

**City of Ramsey**  
**Agenda**  
**Environmental Policy Board (EPB)**  
**Monday, March 20, 2017**  
**6:30 pm**  
**The Lake Itasca Room, 7550 Sunwood Drive NW**

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
  1. Approve February 22 Meeting Minutes
- 5. Policy Board Business**
  1. Consider Natural Resources Elements of Homestead Road Subdivision
  2. Receive Update on Covenant Meadows and Consider Environmental Review Options (Project #17-102); Case of Eric Thomsen
  3. Consider Draft 2017-2018 Work Plan
- 6. Board/Staff Input**
  - Comprehensive Plan Update Workshop on Natural Resources Chapter -- June 12, 2017
- 7. Adjournment**

**Environmental Policy Board (EPB)**

**4. 1.**

**Meeting Date:** 03/20/2017

**By:** Chris Anderson, Community  
Development

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**Information**

**Title:**

Approve February 22 Meeting Minutes

**Action:**

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**Attachments**

Meeting Minutes Dated February 22, 2017

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**Form Review**

**Inbox**

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 03/17/2017

**Reviewed By**

MaryJo Warner

**Date**

03/17/2017 01:46 PM

Started On: 03/16/2017 12:16 PM

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

On Wednesday, February 22, 2017, the Environmental Policy Board (EPB) met in the Lake Itasca Room at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:     Chairperson Thomas Stodola  
                          Board Member Colleen Anderson  
                          Board Member Reid Bernard  
                          Board Member Jane Covart  
                          Board Member Lucas Trossen  
                          Board Member Michael Valentine

Members Absent:     Board Member Michael Hiatt

Also Present:         City Planner Chris Anderson

**1.     CALL TO ORDER**

Chairperson Stodola called the meeting to order at 6:33 p.m.

**2.     CITIZEN INPUT**

None.

**3.     APPROVE AGENDA**

Motion by Board Member Valentine and seconded by Board Member Anderson to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Valentine, Anderson, Bernard, Covart, and Trossen. Voting No: None. Absent: Board Member Hiatt.

**4.     APPROVE MINUTES**

**4.01: Approve Meeting Minutes Dated January 18, 2017**

Motion by Board Member Covart and seconded by Board Member Bernard to approve the regular meeting minutes dated January 18, 2017.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Covart, Bernard, Anderson, Trossen, and Valentine. Voting No: None. Absent: Board Member Hiatt.

## **5. POLICY BOARD BUSINESS**

### **5.01: Consider Landscape and Tree Preservation Plan for Covenant Meadows; Case Brookview Estates, LLC**

City Planner Anderson presented the staff report. He noted that the City has received an application for Preliminary Plat and Rezoning for a proposed 12 lot subdivision on the property legally described as Outlot A, Meadowbrook. The request includes rezoning the subject property from R-1 Residential (Rural Developing) to Planned Unit Development (PUD). He stated that a PUD allows for some negotiation regarding bulk standards (lot size, setbacks, etc.) if there is a definitive public benefit as an outcome of the project. He stated that in this instance the developer is proposing to deed to the City approximately 15 acres of land that straddles Trott Brook. He stated that through this request there would be high quality resources protected as well as steep slopes. He noted that staff is supportive of the landscape and tree preservation plans.

Chairperson Stodola asked and received clarification on the location of the land the City would receive through deed. He asked how the smaller lot sizes would compare to the existing neighborhoods nearby.

City Planner Anderson noted that the proposed lot sizes range from one to almost three acres. He noted that some of the neighboring land is currently an outlot. He noted that the proposed lot sizes would be fairly compatible with the adjacent neighborhood to the east.

Board Member Valentine asked and received confirmation that the properties would not be served by City sewer and water.

City Planner Anderson stated that if there were a rebate or incentive program enacted for irrigation systems, these properties would not be eligible as in that instance only those on municipal services would possibly be eligible for a rebate.

Chairperson Stodola noted that the explanation provided by staff covered all the questions he had.

City Planner Anderson stated that the Parks and Recreation Commission will also review this item at their March meeting.

Motion by Board Member Valentine and seconded by Chairperson Stodola to recommend approval of the Landscape Plan and Tree Preservation Plan, contingent upon compliance with the Staff Review Letter.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Valentine, Anderson, Bernard, Covart, and Trossen. Voting No: None. Absent: Board Member Hiatt.

### **5.02: Consider Draft Ordinance Amendment Addressing Irrigation Requirements**

City Planner Anderson presented the staff report. He stated that over the past two months, the Board has discussed a potential ordinance amendment regarding irrigation requirements for multi-family and commercial/industrial developments. He stated that based on the discussion at the January meeting, staff has updated a draft ordinance that eliminates the irrigation requirement and

also stipulates that if an irrigation system is installed (including single family parcels), it must be equipped with a rain sensor, per state statute, as well as one or more water efficient technologies. This could include, but would not be limited to, a smart controller, soil moisture sensor(s), and/or an evapotranspiration (ET) sensor(s). He stated that this provides enough flexibility so that as future advances in water efficient irrigation technologies are developed, it will not require additional ordinance amendments. He noted that while not specifically included in the draft ordinance, it may be worth noting that this could be an opportunity to encourage more native landscaping within projects; noting that the Board could contemplate some sort of landscaping credit for projects incorporating a native grass and plant community. He noted that staff is not suggesting that this be contemplated as part of the draft ordinance but something that the Board may wish to keep in mind from a broader water conservation perspective. He noted that staff is still assessing how the water efficient requirement would be verified in the field and any potential action on the draft ordinance could be contingent upon finalizing an effective and efficient inspection methodology.

Board Member Anderson asked if there is some sense of how an inspection could occur.

City Planner Anderson stated that the building official did not say he could not do an inspection but simply stated that it would not fit in with an existing inspection. He stated that he believes that there is a way to fit in the inspection but simply wants to ensure that the proper methodology can be identified. He stated that he has heard positive comments from the staff members he has spoken with, noting that they all agree that it makes sense to have the sensors as a requirement.

Board Member Anderson asked whether staff would be looking for the sensor or ensure that it is functional during the inspection.

City Planner Anderson stated that staff is most likely going to check to ensure that it's installed.

Chairperson Stodola stated that he likes the language proposed as it provides flexibility for future technology that is developed. He asked if City Planner Anderson believed that the Council would agree with the vague language or whether they would like it more defined.

City Planner Anderson stated that there are specific examples listed, but the language simply leaves the door open for future technologies. He stated that if the Council is in agreement with the concept he did not believe that there would be a problem with the language.

Board Member Anderson noted that another option would be to use different language and state other approved technologies. She stated that she does prefer the language as proposed but was simply providing an alternative.

City Planner Anderson noted that the City Attorney has reviewed the language and approves of the proposed language. He confirmed the consensus of the Board to use the language as proposed and if there is a problem the alternate suggested could be used.

Motion by Chairperson Stodola and seconded by Board Member Covart to recommend adoption of Ordinance #17-04, Amending Multiple Sections of the Ramsey City Code Relating to Irrigation Requirements, contingent upon staff developing an efficient and effective inspection methodology.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Covart, Anderson, Bernard, Trossen, and Valentine. Voting No: None. Absent: Board Member Hiatt.

It was the consensus of the Board to direct staff to vet out the opportunity to encourage more native landscaping within project, with the use of some sort of landscaping credit for projects incorporating a native grass and plant community; as well as the possibility to retrofit existing irrigation systems.

### **5.03: Consider Potential Topics for a 2017 Work Plan**

City Planner Anderson presented the staff report. He stated that in 2016 the Board focused on developing a Statement of Purpose to better define the role of the EPB. He stated that this was done in lieu of a Work Plan for the year. He stated that with that process now complete and implemented, the Board can once again focus on developing a Work Plan to outline what their efforts will focus on in 2017, and possibly beyond. He asked the Board to suggest some topics that they would like to focus on and include some reasoning as to why the Board should focus on the topic. He provided an update on recent Council action noting the Council approved Mayor Strommen to take the Mayors for Monarchs Pledge. He stated that he would suggest pollinator initiatives as one of the Work Plan items. He also suggested including the development of the incentive/rebate program as discussed by the Board. He also suggested including prioritization of the shoreline inventory along the Mississippi.

Board Member Valentine asked for more details on how the Board would be involved on the pollinator item.

City Planner Anderson stated that at one point in time the Board was proactively working on articles for a standing column on the City newsletter. He stated that there are some underutilized areas in the parks that the Board could work cooperatively with the Parks and Recreation Commission to determine where native planting could occur to support pollinators. He noted that the Parks and Recreation Commission is on board for the idea as well. He noted that education would also be a possibility for the Board, explaining that the Board Members would not themselves be in the field doing the work.

Board Member Valentine stated that he was also confused on how the Board would fit into the prioritization of the shoreline inventory.

City Planner Anderson stated that after potential properties are identified and there are willing property owners identified, the Board could work on letters of support for grant applications and other items of that level. He stated that if there are a lot of interested property owners the Board could also help to prioritize and select the candidates. He explained that the Work Plan is a tool that staff uses mainly with input and assistance from the Board.

Board Member Covart stated that perhaps the potential landscaping credits mentioned at the end of the last case would also be a good fit.

City Planner Anderson noted that item could fit in well under the pollinator item and would not need to be a standalone item.

Chairperson Stodola stated that perhaps the second item could be broader to state explore rebates and incentives for water conservation initiatives which could include retrofitting and native plantings, among other things.

City Planner Anderson stated that the intention tonight is not to draft the Work Plan to present to the Council next week, but simply be able to discuss some potential ideas that can be mentioned with the Council.

Board Member Anderson stated that perhaps some alternative grasses could be planted in the parks with educational signage. She explained that would lower the maintenance responsibilities and educate visitors as a demonstration.

It was the consensus of the Board that the pollinator initiative could include a bullet that states to work with the Parks and Recreation Commission to identify areas within existing parks to convert to sustainable pollinator friendly landscaping.

City Planner Anderson stated that he wanted to encourage any ideas that come forward as the Work Plan could span more than the course of one year but suggested that the plan not span more than three years.

Board Member Valentine stated that it is hard to predict the plans the Board will need to review and consider and therefore he would not want to see the plan contain too many items.

City Planner Anderson stated that he would still welcome any ideas and staff could then vet out the type of resources that would be necessary to accomplish the items. He recognized that some items on the plan will be delayed depending on the amount of regular work that comes in for the Board to consider.

It was the consensus of the Board for the Work Plan to include the following objectives: explore pollinator initiatives, develop rebates and incentives for water conservation initiatives, and prioritization of the shoreline inventory along the Mississippi.

City Planner Anderson noted that water resources could cover the water conservation initiatives and other items such as discovering the relationship between ground water, surface water, and aquifers. He stated that water supply continues to be a high priority for the City and confirmed the consensus of the Board to include that item on the plan.

Board Member Anderson stated that she recently received a flyer from Anoka County regarding organics recycling and asked for more information on that topic.

City Planner Anderson stated that is a great question, noting that he met with Ace Solid Waste today to discuss a pilot program that could provide organics recycling within Ramsey. He noted that topic could be added to the Work Plan as well.

Board Member Anderson noted that education would be a vital component as some people want to do the right thing but are unsure of the category items would fall into.

It was the consensus of the Board to add organics recycling to the Work Plan.

City Planner Anderson confirmed the consensus of the Board to have the main topic be water resources with the water conservation initiatives as a bullet under that item. He also confirmed the Board Members that would be available to attend the joint meeting with the City Council the following week.

**6. BOARD / STAFF INPUT**

There was none.

**7. ADJOURNMENT**

Motion by Board Member Anderson and seconded by Board Member Covart to adjourn the meeting.

The meeting adjourned at 7:55 p.m.

