north line of said government lot 1; thence run easterly along said parallel line for 281 feet, more or less to an iron monument; thence deflect to the left at an angle of 90°00' for 200.0 feet; thence deflect to the left at an angle of 61°38' for 318.0 feet more or less to the shore line of the Mississippi River; thence run northwesterly along said shore line 458.5 feet more or less to a point on the north line of said gov't. lot 1; thence east 521.8 feet more or less to the point of beginning; have caused the same to be surveyed and platted and hereby dedicate the road as shown on the plat to the public for public use forever and proclaim that said tract is to be known as "Bowers Mississippi Acres".

In Presence of

<u>Pearl Peterson</u>	<u>Warren C. Bowers</u>	<u>Fred J. Bowers</u>
<u>Marjorie Watson</u>	<u>Walter D. Bowers</u>	<u>Gertrude K. Bowers</u>
	<u>Mildred N. Bowers</u>	

State of Minnesota }
County of Anoka } s.s.
On this 12th day of July A.D. 1948, before me personally appeared Warren C. Bowers, Walter D. Bowers and Mildred N. Bowers, Fred J. Bowers and Gertrude K. Bowers, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

E. L. JORGENSEN
Notary Public, Anoka County, Minn.
My Commission Expires Nov. 21, 1954.
Notary Public, Anoka County, Minnesota.
My Commission Expires _____

~~I hereby certify that I have examined the title of the tract of land shown on this plat and hereby recommend the plat for approval of the Board of County Commissioners.~~

~~County Attorney, Anoka County, Minnesota.
Date _____~~

I hereby certify that the Board of Commissioners of Anoka County, Minnesota, on this 12th day of July A.D. 1948, duly approves this plat.

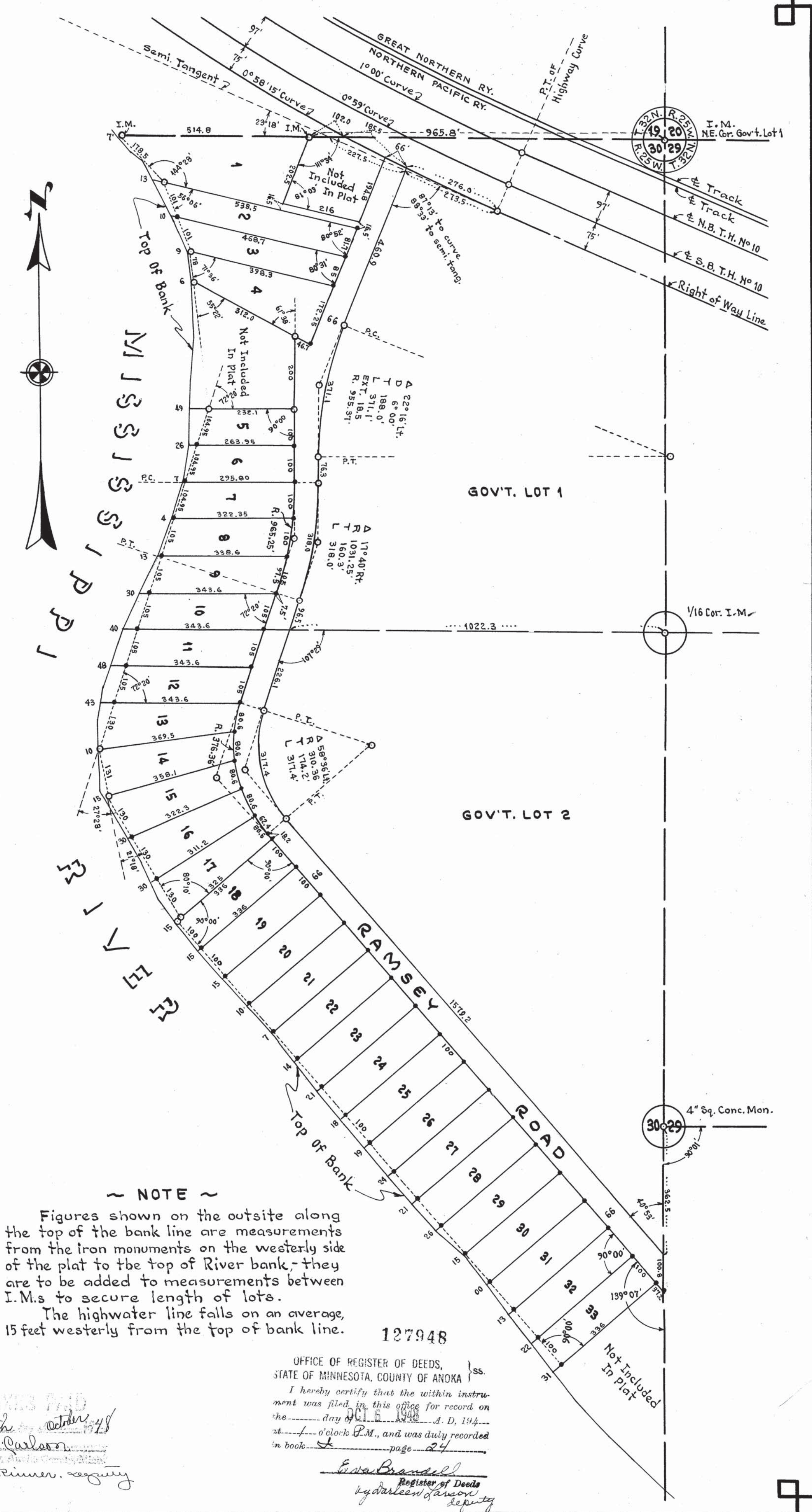
H. S. Stack
Chairman, Board of County Commissioners
E. G. Carlson
County Auditor, Anoka County, Minnesota.
By J. J. Hanson

I hereby certify that taxes for the year 1947 on the lands described within are paid.

Walter D. Bowers
County Treasurer, Anoka County, Minnesota.
Date July 12th 1948

This Plat is hereby approved as to form and execution this 11th day of September, 1948.

J. David Curtis
County Attorney,
Anoka County, Minnesota



NOTE
Figures shown on the outside along the top of the bank line are measurements from the iron monuments on the westerly side of the plat to the top of River bank - they are to be added to measurements between I.M.s to secure length of lots.
The highwater line falls on an average, 15 feet westerly from the top of bank line.