Respectfully submitted,

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Chris Anderson  
City Planner

ATTEST:

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JoAnn Shaw  
Community Development Secretary

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*

**Environmental Policy Board (EPB)**

**5. 1.**

**Meeting Date:** 03/20/2017

**By:** Chris Anderson, Community  
Development

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**Information**

**Title:**

Consider Natural Resources Elements of Homestead Road Subdivision

**Purpose/Background:**

The City has received an application for a three (3) lot subdivision known as Homestead Road. The application includes review of a Preliminary Plat and a Variance to lot depth. No new roads are proposed with the development. The site already has municipal utilities stubbed in as a result of a previous road improvement project. The development site is located at 7131 166th Ave NW (the "Subject Property"). A significant portion of the Subject Property is encumbered with wetland and floodway.

**Observations/Alternatives:**

The submittal does include a Tree Inventory, which identifies all significant trees on the Subject Property. It also notes that a majority of the trees are within the delineated wetland area and thus, outside the limits of construction. Based on the inventory, the project remains well below the removal threshold outlined in City Code. The narrative that accompanies the Tree Inventory notes that existing trees satisfy the landscaping requirements. The Tree Inventory is generally acceptable with necessary revisions outlined in the Staff Review Letter.

As previously noted, a significant portion of the Subject Property consists of wetland. Per the City's NRI, there is a moderate quality natural area across a portion of the Subject Property. However, this area consists primarily of wetland and would not be disturbed as part of the proposed subdivision. The plans include the required sixteen and half foot (16.5') wetland setback.

A variance to the lot depth standard is being sought for Lots 1 & 3. Lot 1 is deficient 268 sq. ft. while Lot 3 is deficient seventy-eight (78) sq. ft. (out of a minimum required 6,000 sq. ft.). Staff is supportive of the variance for both lots. The area of deficiency is minor. On Lot 3, an alternative site for a house pad was originally proposed, but public input during the Sketch Plan review resulted in the Applicant shifting the home location. On Lot 1, the plans include a twelve by twelve (12' x 12') possible deck as evidence that the slight reduction in the lot depth standard would not impact the ability to install such a common homeowner improvement in the future. Finally, as part of the negotiations with the former property owner when 166th Ave was reconstructed, the City did include five (5) sets of utility stubs for future development of the Subject Property. Based on current standards though, the number of potential lots has been reduced to three (3) already. Staff does not believe that these minor deficiencies should result in a further reduction in the number of lots.

Rain gardens are being proposed on Lots 1 & 3 to address the Lower Rum River Watershed Management Organization's (LRRWMO) infiltration requirements. Engineering Staff are reviewing this aspect of the plan set to ensure compliance from a stormwater perspective. Revisions to the plan set are needed and are outlined in the Staff Review Letter.

**Funding Source:**

All costs associated with this request are the responsibility of the Applicant.

**Action:**

Motion to recommend approval of the Tree Preservation Plan and the Variance request contingent upon compliance with the Staff Review Letter.

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### **Attachments**

[Site Location Map](#)

[Plan Set](#)

[Staff Review Letter](#)

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### **Form Review**

**Inbox**

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 03/17/2017

**Reviewed By**

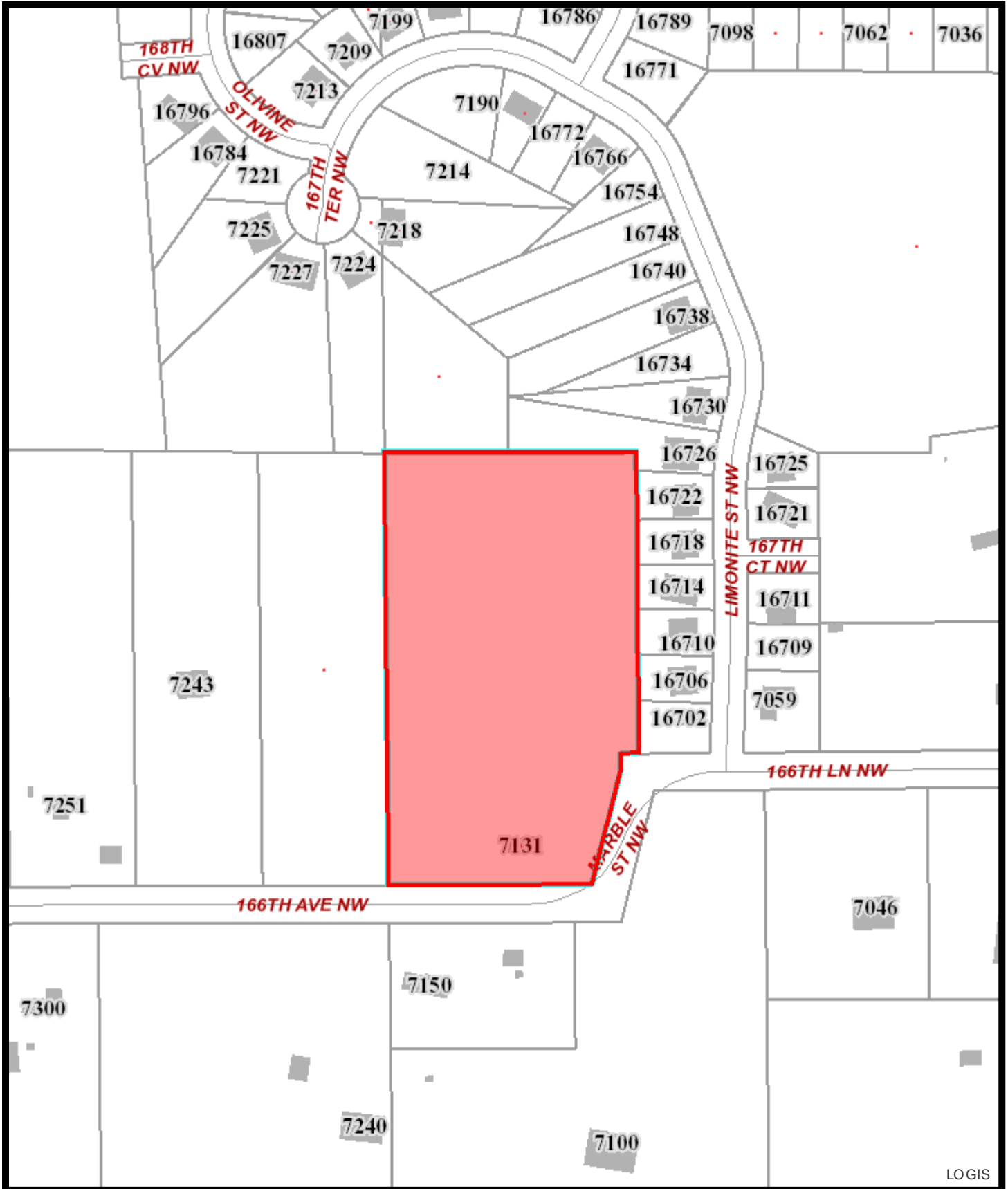
MaryJo Warner

**Date**

03/17/2017 01:46 PM

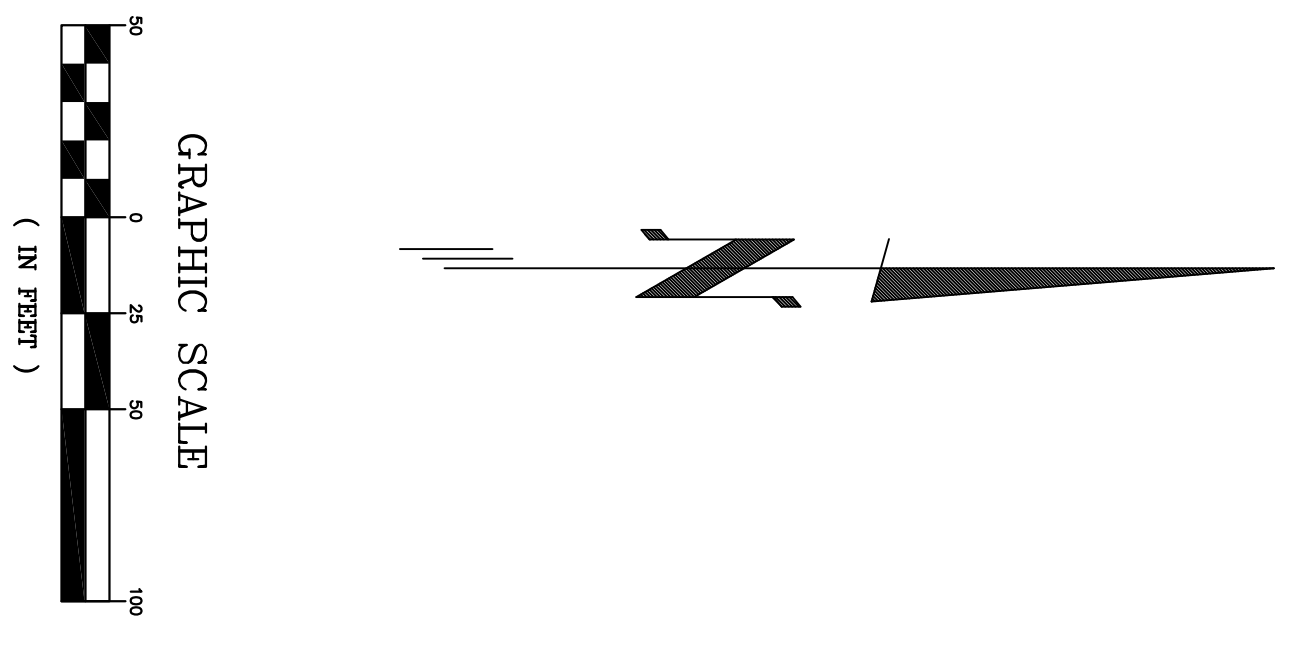
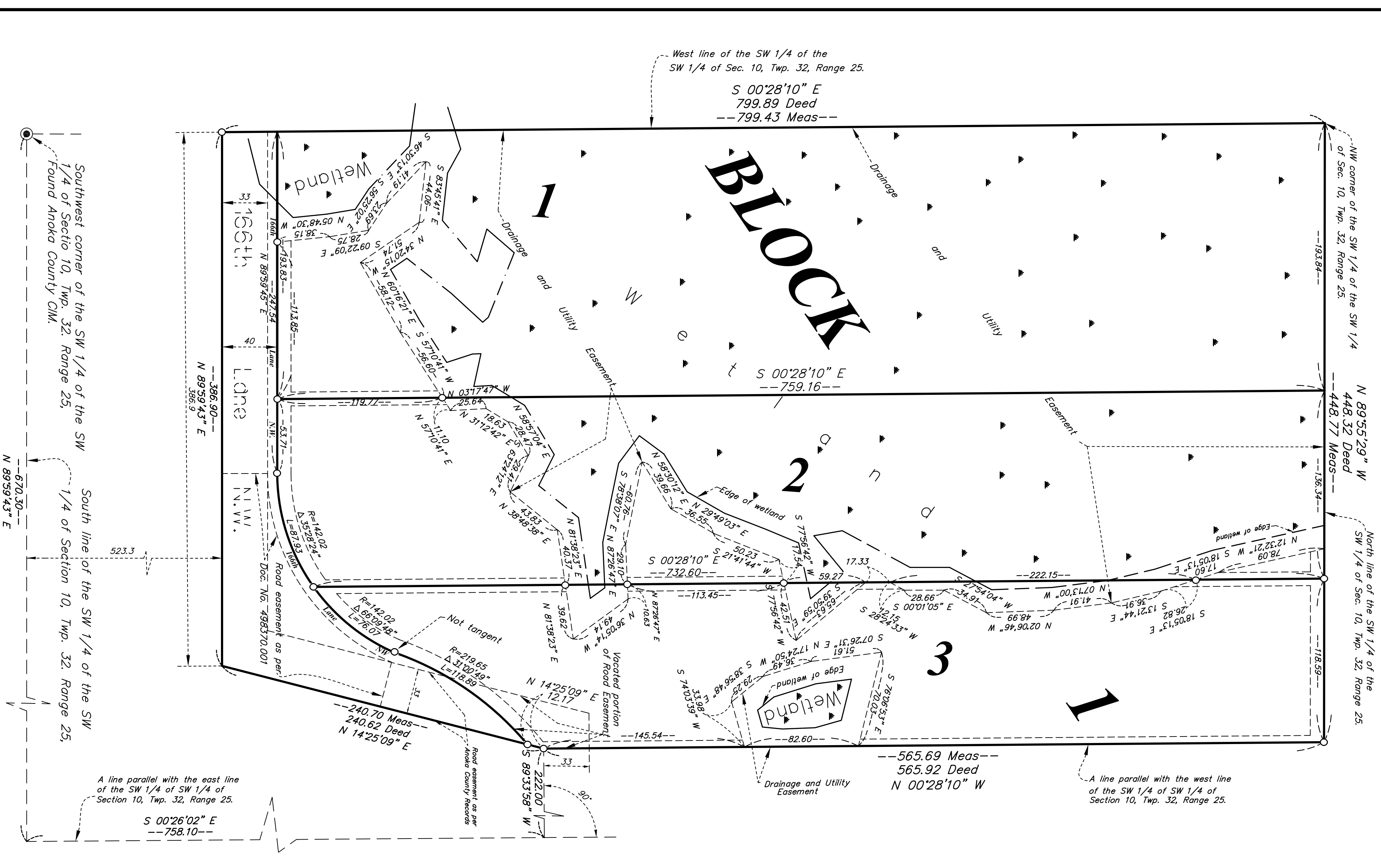
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# Site Location Map

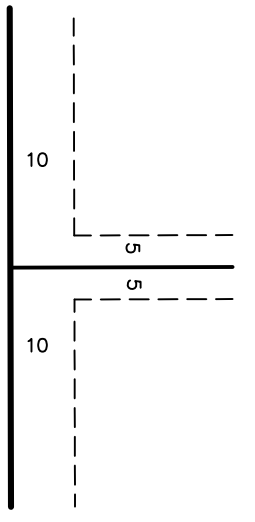


# HOMESTEAD ROAD SUBDIVISION

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 10, T. 32, R. 25



DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

### LEGEND

- DENOTES IRON PIPE MONUMENT FOUND
- DENOTES SET 1/2 INCH IRON PIPE WITH CAP MARKED R.L.S. 42379.
- ⊙ DENOTES ANOKA COUNTY MONUMENT.

DENOTES WETLANDS SHOWN THAT WERE IDENTIFIED BY A LICENSED GEOLOGICAL RESOURCES, DECEMBER 2015.

### BEARING NOTE

FOR THE PURPOSE OF THIS PLAT, THE SOUTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 10, TWP. 32, RGE. 25, IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST.

KNOW ALL PERSONS BY THESE PRESENTS: That CTW Group, Incorporated, a Minnesota corporation, owner of the following described property:

That part of the Southwest Quarter of the Southwest Quarter, Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows:  
Commencing at a point in the south line of said Southwest Quarter of the Southwest Quarter distant 670.30 feet east of the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence North, parallel with the east line of said Southwest Quarter of the Southwest Quarter a distance of 758.10 feet; thence at a right angle West a distance of 222.00 feet, to the actual point of beginning of the tract to be described; thence northerly, parallel with the west line of said Southwest Quarter of the Southwest Quarter a distance of 565.92 feet to the north line of said Southwest Quarter of the Southwest Quarter; thence westerly along the north line of said Southwest Quarter of the Southwest Quarter a distance of 448.32 feet to the northwest corner of said Southwest Quarter of the Southwest Quarter; thence southerly along the west line of said Southwest Quarter of the Southwest Quarter a distance of 799.89 feet to the intersection with the north line of the south 523.30 feet of said Southwest Quarter of the Southwest Quarter; thence East, along said north line of the south 523.30 feet, a distance of 386.90 feet to the northeast corner of the west 386.90 feet of the said south 523.30 feet of the Southwest Quarter of the Southwest Quarter; thence northeasterly 240.62 feet, to the actual point of beginning.

Have caused the same to be surveyed and platted as HOMESTEAD ROAD SUBDIVISION and do hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said CTW Group, Incorporated, a Minnesota corporation, has caused these presents to be signed by its proper officers this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed: CTW Group, Incorporated

Andrey Sokurec, President

Alexander Delentik, Vice President

STATE OF MINNESOTA

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by Andrey Sokurec, President, and Alexander Delentik, Vice President, of CTW Group Inc., a Minnesota Corporation, on behalf of the corporation.

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

I, Thomas M. Bloom do hereby certify that this plat was prepared by me or under my direct supervision, that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Thomas M. Bloom, Licensed Land Surveyor  
Minnesota License Number 42379

STATE OF MINNESOTA

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by \_\_\_\_\_ by Thomas M. Bloom.

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of HOMESTEAD ROAD SUBDIVISION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By \_\_\_\_\_ Mayor By \_\_\_\_\_ City Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Larry D. Hoiium, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Property Tax Administrator

By \_\_\_\_\_ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

I hereby certify that this plat of HOMESTEAD ROAD SUBDIVISION was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ AM, and was duly recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ as Document Number \_\_\_\_\_.

County Recorder/Registrar of Titles

By \_\_\_\_\_ Deputy

ADVANCE SURVEYING & ENGINEERING CO.

# Preliminary Plat of Homestead Road Subdivision

**END**

	= CATCH BASIN
	= FIRE HYDRANT
	= POWER POLE
	= MANHOLE
	= TELEPHONE PED.
	= ELEC. TRANSFORMER
	= WELL
	= GATE VALVE
	= LIGHT POLE
	= FENCE LINE
	= SANITARY SEWER LINE
	= WATER LINE
	= GAS LINE
	= STORM DRAIN LINE
	= OVERHEAD UTILITY LINE

**Advance**  
Surveying & Engineering, Co.

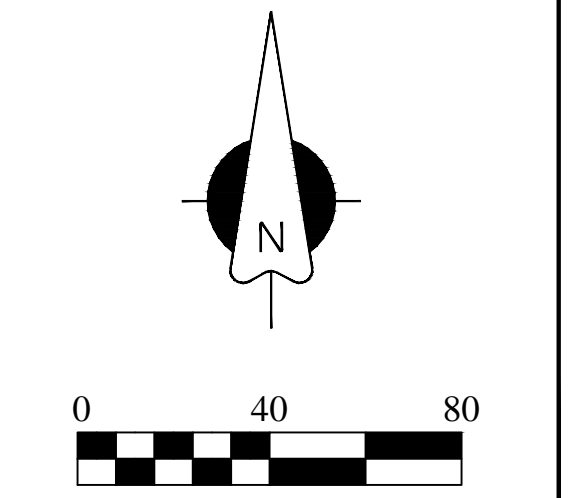
Minnetonka, Minnesota  
P. one  
eb: www.ad.sur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Thomas M. Bloom*  
T.omas M. Bloom

DATE: OCTOBER 2017

DRAWING ORIENTATION & SCALE



JOB NAME / JOB ADDRESS

**HOMESTEAD ROAD**

7131 166TH AVE. NW  
RAMSEY

OWNER NAME / ADDRESS

**CTW GROUP INC.**

5402 PARKDALE DR.  
SUITE 101  
MINNEAPOLIS, MN  
55416

**PRELIMINARY PLAT NOTES:**

- SQUARE FOOTAGE CALCULATION:  
- ENTIRE SITE - 351,393 SQ. FT. (8.1 ACRES)  
- LOT 1 - 147,143 SQ. FT. (3.4 ACRES)  
- LOT 2 - 102,790 SQ. FT. (2.4 ACRES)  
- LOT 3 - 77,394 SQ. FT. (1.8 ACRES)  
- DEDICATED RIGHT OF WAY - 24,037 SQ. FT. (0.6 ACRES)
- THE ZONING INFORMATION FOR THIS PROJECT IS R-1 MUSA.

**DWELLING INFORMATION**

LOT #	LOT 1	LOT 2	LOT 3
HOUSE TYPE	W/O SPLIT ENTRY	L/O (EXISTING)	SLAB ON GRADE
GARAGE ELEV.	877.0	(EXISTING)	876.0
MIN. FLOOR ELEV.	874.0	(EXISTING)	876.0

**NET DENSITY INFORMATION**

TOTAL NUMBER OF LOTS = 3  
GROSS AREA = 133,327 SF  
NET DENSITY = 133,327 / 3 = 44,442 SF OR 1.02 ACRES

**REVISION DESCRIPTION**

DATE	REVISION DESCRIPTION
10/18/16	UPDATE PER CITY COMMENTS
11/18/16	CHANGE POSS. FUTURE HOUSE ON LOT 3
03/02/17	UPDATE PER CITY COMMENTS