127948

OFFICE OF REGISTER OF DEEDS,
STATE OF MINNESOTA, COUNTY OF ANOKA } s.s.
I hereby certify that the within instrument was filed in this office for record on the _____ day of _____ A. D. 1948 at _____ o'clock P.M., and was duly recorded in book _____ page _____
Eva Brandell
Register of Deeds
by J. J. Hanson deputy

PAID
5th Oct 1948
Paul Carlson
County Auditor
by G. Steiner registry

EXISTING PROPERTY DESCRIPTION: (per Anoka County Tax Records)
(PID NO. 30-32-25-14-0031)

Lot 26, BOWERS MISSISSIPPI ACRES, Anoka County, Minnesota.

PROPOSED PARCEL A DESCRIPTION:

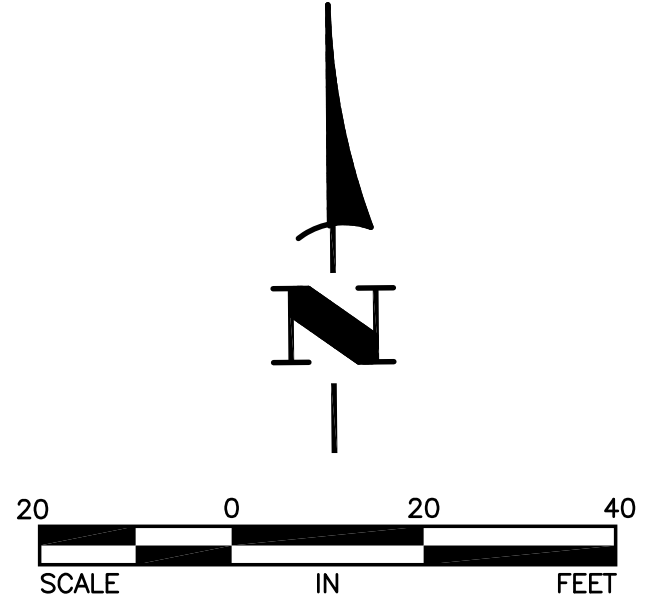
Lot 26, BOWERS MISSISSIPPI ACRES, Anoka County, Minnesota.

EXCEPT

The Southwesterly 105.00 feet of the Northeastly 260.00 feet of the Southeasterly 20.00 feet of said Lot 26.

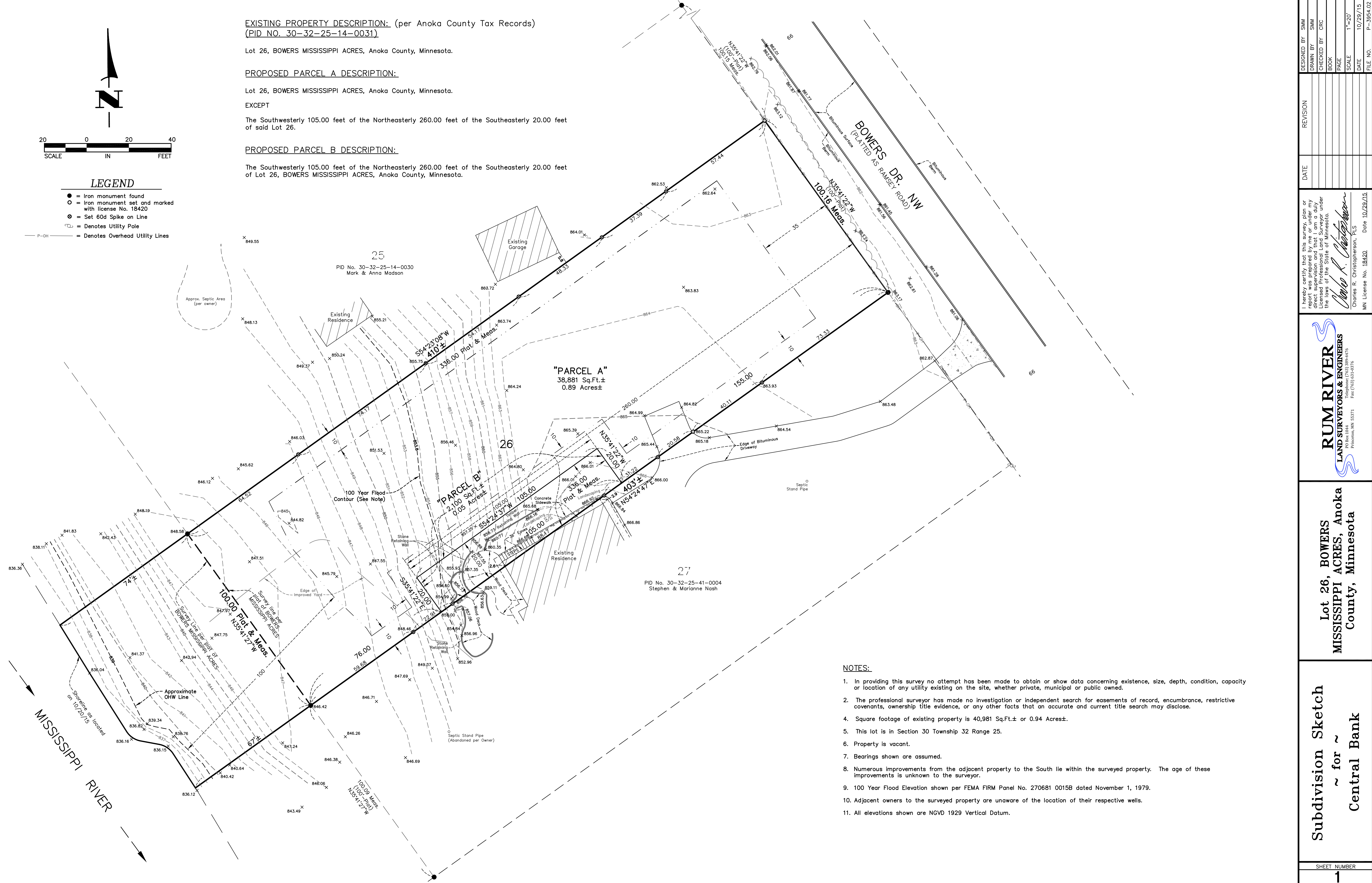
PROPOSED PARCEL B DESCRIPTION:

The Southwesterly 105.00 feet of the Northeastly 260.00 feet of the Southeasterly 20.00 feet of Lot 26, BOWERS MISSISSIPPI ACRES, Anoka County, Minnesota.