DATE SURVEYED: AUGUST 2017

DATE DRAFTED: OCTOBER 2017

**SHEET TITLE**

**PRELIMINARY PLAT**

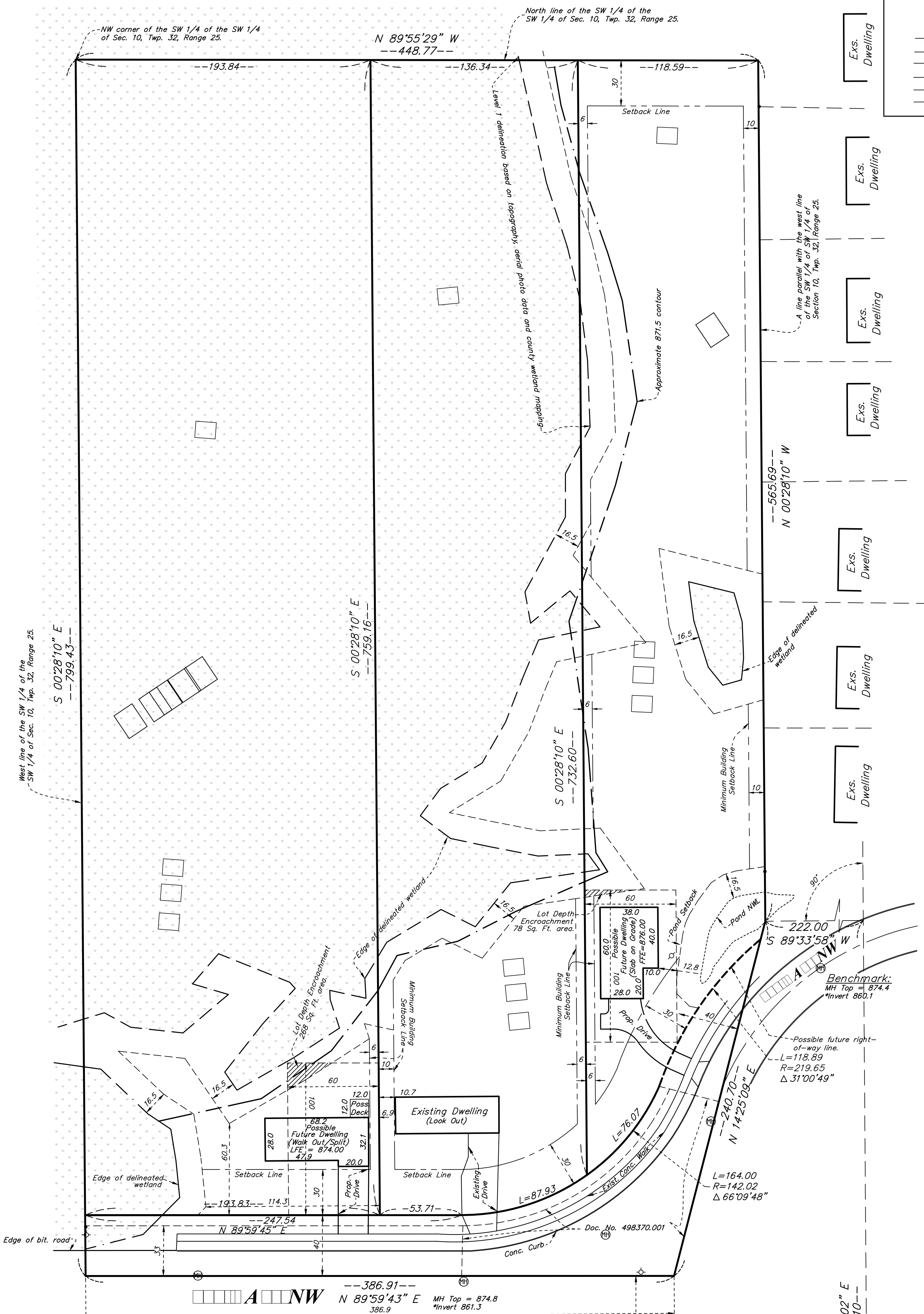
**DRAWING NUMBER**

160806 TB  
REV 01-03-17

**SHEET NUMBER**

S

SHEET 002

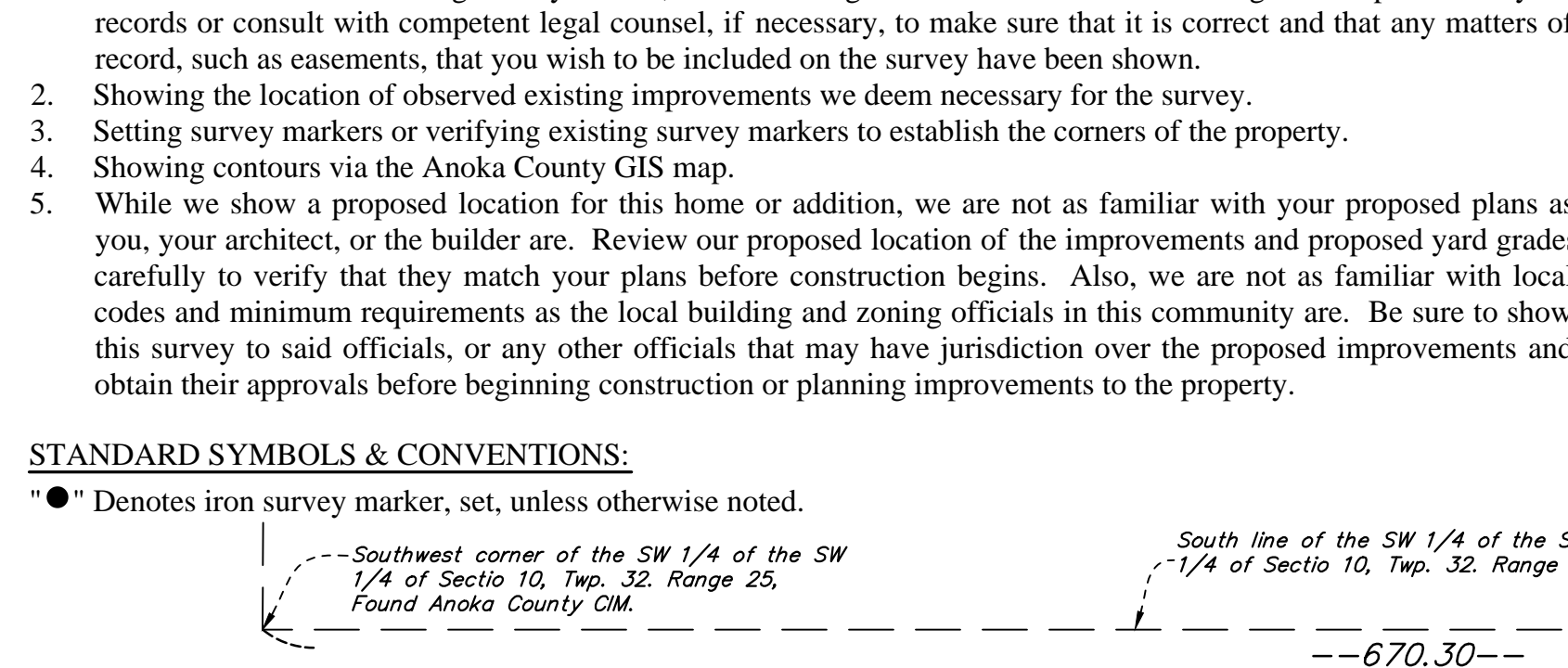


**LEGAL DESCRIPTION:**  
That part of the Southwest Quarter of the Southwest Quarter, Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows:  
Commencing at a point in the south line of said Southwest Quarter of the Southwest Quarter distant 670.30 feet east of the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence North, parallel with the east line of said Southwest Quarter of the Southwest Quarter a distance of 758.10 feet; thence at a right angle West a distance of 222.00 feet, to the actual point of beginning of the tract of land to be described; thence northerly, parallel with the west line of said Southwest Quarter of the Southwest Quarter, a distance of 565.92 feet to the north line of said Southwest Quarter of the Southwest Quarter; thence westerly along the north line of said Southwest Quarter of the Southwest Quarter a distance of 448.32 feet to the northwest corner of said Southwest Quarter of the Southwest Quarter; thence southerly along the west line of said Southwest Quarter of the Southwest Quarter a distance of 799.89 feet to the intersection with the north line of the south 523.30 feet of said Southwest Quarter of the Southwest Quarter; thence East, along said south line of the south 523.30 feet, a distance of 386.90 feet to the northeast corner of the west 386.90 feet of the said south 523.30 feet of the Southwest Quarter of the Southwest Quarter; thence northeasterly 240.62 feet, to the actual point of beginning.

**SCOPE OF WORK & LIMITATIONS:**  
1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.  
2. Showing the location of observed existing improvements we deem necessary for the survey.  
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.  
4. Showing contours via the Anoka County GIS map.  
5. While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

**STANDARD SYMBOLS & CONVENTIONS:**

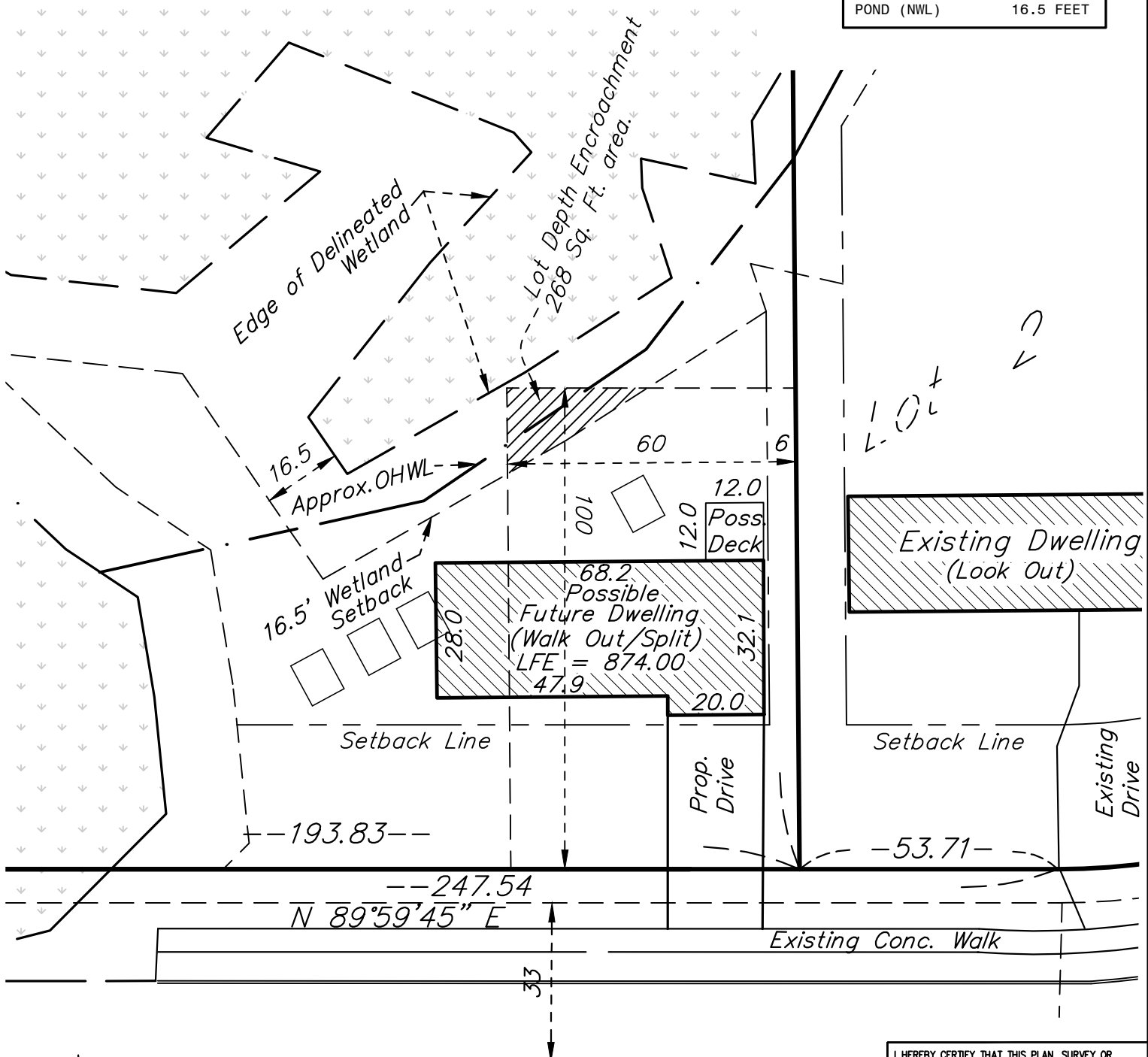
● Denotes iron survey marker, set, unless otherwise noted.



\* = Information as per record plans supplied to us.

**LOT DEPTH VARIANCE EXHIBIT**  
**LOT 1, BLOCK 1**  
**HOMESTEAD ROAD SUBDIVISION, RAMSEY, MN**

MINIMUM SETBACKS	
FRONT	30 FEET
SIDE (HOUSE)	10 FEET
SIDE (GARAGE)	6 FEET
REAR	30 FEET
WETLAND	16.5 FEET
POND (NWL)	16.5 FEET



I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Thomas M. Bloom*  
 T.omas M. Bloom  
 2  
 E. SE. O.  
 A. UARY 2  
 DATE

166th Ave. NW

---386.91---  
 N 89°59'43"

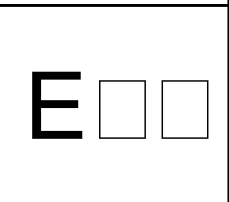
DATE	REVISION DESCRIPTION

CLIENT <b>CTW GROUP INC.</b>
JOB NUMBER <b># 160806 JR</b>
DATE SURVEYED <b>AUGUST 24, 2016</b>

JOB ADDRESS <b>7131 166TH AVE. NW</b>
DATE DATED <b>JANUARY 13, 2017</b>
SURVEYED BY <b>ADVANCED SURVEYING &amp; ENGINEERING, CO.</b>

**Advance**  
 Surveying & Engineering, Co.

Highway  
 Minnesota  
 Phone  
 eb: www.ad

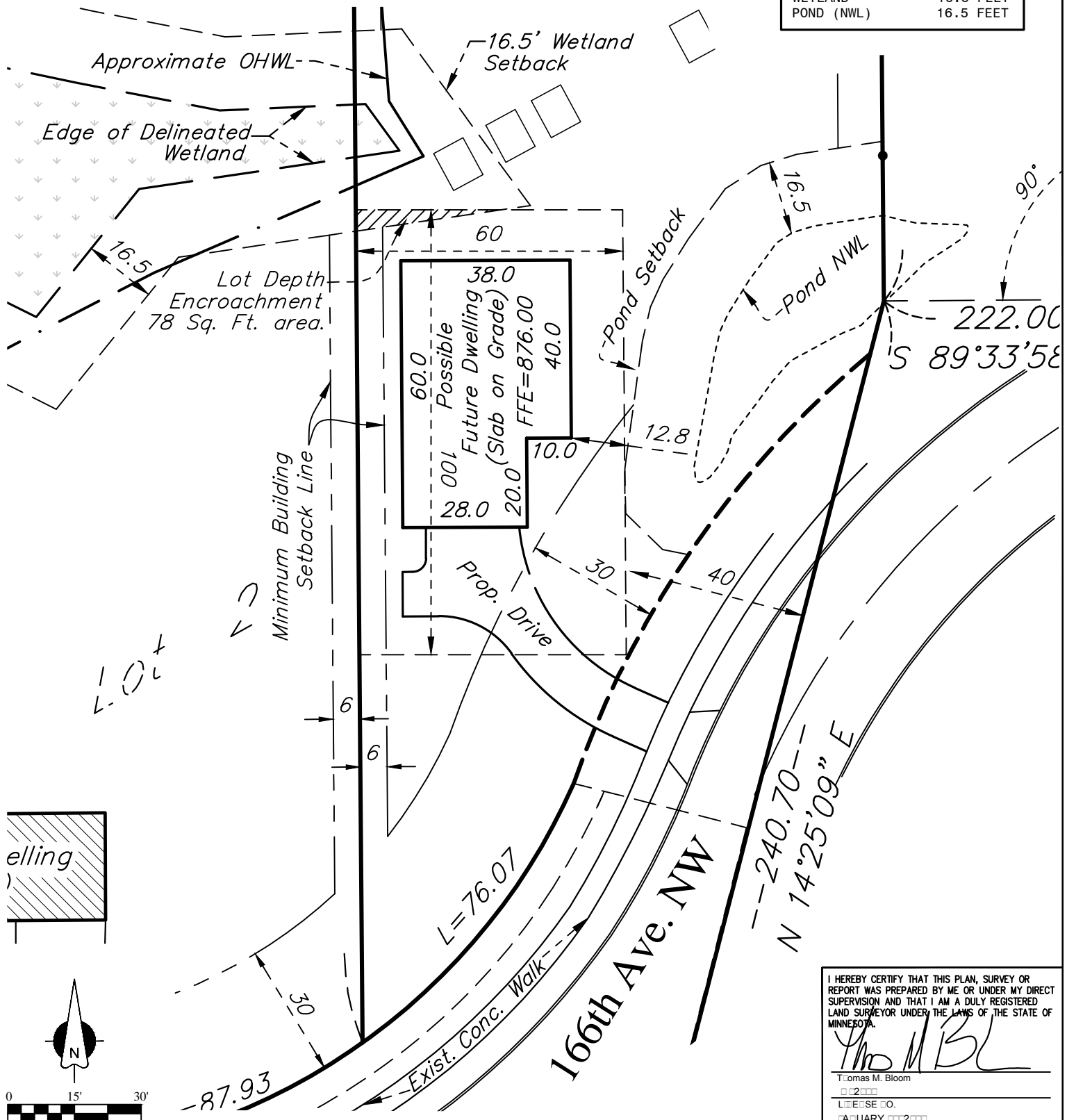


# LOT DEPTH VARIANCE EXHIBIT

## LOT 3, BLOCK 1

### HOMESTEAD ROAD SUBDIVISION, RAMSEY, MN

MINIMUM SETBACKS	
FRONT	30 FEET
SIDE (HOUSE)	10 FEET
SIDE (GARAGE)	6 FEET
REAR	30 FEET
WETLAND	16.5 FEET
POND (NWL)	16.5 FEET



I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Thomas M. Bloom*

Thomas M. Bloom

2

LICENSE NO.

JANUARY 2012

DATE

DATE	REVISION DESCRIPTION	CLIENT	JOB ADDRESS	 Advance Surveying & Engineering, Co. Higway Minnetonka, Minnesota Phone 2 eb: www.ad s.r.com	E 2
		CTW GROUP INC.	7131 166TH AVE. NW		
		# 160806 JR	JANUARY 13, 2017		
		AUGUST 24, 2016	ADVANCED SURVEYING & ENGINEERING, CO.		

# Preliminary Plat of Homestead Road Subdivision

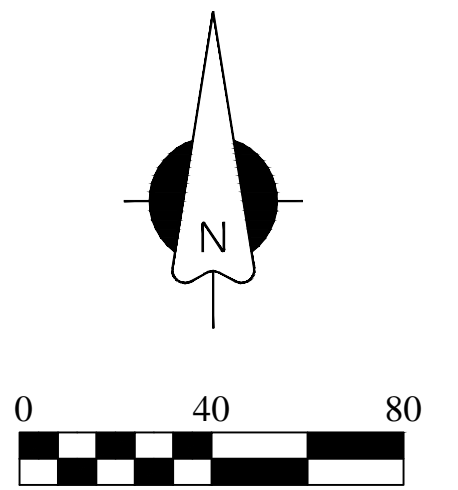
Highway  
Minnetonka, Minnesota  
Phone  
www.advance-surveying.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Thomas M. Bloom*  
Thomas M. Bloom

License No.  
October 2012  
Date:

DRAWING ORIENTATION & SCALE



JOB NAME / JOB ADDRESS

**HOMESTEAD ROAD**

7131 166TH AVE. NW  
RAMSEY

OWNER NAME / ADDRESS

**CTW GROUP INC.**

5402 PARKDALE DR.  
SUITE 101  
MINNEAPOLIS, MN  
55416

LEGEND

- CATCH BASIN
- FIRE HYDRANT
- POWER POLE
- MANHOLE
- TELEPHONE PED.
- ELEC. TRANSFORMER
- WELL
- GATE VALVE
- LIGHT POLE
- FENCE LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY LINE
- PROPOSED SILT FENCE
- PROPOSED CONTOUR
- DRAINAGE ARROW
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION

STORMWATER TOTALS

PRELIMINARY TOTALS:  
Year: 2012  
Year: 2012

POST CONSTRUCTION TOTALS

Year: 2012  
Year: 2012

BASED ON HYDROLOGICAL MODELING

SOFTWARE: THE ATLAS

STORM EVENTS

DATE	REVISION DESCRIPTION
10/18/16	UPDATE PER CITY COMMENTS
11/18/16	CHANGE POSS. FUTURE HOUSE ON LOT 3
03/02/17	UPDATE PER CITY COMMENTS

DATE SURVEYED: AUGUST 2012

DATE DRAFTED: OCTOBER 2012

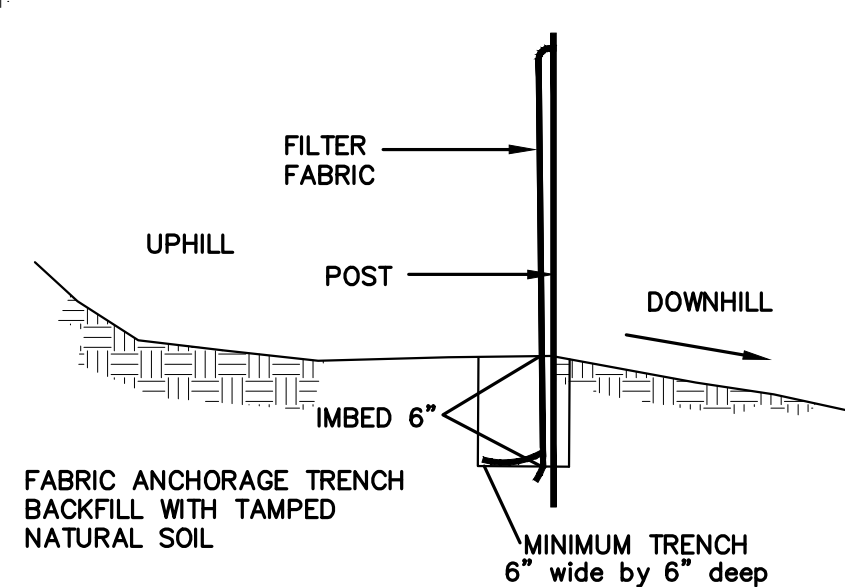
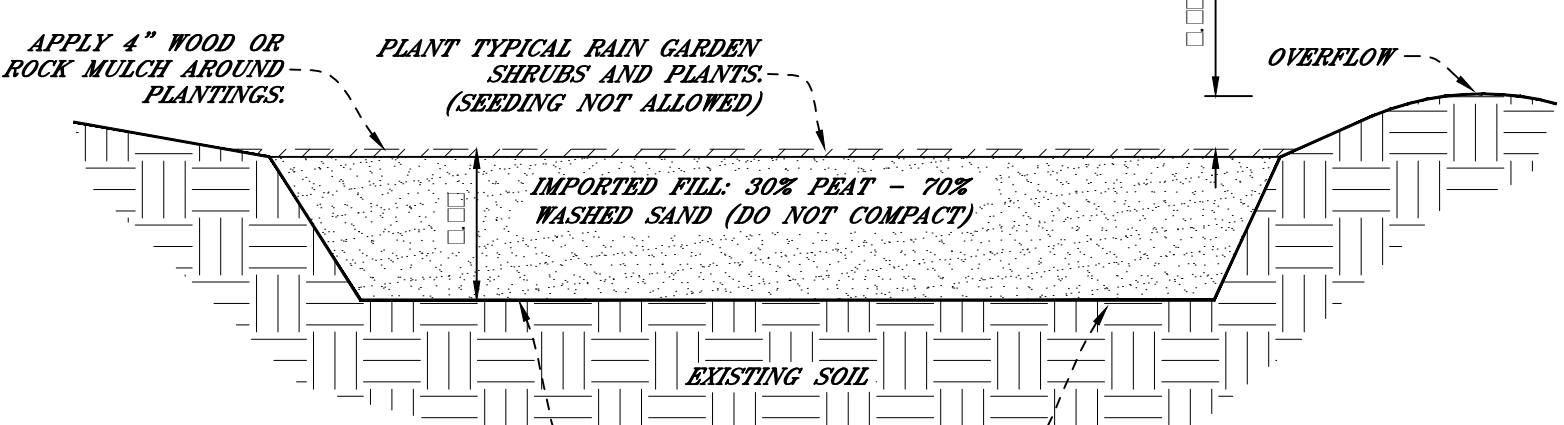
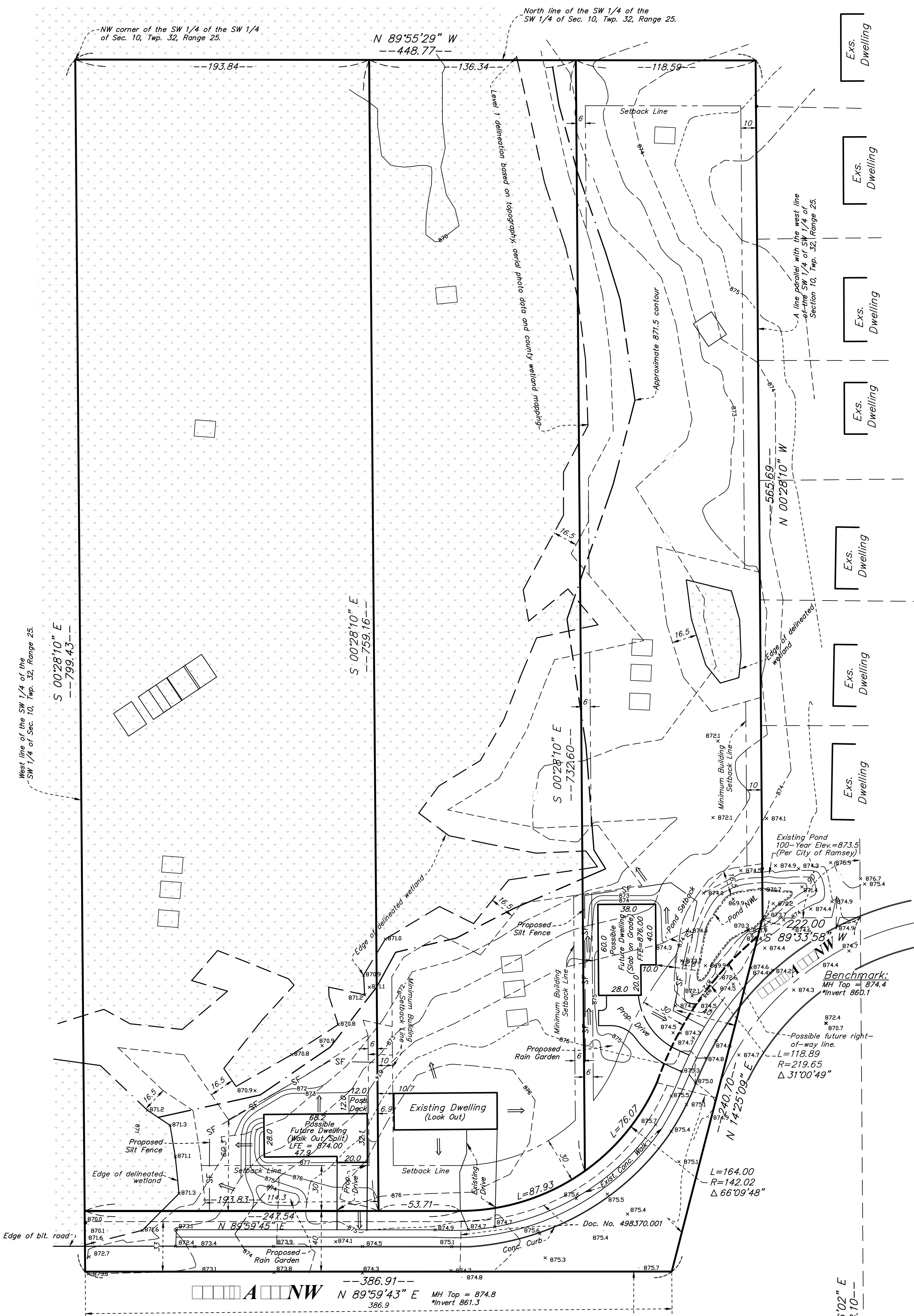
SHEET TITLE  
**PRELIMINARY PLAT GRADING PLAN**