LEGEND

- = Iron monument found
- = Iron monument set and marked with license No. 18420
- ⊙ = Set 60d Spike on Line
- ⊕ = Denotes Utility Pole
- P-OH — = Denotes Overhead Utility Lines



NOTES:

1. In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
2. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. Square footage of existing property is 40,981 Sq.Ft.± or 0.94 Acres±.
5. This lot is in Section 30 Township 32 Range 25.
6. Property is vacant.
7. Bearings shown are assumed.
8. Numerous improvements from the adjacent property to the South lie within the surveyed property. The age of these improvements is unknown to the surveyor.
9. 100 Year Flood Elevation shown per FEMA FIRM Panel No. 270681 0015B dated November 1, 1979.
10. Adjacent owners to the surveyed property are unaware of the location of their respective wells.
11. All elevations shown are NGVD 1929 Vertical Datum.

DESIGNED BY	SMM
DRAWN BY	SMM
CHECKED BY	CRG
BOOK	
PAGE	
SCALE	1"=20'
DATE	10/29/15
FILE NO.	P-3954.02

REVISION	DATE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.
Charles R. Christopherson
Charles R. Christopherson, PLS
MN License No. 18420 Date 10/29/15

RUM RIVER
LAND SURVEYORS & ENGINEERS
10 Box 1044
Princeton, MN 55771
Telephone: (763) 389-4276
Fax: (763) 681-0876

Lot 26, BOWERS
MISSISSIPPI ACRES, Anoka
County, Minnesota

Subdivision Sketch
for ~
Central Bank

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

RESOLUTION #16-01-005

RESOLUTION ADOPTING FINDINGS OF FACT #0958 RELATING TO A REQUEST FROM CENTRAL BANK FOR A VARIANCE TO LOT SIZE AND LOT WIDTH REQUIREMENTS IN THE CRITICAL RIVER OVERLAY DISTRICT TO ALLOW AN ADMINISTRATIVE SUBDIVISION TO ELIMINATE EXISTING ENCROACHMENTS.

WHEREAS, Central Bank, hereinafter referred to as “Applicant”, has properly applied for a variance from Section 117-148 (Critical River Overlay District Development Standards) of the Ramsey City Code regarding minimum lot size and lot width to facilitate an Administrative Subdivision that would address the infringement of an existing deck and home that partially encroach on the property generally known as 14510 Bowers Drive NW and legally described as follows:

Lot 26, Bowers Mississippi Acres, Anoka County, Minnesota

(the “Subject Property”).

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on January 7, 2016, and that said public hearing was properly advertised, and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.
2. That the Subject Property is zoned R-1 Residential (MUSA) and is approximately 0.94 acres in size.
3. That the Subject Property is surrounded by properties also zoned R-1 Residential (MUSA) and of similar sizes.
4. That the Subject Property is located within the Mississippi River Corridor Critical Area and the Rural Service Area as defined in MN Statutes.
5. That Section 117-148 (Critical River Overlay District Development Standards) of City Code establishes a minimum lot size of 2.5 acres and minimum lot width of 200 feet for lots within the Critical River Area and Rural Service Area.
6. That the Subject Property was platted in 1948 as part of the Bowers Mississippi Acres plat and is considered lawful non-conforming with regard to lot size and lot width.
7. That the Subject Property was foreclosed on in 2015 by Central Bank.

8. That as part of the title exam, certain encroachments were identified on the Subject Property including parts of a deck, home, and driveway from the adjacent property to the south.
9. That the home on the adjacent lot to the south of the Subject Property appears to be have been constructed in 1970.
10. That the deck(s) on the adjacent lot to the south of the Subject Property appears to have been in place since at least 1991, based on assessment information in the property file of said adjacent lot.
11. That an asphalt driveway 'turn-around' serving the adjacent property to the south also encroaches on the Subject Property.
12. That prior to the foreclosure, the Subject Property was owned by the current owner of the adjacent parcel to the south.
13. That to resolve these encroachments, the Applicant is proposing an Administrative Subdivision to realign the common boundary between the Subject Property and the adjacent parcel to the south, which is generally known as 14500 Bowers Dr. NW.
14. That an Administrative Subdivision would expand the lot size non-conformity on the Subject Property.
15. That the Subject Property size would be reduced to approximately 0.89 acres with the Administrative Subdivision.
16. That the Administrative Subdivision would realign the property line such that the home and deck would no longer encroach on the Subject Property; the deck on the adjacent parcel to the south would be seven (7) feet from the newly aligned lot boundary, which would require a variance to the minimum side yard setback of ten (10) feet.
17. That the Administrative Subdivision would not address the driveway encroachment; however, a condition of the variance would require the removal of said encroachment and restoration of that area with vegetation.
18. That City Code Section 117-590 prohibits the Zoning Administrator from realigning lot lines if doing so would circumvent other zoning regulations.
19. That City Code Section 117-57 (b) prohibits expansions of nonconformities without the issuance of a variance.
20. That the encroachments on the Subject Property were not the result of the owner of the Subject Property.
21. That economic circumstances alone do/do not create the practical difficulties.

22. That the plight is/is not due to circumstances unique to the Subject Property.
23. That the plight was/was not created by the Applicant.
24. That, if granted, the variance will/will not alter the locality's essential character.
25. That, if granted, the variance will/will not impair an adequate supply of light and air to adjacent property.
26. That, if granted, the variance will/will not have the effect of allowing a use that is prohibited in the applicable zoning district.
27. That, if granted, the variance will/will not unreasonably increase the congestion on the public street.
28. That, if granted, the variance will/will not adversely impact the degree of public health, safety and general welfare provided for in the Ramsey City Code.
29. That, if granted, the variance will/will not diminish established property values within the neighborhood.
30. That, if granted, the variance requested is/is not the minimum variance necessary to accomplish the intended purpose of the Applicant.
31. That the unique circumstances on the Subject Property do/do not result from the actions of the Applicant.
32. That, if granted, the variance will/will not grant the Applicant any special privilege that is denied to the owners of other land in the same district.
33. That, if granted, the variance will/will not increase the danger of fire or endanger the public safety.
34. That, if granted, the variance will/will not violate the intent and purpose of the comprehensive plan.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, 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 adopted by the Ramsey Planning Commission this the 7th day of January, 2016.