DRAWING NUMBER

160806 TB

SHEET NUMBER

**S2**



	LOT 2	LOT 3
TOTAL IMPERVIOUS AREA (SQUARE FEET)	2,222	2,222
REQUIRED TREATMENT VOLUME (CUBIC FEET)	2,222	2,222
TREATMENT VOLUME PROVIDED (CUBIC FEET)	2,222	2,222

NOTE: 1.0 GRADING PROPOSED ON LOT 2 THEREFORE TREATMENT IS NOT REQUIRED.

Southwest corner of the SW 1/4 of the SW 1/4 of Section 10, Twp. 32, Range 25, Found Anoka County CIM.  
South line of the SW 1/4 of the SW 1/4 of Section 10, Twp. 32, Range 25.  
670.30  
S 89°59'43\"/>

\* = Information as per record plans supplied to us.

# Preliminary Plat of Homestead Road Subdivision

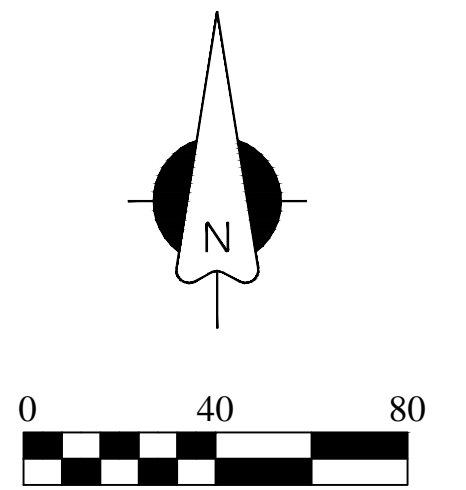
Minnetonka, Minnesota  
P. One  
E. 200  
www.advance-surveying.com

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*Thomas M. Bloom*  
T.omas M. Bloom

DATE: OCTOBER 2017

DRAWING ORIENTATION & SCALE



JOB NAME / JOB ADDRESS

**HOMESTEAD ROAD**

7131 166TH AVE. NW  
RAMSEY

OWNER NAME / ADDRESS

**CTW GROUP INC.**

5402 PARKDALE DR.  
SUITE 101  
MINNEAPOLIS, MN  
55416

- LEGEND**
- CATCH BASIN
  - FIRE HYDRANT
  - POWER POLE
  - MANHOLE
  - TELEPHONE PED.
  - ELEC. TRANSFORMER
  - WELL
  - GATE VALVE
  - LIGHT POLE
  - FENCE LINE
  - SS - SANITARY SEWER LINE
  - W - WATER LINE
  - G - GAS LINE
  - ST - STORM DRAIN LINE
  - E - OVERHEAD UTILITY LINE
  - SF - PROPOSED SILT FENCE
  - 870 - PROPOSED CONTOUR
  - DR - DRAINAGE ARROW
  - 870 - EXISTING CONTOUR
  - X 870.5 - EXISTING SPOT ELEVATION

DATE	REVISION DESCRIPTION
10/18/16	UPDATE PER CITY COMMENTS
11/18/16	CHANGE POSS. FUTURE HOUSE ON LOT 3
03/02/17	UPDATE PER CITY COMMENTS

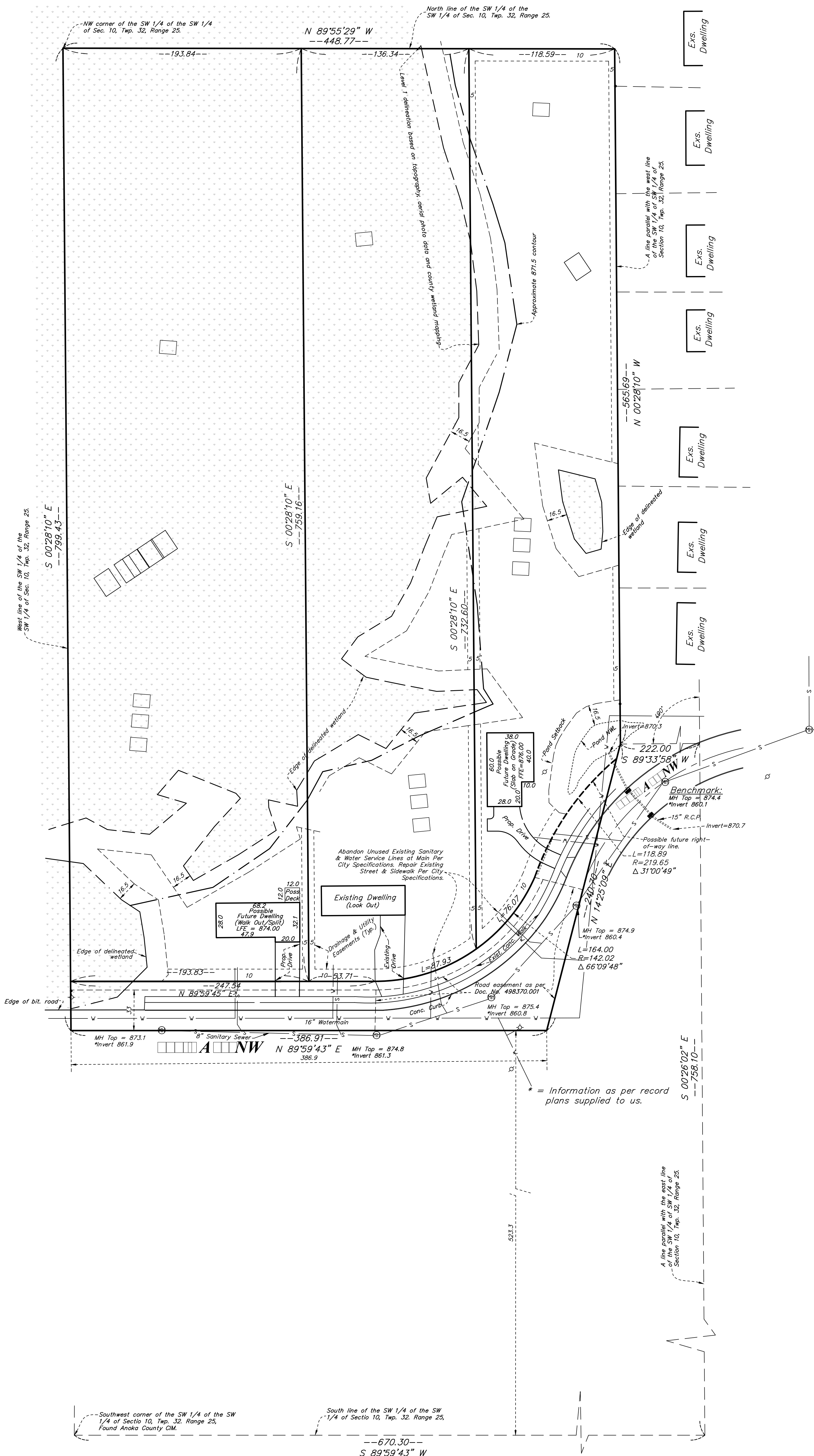
DATE SURVEYED: AUGUST 2017

DATE DRAFTED: OCTOBER 2017

SHEET TITLE  
**PRELIMINARY PLAT  
UTILITY PLAN**

DRAWING NUMBER  
**160806 TB**

SHEET NUMBER  
**S2**



\* = Information as per record plans supplied to us.



2809 78<sup>th</sup> Ave. N., Brooklyn Park, MN 55444  
[pbrandt@soilinvestigations.us](mailto:pbrandt@soilinvestigations.us) | 651-260-3783

February 13, 2017

Mr. Alex Delendik  
Homestead Road  
5402 Parkdale Drive, Suite 101  
St. Louis Park, MN 55416

Re: Tree Survey 7131n – 166<sup>th</sup> Lane, Ramsey, Mn

Thank you for this opportunity to conduct a tree survey on the named property. We conducted the tree survey in conformance the City of Ramsey tree ordinance.

The tree survey was conducted from the northerly property boundary to the southern. The City of Ramsey tree ordinance requires that:

1. A Delineation of all areas located within a 100-year floodplain;
2. Dead trees shall not be part of the survey, however diseased trees shall be included in the survey;
3. All species of oak that have a DBH of four inches or greater;
4. All evergreen species that have a DBH of four inches or greater; and
5. All other trees that have a DBH of eight inches or greater;

Further it requires:

6. A *tree* survey overlay on the grading plan, which locates all significant trees within the developable areas of the site, identifying both diameter and species.
7. Existing soil conditions throughout the parcel; and
8. Existing contour data for the entire property with vertical contour data consistent with city standards for all areas to be disturbed by proposed *tree* removal operations, extending for a distance of at least 50 feet beyond the limits of such areas.

Items 6, 7, and 8 will be completed by the project engineer.

The trees were identified, species determined, the diameter at breast height was measured, the GPS location was determined using a Mesa 2 GPS system by Juniper systems, and all of the information was recorded in the attached table.



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[pbrandt@soilinvestigations.us](mailto:pbrandt@soilinvestigations.us) | 651-260-3783

A total of 1081 inches of tree diameter measured at breast height was recorded. The City of Ramsey requires that a minimum of 40 percent of this number be maintained on the site. This means that of the 1081 inches of tree diameter a minimum of 432 inches must be maintained. If all of the trees in the proposed construction areas were removed a total of 154 inches of tree diameter would be removed. This volume is significantly lower than the 40 percent threshold. Therefore according to the City of Ramsey tree ordinance a landscape plan does not need to be submitted.

Attached below is the tree preservation plan required by the City of Ramsey. Please incorporate this into permit application materials.

Please note that we have not been supplied the grading plan and therefore cannot go into more detail. Please find attached the tree survey table along with the figure detailing tree locations.

Thank you for your time, please feel free to contact me with any questions.

Best Regards

A handwritten signature in black ink that reads "Paul Brandt PSS".

Paul Brandt PSS,  
Principal Scientist, Principal Forester  
Soil Investigation & Design, Inc.



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[pbrandt@soilinvestigations.us](mailto:pbrandt@soilinvestigations.us) | 651-260-3783

GPS

ID	Species	Tag Number	DBH	Longitude	Latitude	PDOP	StdDevLon	StdDevLat
1	Aspen	4588	8	-93.449159	45.27366	1.2	1.79	1.79
2	Aspen	4587	9	-93.448973	45.27351	1.2	1.827	1.827
3	Aspen	4586	8	-93.449044	45.27341	1.4	1.896	1.896
4	Aspen	4585	8	-93.449143	45.27343	1.4	2.303	2.303
5	Aspen	4584	8	-93.449107	45.27329	1.4	2.145	2.145
6	Aspen	4583	9	-93.449193	45.2733	1.4	2.289	2.289
7	Aspen	4582	10	-93.449164	45.27324	1.4	2.032	2.032
8	Aspen	4581	10	-93.449119	45.27322	1.4	2.195	2.195
9	Aspen	4580	8	-93.449017	45.27326	1.4	2.844	2.844
10	Aspen	4579	10	-93.448906	45.27324	1.4	2.846	2.846
11	Aspen	4578	9	-93.448899	45.27321	1.1	2.049	2.049
12	Aspen	4577	9	-93.448655	45.27304	1.3	2.334	2.334
13	Aspen	4576	11	-93.448513	45.27308	1.4	3.964	3.964
14	Aspen	4575	8	-93.448536	45.27306	1.4	4.884	4.884
15	Aspen	4574	8	-93.448529	45.27306	1.4	2.983	2.983
16	Aspen	4573	10	-93.44852	45.27306	1.4	2.769	2.769
17	Aspen	4571	9	-93.448538	45.27307	1.4	2.623	2.623
18	Aspen	4572	8	-93.448542	45.27305	1.4	2.666	2.666
19	Aspen	4570	8	-93.448622	45.27306	1.5	3.337	3.337
20	Aspen	4569	8	-93.448534	45.27303	1.5	2.806	2.806
21	Aspen	4568	9	-93.448828	45.27303	1.4	2.204	2.204
22	Aspen	4567	8	-93.448881	45.27305	1.4	2.486	2.486
23	Aspen	4566	8	-93.448867	45.27303	1.3	1.909	1.909
24	Aspen	4565	8	-93.448854	45.27301	1.3	1.851	1.851
25	Aspen	4564	9	-93.449078	45.273	1.3	2.397	2.397
26	Aspen	4563	8	-93.449112	45.27301	1.3	2.849	2.849
27	Aspen	4562	8	-93.449143	45.27299	1.3	2.253	2.253
28	Aspen	4561	8	-93.449033	45.27294	1.3	2.026	2.026
29	Aspen	4560	9	-93.448949	45.27293	1.3	2.072	2.072
30	Aspen	4556	8	-93.448852	45.27291	1.3	2.116	2.116
31	Aspen	4555	12	-93.44873	45.27294	1.3	2.102	2.102
32	Aspen	4554	10	-93.44871	45.27292	1.2	2.11	2.11
33	Aspen	4559	9	-93.448746	45.27288	1.2	2.085	2.085
34	Aspen	4558	9	-93.448766	45.27288	1.2	2.065	2.065
35	Aspen	4557	10	-93.448788	45.27284	1.2	2.116	2.116
36	Aspen	4552	10	-93.44875	45.27283	1.3	3.163	3.163
37	Aspen	4551	8	-93.448658	45.27295	1.3	2.707	2.707



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38	Aspen	4550	8	-93.448645	45.27296	1.2	2.65	2.65
39	Aspen	4549	8	-93.448617	45.27294	1.3	2.367	2.367
40	Aspen	4548	8	-93.448644	45.27278	1.2	3.467	3.467
41	Aspen	4544	8	-93.448695	45.27278	1.2	2.529	2.529
42	Aspen	4545	8	-93.448693	45.27275	1.2	2.731	2.731
43	Aspen	4546	8	-93.448683	45.27276	1.2	2.459	2.459
44	Aspen	4547	8	-93.448673	45.27276	1.2	2.867	2.867
45	Aspen	4543	9	-93.44888	45.27278	1.2	2.804	2.804
46	Aspen	4542	10	-93.44888	45.2728	1.3	3.023	3.023
47	Aspen	4541	10	-93.448772	45.27277	1.3	2.815	2.815
48	Aspen	4540	9	-93.448769	45.27272	1.3	2.204	2.204
49	Aspen	4539	9	-93.448753	45.27267	1.4	2.246	2.246
50	Aspen	4537	10	-93.448655	45.27267	1.2	2.539	2.539
51	Aspen	4538	8	-93.448689	45.27262	1.2	4.736	4.736
52	Aspen	4536	8	-93.448711	45.2726	1.2	5.273	5.273
53	Aspen	4535	12	-93.448817	45.27262	1.2	8.018	8.018
54	American Elm	4534	10	-93.448835	45.27267	1.2	5.658	5.658
55	Aspen	4533	8	-93.44889	45.27268	1.3	5.21	5.21
56	Aspen	4532	8	-93.44886	45.27263	1.3	7.672	7.672
57	Aspen	4531	8	-93.448875	45.27261	1.3	6.435	6.435
58	Aspen	4530	10	-93.44887	45.27257	1.3	15.719	15.719
59	Aspen	4589	8	-93.448766	45.2726	1.2	4.515	4.515
60	Aspen	4529	10	-93.448764	45.27255	1.3	4.748	4.748
61	Aspen	4527	10	-93.44873	45.27252	1.3	5.012	5.012
62	Aspen	4528	10	-93.448825	45.27248	1.3	6.428	6.428
63	Aspen	4526	8	-93.44884	45.27245	1.3	5.257	5.257
64	Aspen	4525	8	-93.448853	45.27247	1.3	4.334	4.334
65	Aspen	4520	8	-93.448824	45.2724	1.2	8.885	8.885
66	Aspen	4521	8	-93.448845	45.27241	1.2	7.435	7.435
67	Aspen	4801	8	-93.448824	45.2724	1.2	6.902	6.902
68	Aspen	4518	12	-93.448858	45.27236	1.2	8.4	8.4
69	Aspen	4519	9	-93.448813	45.27236	1.2	9.78	9.78
70	Aspen	4517	10	-93.44892	45.27238	1.2	7.701	7.701
71	Aspen	4515	10	-93.448956	45.27239	1.2	11.083	11.083
72	Aspen	4516	9	-93.448894	45.27234	1.2	8.79	8.79
73	Aspen	4514	9	-93.449049	45.27248	1.2	6.589	6.589
74	Aspen	4807	10	-93.449007	45.27241	1.2	10.641	10.641
75	Aspen	4513	10	-93.449069	45.27245	1.2	8.264	8.264
76	Aspen	4512	9	-93.449113	45.27243	1.2	7.523	7.523



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77	Aspen	4511	8	-93.449101	45.27245	1.3	10.193	10.193
78	Aspen	4510	8	-93.449151	45.27243	1.4	11.999	11.999
79	Aspen	4508	9	-93.449121	45.27236	1.4	13.637	13.637
80	Aspen	4507	11	-93.449026	45.27237	1.3	13.1	13.1
81	Aspen	4506	8	-93.449047	45.27234	1.3	6.839	6.839
82	Aspen	4808	8	-93.448909	45.27233	1.3	8.496	8.496
83	Aspen	4806	8	-93.448897	45.2723	1.3	9.158	9.158
84	Aspen	4504	8	-93.448952	45.27231	1.2	10.231	10.231
85	Aspen	4503	9	-93.448964	45.27228	1.1	17.495	17.495
86	Aspen	4502	9	-93.448982	45.27226	1.1	14.726	14.726
87	Aspen	4805	8	-93.44894	45.27228	1.1	15.847	15.847
88	Aspen	4501	8	-93.448926	45.27228	1.1	16.696	16.696
89	Aspen	4803	10	-93.448941	45.27227	1.1	8.182	8.182
90	Aspen	4505	12	-93.449042	45.2723	1.1	13.942	13.942
91		error						
92		error						
93	Aspen	4509	11	-93.449213	45.27235	1.2	4.58	4.58
94	Aspen	4810	8	-93.448716	45.27228	1.2	8.01	8.01
95	Aspen	4809	9	-93.4487	45.27222	1.2	6.558	6.558
96	Aspen	4819	11	-93.4487	45.2722	1.2	6.204	6.204
97	Aspen	4821	10	-93.448679	45.27218	1.3	5.08	5.08
98	Aspen	4820	11	-93.448711	45.27214	1.2	4.913	4.913
99	Aspen	4823	8	-93.448675	45.27213	1.2	5.689	5.689
100	Aspen	4822	8	-93.448735	45.27215	1.2	6.575	6.575
101	Aspen	4812	8	-93.448803	45.27214	1.2	5.524	5.524
102	American Elm	4817	12	-93.449095	45.27212	1.2	5.572	5.572
103	American Elm	4818	8	-93.449099	45.27214	1.2	4.436	4.436
104	BurOak	4824	36	-93.44916	45.27199	1.9	29.724	29.724
105	BurOak	4825	28	-93.44921	45.27184	1.9	21.183	21.183
106	BurOak	4811	10	-93.449178	45.27174	1.6	10.896	10.896
107	BurOak	4813	13	-93.449165	45.27179	1.5	9.468	9.468
108	BurOak	4814	14	-93.449218	45.27175	1.7	8.53	8.53
109	BurOak	4815	19	-93.449263	45.2718	1.6	13.54	13.54
110	BurOak	4816	12	-93.44928	45.27184	1.6	9.237	9.237
111	BurOak	4826	13	-93.4493	45.27173	1.6	8.114	8.114
112	BurOak	4827	11	-93.449313	45.27175	1.4	8.652	8.652
113	BurOak	4828	16	-93.449362	45.27176	1.5	10.273	10.273
114	BurOak	4829	16	-93.449424	45.27172	1.4	7.653	7.653
115	BurOak	4830	19	-93.449365	45.27181	1.4	8.461	8.461



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[pbrandt@soilinvestigations.us](mailto:pbrandt@soilinvestigations.us) | 651-260-3783