Chairperson

ATTEST:

City Clerk

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

RESOLUTION #16-01-006

RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO LOT SIZE AND LOT WIDTH TO ALLOW FOR AN ADMINISTRATIVE SUBDIVISION TO ELIMINATE EXISTING ENCROACHMENTS OF PORTIONS OF A DECK AND HOME.

WHEREAS, Central Bank (Permittee) has properly applied for a variance to Section 117-148 (Critical River Overlay District Development Standards) of the Ramsey City Code with regard to lot size and lot width to allow for an Administrative Subdivision that will eliminate an existing encroachment of portions of both a deck and home on the property generally known as 14510 Bowers Drive NW and legally described as follows:

Lot 26, Bowers Mississippi Acres, Anoka County, Minnesota

(the "Subject Property").

AND WHEREAS, the Planning Commission conducted a public hearing on January 7, 2016, pursuant to Section 117-53 of the Ramsey City Code, and adopted findings of fact relating to the request for a variance.

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

1. That based on Findings of Fact #0958, a variance to lot size and lot width to facilitate an Administrative Subdivision that will eliminate an encroachment of portions of both a deck and home on the **Subject Property**, as shown on the attached exhibit, is hereby granted.
2. That the **Permittee** shall be responsible for all costs incurred in administering and enforcing this variance.
3. That this **Variance** shall automatically expire if the use is not initiated by January 7, 2017, and completing the Administrative Subdivision transferring a portion of the **Subject Property** to the adjacent parcel, generally known as 14500 Bowers Dr. NW, including providing evidence to the City that the Property Identification Numbers (PINs) have been combined after recording of the Quit Claim Deed, shall constitute initiation.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, and upon vote being taken thereon, the following voted in favor thereof:

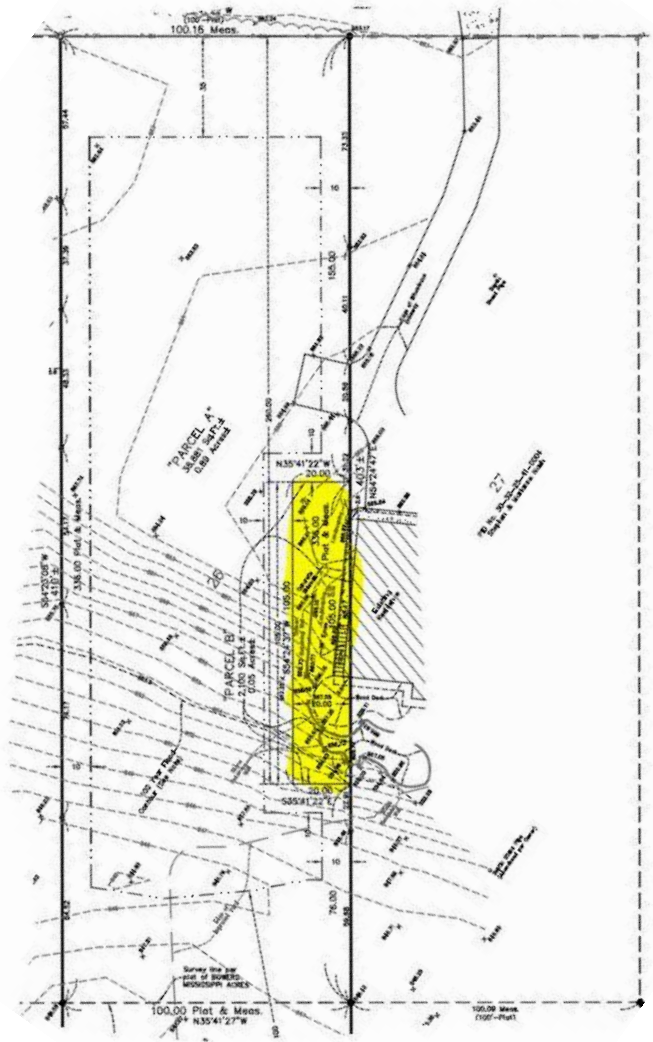
and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly adopted by the Ramsey Planning Commission this the 7th day of January, 2016.

Exhibit



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

RESOLUTION #16-01-007

RESOLUTION ADOPTING FINDINGS OF FACT #0959 RELATING TO A REQUEST FOR A VARIANCE TO THE SIDE YARD SETBACK REQUIREMENTS FOR AN EXISTING DECK.

WHEREAS, Central Bank, hereinafter referred to as “Applicant,” has properly applied for a variance from Section 117-148 (Critical River Overlay District Development Standards) of the Ramsey City Code regarding the minimum required side yard setback for an existing deck on the property generally known as 14500 Bowers Drive NW and legally described as follows:

Lot 27, Bowers Mississippi Acres, Anoka County, Minnesota

(the “Subject Property”).

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on January 7, 2016, and that said public hearing was properly advertised, and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.
2. That the Subject Property is zoned R-1 Residential (MUSA) and is approximately 1.08 acres in size.
3. That the Subject Property is surrounded by properties also zoned R-1 Residential (MUSA) and of similar sizes.
4. That the Subject Property is located within the Mississippi River Corridor Critical Area and the Rural Service Area as defined in MN Statutes.
5. That Section 117-148 (Critical River Overlay District Development Standards) of City Code establishes a minimum lot size of 2.5 acres for lots within the Critical River Area and Rural Service Area.
6. That the Subject Property was platted in 1948 as part of the Bowers Mississippi Acres plat and is considered lawful non-conforming with regard to lot size and lot width.
7. That the home on the Subject Property appears to have been constructed in 1970 based on information within the property file.

8. That there is no Building Permit in the property file for the deck on the Subject Property; however, based on assessment information in the property file, there is record of a deck on the Subject Property dating back to at least 1981.
9. That Marianne and Stephen Nash (the “Property Owner”) originally acquired both the Subject Property and Lot 26, Bowers Mississippi Acres (hereinafter referred to as “Lot 26”) in 1989.
10. That Lot 26 was recently foreclosed on and subsequently, it was discovered that portions of both the home and deck on the Subject Property partially encroach onto Lot 26.
11. That to resolve these encroachments, the current owner of Lot 26 is proposing an Administrative Subdivision to realign the common boundary between the Subject Property and Lot 26 to eliminate the structural encroachments.
12. That to minimize the expansion of the non-conforming lot size of Lot 26, the proposed realigned lot line will be approximately seven (7) feet from the nearest part of the deck.
13. That Section 117-148 (Critical River Overlay District Development Standards) requires a minimum setback of ten (10) feet.
14. That there is also an asphalt driveway ‘turn-around’ affiliated with the Subject Property that encroaches onto Lot 26 that will need to be removed such that the driveway meets the minimum required setback of five (5) feet from the common lot line between the Subject Property and Lot 26.
15. That economic circumstances alone do/do not create the practical difficulties.
16. That the plight is/is not due to circumstances unique to the Subject Property.
17. That the plight was/was not created by the Applicant.
18. That, if granted, the variance will/will not alter the locality’s essential character.
19. That, if granted, the variance will/will not impair an adequate supply of light and air to adjacent property.
20. That, if granted, the variance will/will not have the effect of allowing a use that is prohibited in the applicable zoning district.
21. That, if granted, the variance will/will not unreasonably increase the congestion on the public street.
22. That, if granted, the variance will/will not adversely impact the degree of public health, safety and general welfare provided for in the Ramsey City Code.

23. That, if granted, the variance will/will not diminish established property values within the neighborhood.
24. That, if granted, the variance requested is/is not the minimum variance necessary to accomplish the intended purpose of the Applicant.
25. That the unique circumstances on the Subject Property do/do not result from the actions of the Applicant.
26. That, if granted, the variance will/will not grant the Applicant any special privilege that is denied to the owners of other land in the same district.
27. That, if granted, the variance will/will not increase the danger of fire or endanger the public safety.
28. That, if granted, the variance will/will not violate the intent and purpose of the comprehensive plan.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, 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 adopted by the Ramsey Planning Commission this the 7th day of January, 2016.

Chairperson

ATTEST:

City Clerk

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

RESOLUTION #16-01-008

RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO SIDE YARD SETBACK REQUIREMENTS FOR AN EXISTING DECK.

WHEREAS, Central Bank has properly applied for a variance to Section 117-148 (Critical River Overlay District Development Standards) of the Ramsey City Code regarding side yard setbacks for an existing deck on the property generally known as 14500 Bowers Drive NW, owned by Marianne and Stephen Nash (the “Permittee”) and legally described as follows:

Lot 27, Bowers Mississippi Acres, Anoka County, Minnesota

(Subject Property).

AND WHEREAS, the Planning Commission conducted a public hearing on January 7, 2016, pursuant to Section 117-53 of the Ramsey City Code, and adopted findings of fact relating to the request for a variance.

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

1. That based on Findings of Fact #0959, a variance to the minimum required side yard setback for an existing deck (the “Deck”) on the **Subject Property** is hereby granted.
2. That the **Deck** shall not be located closer than seven (7) feet to the proposed side lot line as shown on the attached exhibit.
3. That the **Permittee** shall be responsible for all costs incurred in administering and enforcing this variance.
4. That the **Permittee** shall modify the asphalt driveway such that it complies with the minimum required driveway setback of five (5) feet no later than June 30, 2016.
5. That the **Deck** shall at no point in the future be converted to a three (3) or four (4) season porch without the issuance of a new variance.
6. That this **Variance** shall automatically expire if the use is not initiated by January 7, 2017, and completing an Administrative Subdivision to acquire a portion of the adjacent property, including providing the City with evidence of combining the Property Identification Numbers (PINs) after recording of the Quit Claim Deed transferring a portion of the adjacent property, generally known as 14510 Bowers Dr. NW, to the **Subject Property**, shall constitute initiation.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, 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 adopted by the Ramsey Planning Commission this the 7th day of January, 2016.

CITY OF RAMSEY:

By: _____
Chairperson, Planning Commission

By: _____
City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

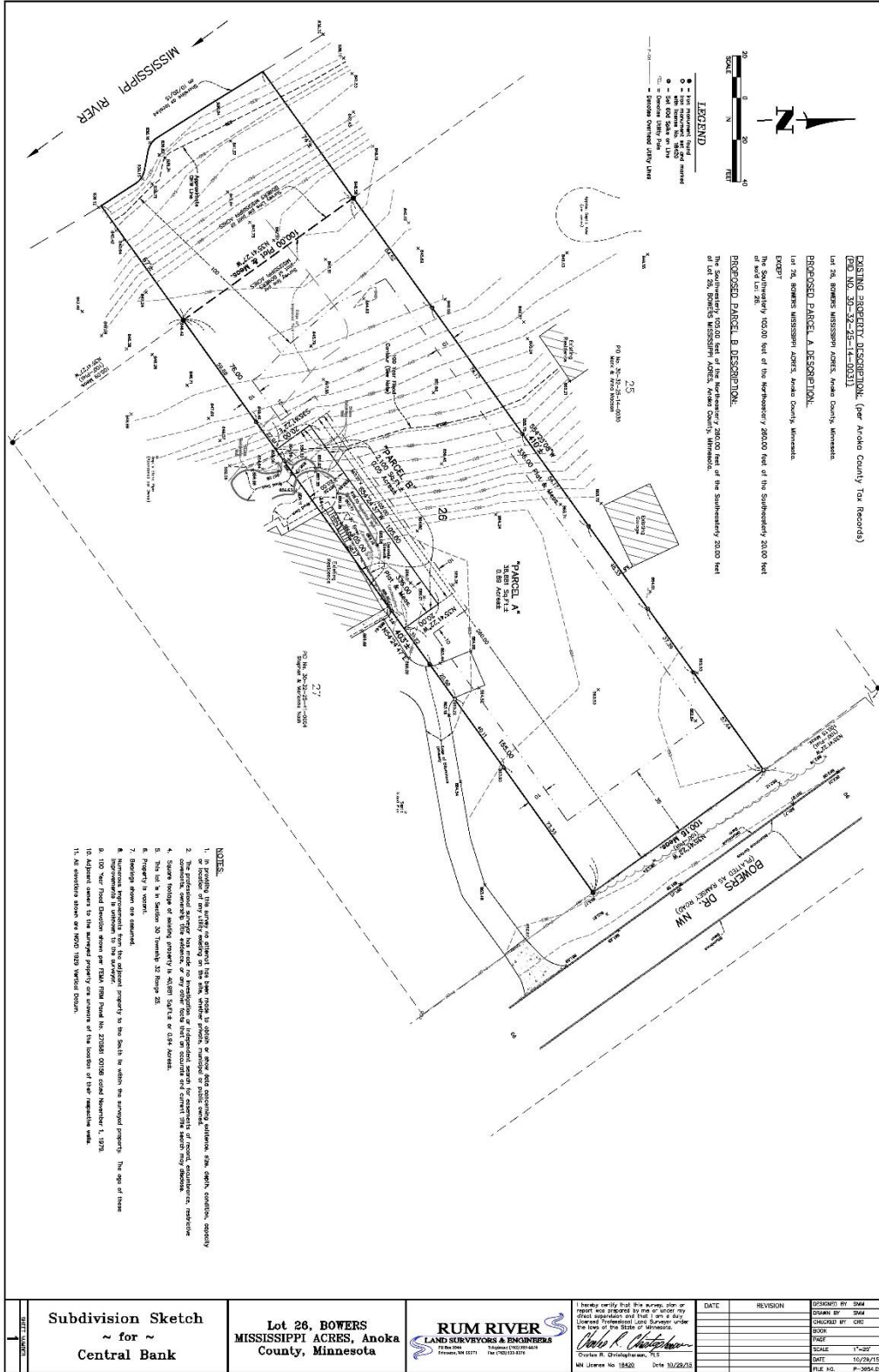
On this _____ day of _____, _____, before me, a Notary Public, personally appeared Gary Levine and JoAnn M Thieling, to me personally known, who, being each by me duly sworn did say that they are respectively the Planning Commission Chairperson and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Gary Levine and JoAnn M Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

Notary Public

This document drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

This document reviewed by:
Ratwik, Roszak & Maloney
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

Exhibit



Meeting Date: 12/21/2015

By: Chris Anderson, Community
Development

Information

Title:

Consider Potential 2016 Landscape, Rain Garden, and Tree Planting Demonstration Projects in the Brookfield Subdivision

Purpose/Background:

During the review of one of the more recent additions in the Brookfield subdivision (west of CSAH 5, adjacent to Trott Brook), the City agreed to various commitments in exchange for fee title to a small, narrow lot that connected to Trott Brook. The primary commitment agreed to by the City was the construction of a trail from 170th Trail NW to the existing trail that runs parallel to the Brook. This 'mid block' trail would provide another, more convenient, access point to the Brook for a majority of the Brookfield neighborhood. The trail installation will have a landscape component, which leads to the purpose of this case.

Observations/Alternatives:

Staff is contemplating three (3) interrelated projects at this site. First, based on the proximity to Trott Brook and the wooded wetland fringe adjacent to the Brook, Staff believes that a landscape of wildflowers and native grasses is most appropriate. This will require much less maintenance over time than standard turfgrass and/or ornamental plantings would (no regular mowing or irrigation). Secondly, Staff is recommending the installation of a small rain garden in the boulevard area adjacent to this site. This happens to be at a low point in the road and thus, with a slight modification to the curb (installing a curb cut), a considerable amount of stormwater runoff can be diverted from the storm sewer system into this area for infiltration and recharge. The quantity of captured stormwater should be able to be calculated/modeled and thus, this could potentially provide useful information for future street reconstruction projects if a property owner were interested.

The third component includes the planting of several oaks on the trail parcel and possibly one in the rain garden as well. This could serve as the City's Arbor Day activity for 2016, something that the Board has expressed a desire in revisiting now that the Environmental Expo and Tree Sale events are no longer programmed.

These three complimentary projects would result in multiple benefits to the neighborhood and the environment. The trail connection creates a link to an existing trail from within the development, something that is lacking at the moment along this 3/4 mile long portion of the Trott Brook Trail. In addition, the projects would promote groundwater recharge and infiltration and likely would reduce sediment/nutrient loading of the stormwater pond south of 170th Trail NW. Both the prairie establishment and the rain garden would result in new pollinator habitat, which is being rapidly depleted across the state and nation. Both also generally promote sustainable landscapes and, once fully established, will reduce necessary maintenance inputs compared to more traditional landscapes (turfgrass). Finally, the tree planting event will reconnect the Board with the City's observance of Arbor Day, which addresses a desire stated by the Board earlier this year.

Action:

Provide general consensus to Staff to proceed with these three (3) interrelated project elements (native landscape, rain garden, and tree planting).

Project Location Map

Trail Connections

Trail Connection Exhibit

Form Review

Inbox

Mark Riverblood

Chris Anderson (Originator)

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 12/17/2015

Reviewed By

Mark Riverblood

Chris Anderson

Tim Gladhill

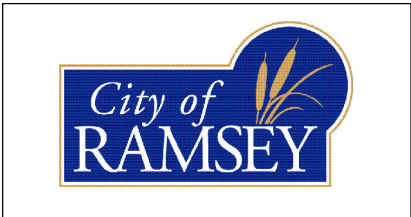
Date

12/15/2015 09:41 AM

12/15/2015 04:48 PM

12/17/2015 01:00 PM

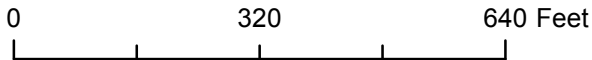
Started On: 12/11/2015 11:53 AM

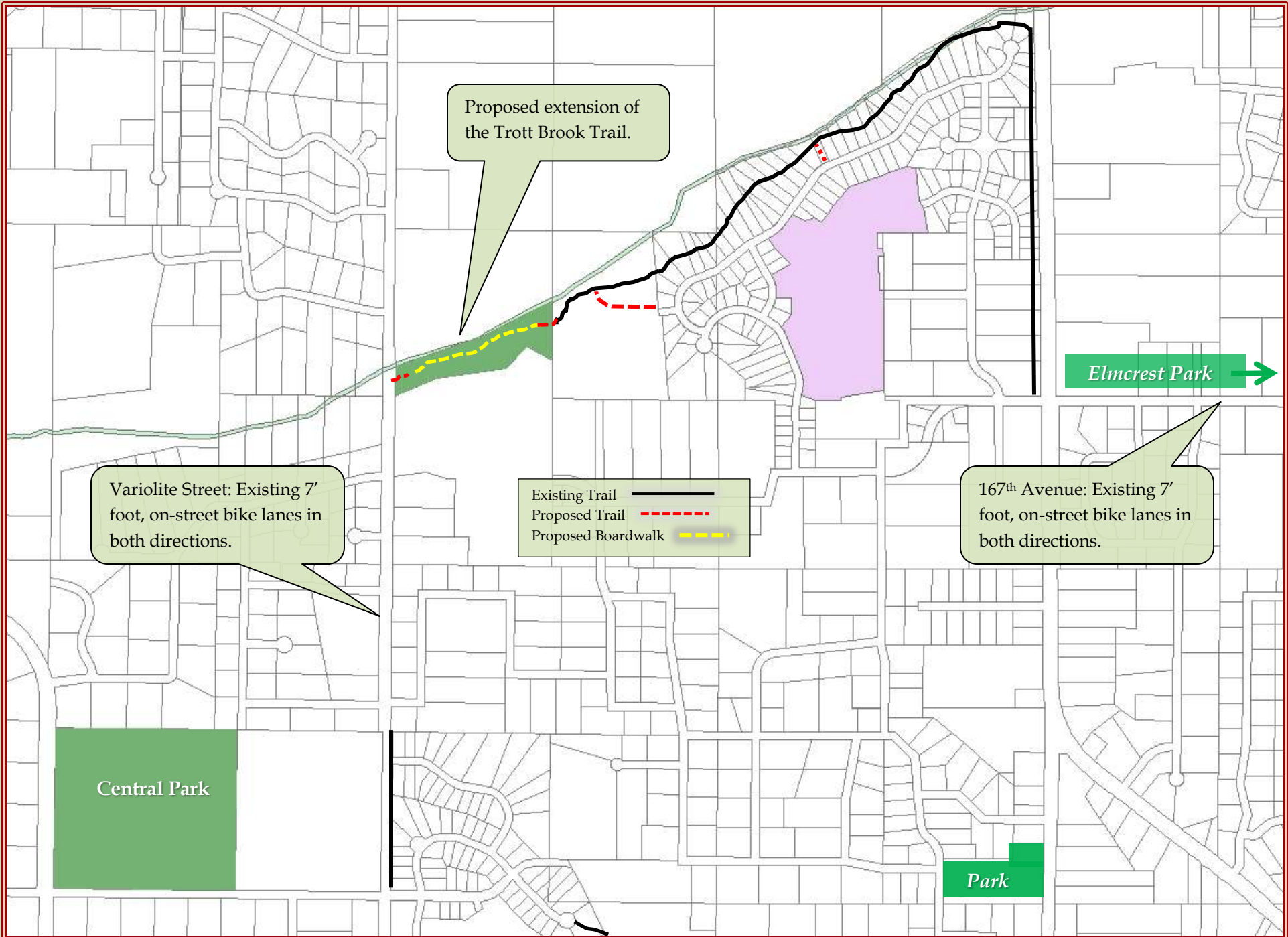


Project Location

Legend

-  Site
-  Parcels





Proposed extension of the Trott Brook Trail.

Variolite Street: Existing 7' foot, on-street bike lanes in both directions.

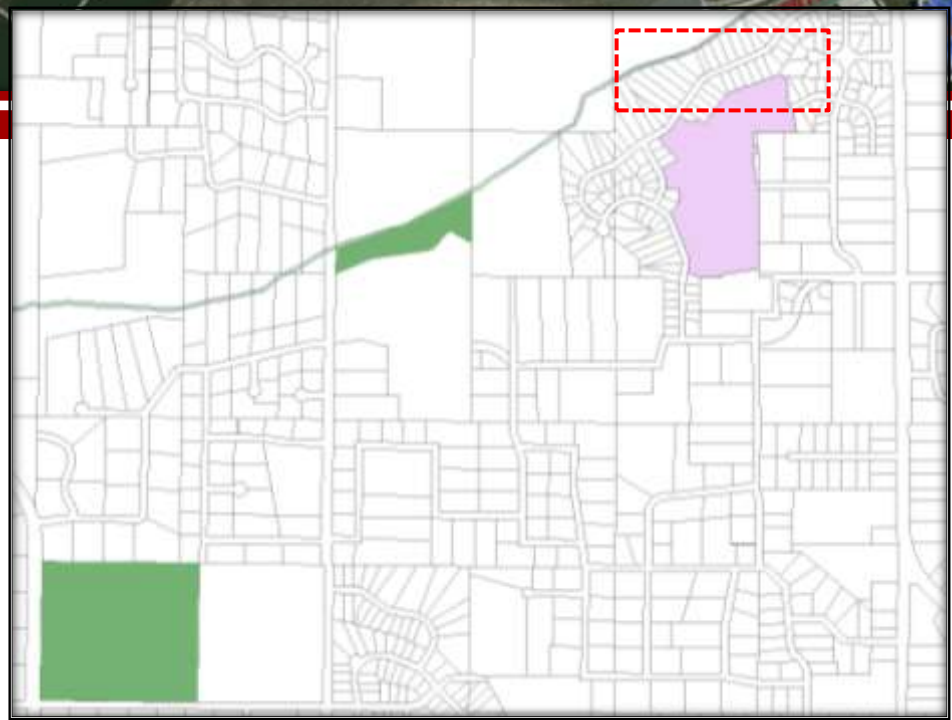
Existing Trail ———
Proposed Trail - - - - -
Proposed Boardwalk - - - - -

167th Avenue: Existing 7' foot, on-street bike lanes in both directions.

Elmcrest Park →

Central Park

Park



Environmental Policy Board (EPB)

5. 3.

Meeting Date: 12/21/2015

By: Chris Anderson, Community
Development

Information

Title:

Update on Shoreline Inventory to Assess Erosion Issues

Purpose/Background:

In August of this year, the EPB reviewed a draft policy statement regarding erosion concerns along the Mississippi River and directed Staff to explore completing a shoreline inventory to obtain a baseline data set of current conditions. That information could then be prioritized and used to proactively contact property owners to assess their willingness and interest in pursuing grant funds to stabilize the riverbank. Subsequent to that meeting, a Ramsey Resident hosted a meeting with available City Council members on site to see first hand some of the erosion concerns and to hear from some of the impacted residents.

As a result of that meeting, City Staff contacted the Anoka Conservation District (ACD) to discuss extending their shoreline inventory to Ramsey's western border. ACD Staff confirmed that they could provide a detailed report and geotagged photos of the entire bank for a cost not to exceed \$5,000.00. Staff also contacted Anoka County Parks gauge their interest in participating financially in this inventory due to their extensive shoreline within Mississippi West Regional Park. They were receptive to the idea and willing to provide a financial contribution to the project. Staff continues to discuss with them an appropriate amount to contribute to the inventory.

On December 8, 2015, the City Council authorized contracting with the ACD to complete this inventory and to continue discussions with Anoka County Parks to solidify their financial contribution to the project. The results of this project can be used to prioritize potential project sites, connect with those property owners to encourage cooperation and commitment to bank stabilization efforts, and to work cooperatively with the ACD and other entities to seek funding opportunities to implement stabilization projects.

Action:

No action is necessary. This is intended as an update only.

Attachments

Mississippi River Bank Erosion Statement

Form Review

Inbox

Chris Anderson (Originator)
Tim Gladhill
Form Started By: Chris Anderson
Final Approval Date: 12/17/2015

Reviewed By

Chris Anderson
Tim Gladhill

Date

12/15/2015 04:48 PM
12/17/2015 01:00 PM
Started On: 12/11/2015 03:35 PM

Mississippi River Bank Erosion Concerns

Background

Bank stabilization and erosion control along the Mississippi River has been an ongoing issue for riparian property owners for quite some time. As this is considered a water of the state, any stabilization work that would occur below the Ordinary High Water line (OHW) requires a permit through the Minnesota Department of Natural Resources (DNR) as well as a grading permit and potentially an Environmental Permit (processed as a Conditional Use Permit) through the City.

While there are varying methods that can be contemplated for stabilization projects, along rivers, one of the more effective methods is the placement of riprap. There has been some misunderstanding or confusion from the public in terms of whether riprap would be an acceptable method. If there is a demonstrated need for riprap, such as with steep slopes, riprap, combined with natural vegetation interspersed between the rocks, is actually a preferred stabilization method. However, the cost of this type of stabilization project (and many others as well) can be prohibitive for many property owners, thus allowing an erosion issue to promulgate.

Erosion concerns are really a corridor wide concern, rather than a single lot here or there, and thus, a comprehensive approach to addressing bank stabilization and erosion issues is necessary. However, funding seems to be the greatest obstacle to addressing this issue on a broader issue. Periodically, the Anoka Conservation District (ACD) has some funds available as a reimbursement for bank stabilization design and/or implementation. But, this funding, when available, is limited, and oftentimes not enough to sufficiently address even a single parcel.

Objective

In order to improve the City's position to potentially secure funds to assist with bank stabilization issues, an inventory of shoreline would be beneficial. Within the ACD's 2015-2019 Comprehensive Plan, it was noted that a shoreline inventory of the Mississippi River had been completed, but it stopped at the eastern limit of Ramsey. In response to the ACD's Comprehensive Plan, the City commented that the inventory should be extended to Ramsey's western limit. The City will work with the ACD (or other agencies) to complete a shoreline inventory to get a baseline of erosion concerns, which can then be used to potentially leverage funding to assist with bank stabilization projects.

Desired Outcome

After completion of a shoreline inventory, the City could identify priority sites and contact those riparian land owners along the Mississippi River to gauge their willingness to participate in a project and provide the necessary cost share dollars oftentimes required to qualify for various funding opportunities. The City will assist with funding applications and coordination with various agencies to see projects implemented.

Environmental Policy Board (EPB)

5. 4.

Meeting Date: 12/21/2015

By: Chris Anderson, Community Development

Information

Title:

Receive Update on Potential Rain Barrel and Compost Bin Event

Purpose/Background:

Earlier this year, the Board had communicated to Staff that the City should consider coordinating a rain barrel sale as a way to encourage and promote water conservation. In response, Staff informed the Board that the Recycling Association of Minnesota (RAM) annually coordinates a rain barrel and compost bin sale and that Staff could be more proactive in promoting that opportunity to the community.

Staff met with the Executive Director of RAM recently to discuss serving as a host city for one of their distribution events. RAM's program is pre-order only and they seek out about a half dozen sites across the metro to host the distribution events. While there is not financial benefit to the City for serving as a host site, it makes it much more convenient for Ramsey residents that choose to purchase one or both of these items through this program. Additionally, RAM is in discussions with Anoka County's Recycling and Resource Solutions Department to determine if there may be an opportunity for a slight discount for any Anoka County resident that participates in this program.

At least one other Anoka County community expressed a willingness to host a distribution event. Once RAM makes a decision on which city will host one of their distribution events, Staff will update the Board. If Ramsey is selected, the event would be held at the Public Works Campus, where the Spring and Fall Recycling Day events are held each year. While RAM coordinates the sales event and organizes volunteers for the distribution event, the City would need to promote this opportunity through the newsletter and website. RAM even assists with preparing information for the newsletter. Thus, the City's commitment/involvement is fairly minimal (providing the site, site set up and take down, and some event promotion), yet the residents that take advantage of this opportunity would benefit by not traveling to another community to pick up their item(s).

Action:

No action is necessary, this is for informational purposes only.

Attachments

No file(s) attached.

Form Review

Inbox

Chris Anderson (Originator)
Tim Gladhill
Form Started By: Chris Anderson
Final Approval Date: 12/17/2015

Reviewed By

Chris Anderson
Tim Gladhill

Date

12/15/2015 04:48 PM
12/17/2015 01:02 PM
Started On: 12/11/2015 04:04 PM