116	BurOak	4831	19	-93.449343	45.27182	1.4	9.343	9.343
117	BurOak	4832	12	-93.449419	45.27185	1.4	14.459	14.459
118	White Pine	4833	14	-93.448801	45.27174	1.3	7.704	7.704
119	White Pine	4834	14	-93.448805	45.27172	1.4	7.916	7.916
120	Eastern Red Cedar	4835	15	-93.44869	45.27171	1.3	7.702	7.702
121	Eastern Red Cedar	4837	8	-93.448695	45.2717	1.3	5.602	5.602
122	Eastern Red Cedar	4838	10	-93.448576	45.27186	1.2	5.398	5.398
123	Red Pine	4839	17	-93.448445	45.27192	1.2	11.863	11.863
124	Eastern Red Cedar	4840	10	-93.448435	45.27211	1.2	5.667	5.667
125	American Elm	4841	11	-93.449771	45.27185	1.4	12.021	12.021
126	BurOak	4834	20	-93.449805	45.2719	1.4	9.783	9.783
127	Aspen	4851	8	-93.449812	45.27202	1.4	7.038	7.038
128	Aspen	4847	8	-93.449827	45.27202	1.4	9.376	9.376
129	Aspen	4845	10	-93.44973	45.27203	1.4	11.635	11.635
130	Aspen	4846	12	-93.449704	45.27204	1.4	10.614	10.614
131	Aspen	4857	9	-93.449736	45.27196	1.4	9.946	9.946
132	American Elm	4852	10	-93.449725	45.27194	1.5	6.514	6.514
133	Aspen	4848	8	-93.449672	45.27207	1.4	10.428	10.428
134	Aspen	4853	9	-93.449643	45.27208	1.4	13.599	13.599
135	Aspen	4849	12	-93.449633	45.27216	1.5	11.602	11.602
136	Aspen	4855	11	-93.449755	45.27219	1.4	8.687	8.687
137	Aspen	4854	8	-93.449645	45.27223	1.5	7.312	7.312
138	Aspen	4850	11	-93.449717	45.27226	1.4	9.478	9.478
139	Aspen	4856	11	-93.449798	45.27255	1.5	6.234	6.234
140	Aspen	4842	8	-93.449678	45.27266	1.6	7.551	7.551
141	Aspen	4699	9	-93.449303	45.27194	1.3	11.112	11.112
142	Aspen	4698	8	-93.449276	45.27194	1.2	12.089	12.089
143	Aspen	4697	12	-93.449319	45.27195	1.1	5.155	5.155
144	Aspen	4696	12	-93.44943	45.2724	1.2	5.648	5.648
145	Aspen	4695	8	-93.449424	45.27237	1.2	4.479	4.479
146	Aspen	4694	9	-93.449464	45.27237	1.2	3.771	3.771
147	Aspen	4693	8	-93.44945	45.27232	1.2	5.043	5.043
148	Aspen	4692	10	-93.449388	45.27233	1.1	6.68	6.68
149	Aspen	4691	9	-93.44941	45.27228	1.1	5.282	5.282
150	Aspen	4690	8	-93.4494	45.27225	1.1	6.082	6.082
151	Aspen	4689	8	-93.449489	45.27221	1.2	11.926	11.926
152	Aspen	4688	8	-93.449495	45.27223	1.2	9.147	9.147
153	Aspen	4687	8	-93.449541	45.27217	1.2	8.232	8.232
154	Aspen	4686	12	-93.449526	45.27215	1.2	8.464	8.464



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155	Aspen	4685	8	-93.449428	45.2722	1.2	7.993	7.993
156	Aspen	4684	9	-93.449378	45.27214	1.2	8.94	8.94
157	Aspen	4683	10	-93.449453	45.27212	1.2	7.483	7.483
158	Aspen	4682	9	-93.449474	45.27207	1.2	8.153	8.153
159	Aspen	4681	11	-93.449524	45.27206	1.2	5.088	5.088
160	Aspen	4680	11	-93.449561	45.27205	1.2	6.339	6.339
161	Aspen	4679	8	-93.449571	45.27204	1.1	10.152	10.152
162	Aspen	4678	10	-93.449589	45.27203	1.1	6.023	6.023
163	Aspen	4677	10	-93.449467	45.27205	1.1	6.131	6.131
164	Aspen	4676	9	-93.449435	45.27205	1.1	4.542	4.542
165	Aspen	4675	8	-93.449425	45.27203	1.1	6.631	6.631
166	Aspen	4674	10	-93.449408	45.27204	1.1	4.741	4.741
167	Aspen	4673	11	-93.449358	45.27207	1.1	3.703	3.703
168	Aspen	4672	8	-93.449364	45.27204	1.1	4.747	4.747
169	Aspen	4671	8	-93.449403	45.27196	1.2	5.603	5.603
170	Aspen	4670	9	-93.449444	45.27195	1.2	5.453	5.453
171	Aspen	4669	8	-93.449436	45.27196	1.2	7.219	7.219
172	Aspen	4668	8	-93.449522	45.27187	1.2	6.141	6.141
173	Aspen	4666	10	-93.449608	45.27195	1.2	4.831	4.831
174	Aspen	4667	10	-93.449588	45.27188	1.3	4.885	4.885
175	Aspen	4665	10	-93.449576	45.27186	1.3	6.213	6.213
176	Aspen	4664	8	-93.449504	45.27187	1.3	7.107	7.107

Total DBH Inches	1081
Total DBH Inches in Construction Area	154
40% Threshold	432



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## **Tree preservation plan.**

### **Purpose**

To control epidemic *tree* diseases and insect infestations which threaten the health of trees in the community. Comply with regulations that ensure the placement of trees along the street right-of-way for the purpose of protecting against excessive noise, heat, and glare, and to enhance the attractiveness and value of property.

To ensure that landscaping is an integral part of development, not an afterthought. To support community forestry programs and encourage good *tree* management. To maintain and preserve the many benefits that trees provide including, but not limited to character, aesthetics air/water quality, erosion/flood control, and provide habitat for wildlife.

Trees enhance property values; and

Trees aid in the stabilization of soil by the prevention of erosion and sedimentation; and  
Trees reduce stormwater runoff and the costs associated therewith and aid in the replenishment of groundwater supplies.

### **Definitions:**

**A landmark *tree*:** shall be any *tree*, public or private, that has been designated as such by the city council, after public hearing and due notice to the owner of the *tree*. The criteria of such designation shall include, but not necessarily be limited to, notable historical interest and value to the city because of its location or historical association with the community.

**Removal of public trees:** No trees, brush, vines, shrubs and/or ground cover are to be removed by anyone, including adjacent landowners or agents of any landowner, from any city-owned land, greenways or access corridors from greenways without the permission of the city.

**Storage upon public land:** No person shall deposit, place, store, or maintain upon any public place of the municipality any stone, brick, sand, concrete, vehicles, equipment, toxins, animals, *tree* carving, or other materials which may impede the free passage of water, air, or fertilizer to the roots of any *tree* growing therein, except by written permit of the city.

**Signage:** It shall be unlawful for any person, firm, or public utility to attach any sign, advertisement, political endorsement or notice to any public *tree*.

### **Operation of equipment.**

- (1) All maintenance equipment, implements, machines and tools shall be used or operated in such a manner as not to damage or destroy any *tree*, shrub or plant in any public right-of-way or park.



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- (2) During the erection, repair, alteration or removal of any building, house or structure, in the city, any person, firm, or corporation in charge of such work shall protect any *tree* in any public place within the city in the vicinity of such building or structure with sufficient guards or protectors to prevent injury to such *tree*.
- (3) Notifying adjacent property owners of maintenance work. An attempt may be made to inform adjacent property owners of maintenance work on trees and landscaping along boulevards, city property, and easements. This notification will be left with direct and adjacent property owners. Suitable precautions shall be taken to protect and warn the public that spraying is being done to public trees. Spraying will be done only if following an integrated pest management plan as exemplified under such topic within the state department of agriculture.
- (4) Adjacent landowners' limited responsibility. Trees planted along city property lines will be watered by those property owners adjacent to said trees. No one other than city employees or their designee may trim, prune, or remove public trees.
- (5) There shall be no movement, clearing, or storage of equipment within a designated *tree* protection zone. The owner, developer, or agent shall not permit the placement of construction materials, debris, soil deposits, or fill; nor cause or permit disposal of waste materials such as paints, oils, solvents, asphalt, concrete, mortar or any other harmful material within the dripline of any protected *tree* area.



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The tree preservation plan includes:

A Delineation of all areas located within a 100-year floodplain;

A *tree* survey overlay on the grading plan, which locates all significant trees within the developable areas of the site, identifying both diameter and species. Dead trees shall not be part of the survey, however diseased trees shall be included in the survey:

All species of oak that have a DBH of four inches or greater;

All evergreen species that have a DBH of four inches or greater; and

All other trees that have a DBH of eight inches or greater;

Existing soil conditions throughout the parcel; and

Existing contour data for the entire property with vertical contour data consistent with city standards for all areas to be disturbed by proposed *tree* removal operations, extending for a distance of at least 50 feet beyond the limits of such areas.

### **Tree preservation barriers:**

- All *tree* protection areas signed with "Tree Save Area" signs posted in addition to the required protective fencing.
- Signs requesting sub-contractor cooperation and compliance with *tree* protection standards are recommended for site entrances.
- Before any construction or grading takes place, snow fencing or erosion control fencing shall be placed around the borders of woodlots at the dripline of large trees to be preserved. Signs shall be placed along this fence line prohibiting grading beyond the fence line.
- These fences will be orange polyethylene laminar safety fencing or of woven polyethylene fabric (silt fencing).
- No construction shall begin until this work has been completed, inspected, and accepted by the city.
- Silt barriers or similarly effective erosion control barriers shall be required in any area where erosion or siltation may cause damage to protected trees.
- All protective *tree* fencing, staking or continuous ribbon and all erosion control barriers must be installed prior to and maintained throughout the land disturbance and construction process, and should not be removed until acceptable vegetation is established.
- Critical root zone. The root system within the dripline is generally considered to be the critical root zone. To protect these critical root zones, a *tree* protection area shall be established around each *tree* or group of trees to be retained.



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- The *tree* protection area shall include no less than the total area beneath the *tree* canopy as defined by the dripline of the *tree* or group of trees collectively.
- Wherein authorized excavations it becomes necessary to expose or cut roots more than one inch in diameter, it shall be the duty of the contractor to protect such root under advice from the city.
- All open trenching is prohibited. Utility installation within the dripline of protected trees, during construction or thereafter, can only occur using trenchless methods.
- The mowing, clearing, and grubbing of brush located within or under the dripline of protected trees may be allowed, provided such mowing, clearing, or grubbing is accomplished by hand or by mowers. The use of heavy equipment for this purpose shall not be allowed.

### **Removal threshold.**

Within residential developments, at least 40 percent of the inches of existing significant *tree* DBH shall be retained on site.

Reforestation/restitution requirement. If a development exceeds the removal threshold specified in “Operation of Equipment section 3” above, the developer shall either reforest areas within the site, pay restitution, or some combination thereof.

For every one significant *tree* inch that is removed in excess of the removal threshold, the developer shall replant 1.25 inches (diameter) of new trees or provide the city with \$125.00 in restitution.

Significant trees removed for water quality treatment ponds, public trails and sidewalks, and arterial and collector streets, or that are considered invasive species, are exempt from the removal threshold calculation.

### **Tree Protection:**

**Protection from disease and pestilence:** All clearing in oak stands shall be performed prior to April 15 or after July 15 of each season. Any development involving oak trees on or adjacent to the development area must submit a plan in conjunction with the preliminary plat that identifies what precautionary steps will be taken to protect the trees from oak wilt.

**Encroachment:** If encroachment into a *tree preservation* area occurs that causes irreparable damage to a *tree(s)*, the *tree preservation* plan shall be revised to compensate for the loss. Under no circumstance shall the developer be relieved of responsibility for compliance with the provisions of this division, nor shall planned revision activities prevent the city from instituting action for violation of this division.

**Planting requirements:** All trees chosen shall be from the acceptable/preferred list (or have approval of the city) and native and/or adaptable to this region and climate as described in the Ramsey Tree Book. The quantity of the required plantings shall be in accordance with the performance standards established for the respective zoning district.



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- A. Size of trees at planting. For all required plantings, deciduous trees shall be a minimum of one-inch caliper at time of planting and all evergreen trees shall be a minimum of five feet in height at time of planting. Specifications shall be determined by the American Nurseryman's Standards.
- B. Type of *tree* stock. For all required plantings, trees shall be free of insects, diseases, or mechanical injuries and have straight trunk and a form characteristic of the species.
- C. Spacing at time of planting. The spacing of new trees must be compatible with spatial site limitations and with the responsible consideration toward species size when mature as outlined in the Ramsey Tree Book.
- D. Planting standards. As outlined in the Ramsey Tree Book.
- E. Planting standard: Soil amendment. As outlined in the Ramsey Tree Book.
- F. Planting standards: Mulch. As outlined in the Ramsey Tree Book.
- G. Planting distance along rural section streets. Shall be at the right-of-way unless approved by the city.
- H. Planting distance from hydrants. Trees shall be planted a minimum of ten feet from hydrants.
- I. Vision clearance (sight triangle). Tree plantings should not be within the vision clearance triangle as defined in the City of Ramsey.
- J. Planting distance from utilities. Trees shall be planted a minimum of two feet from any joint utility trench whenever practicable.
- K. Reforestation/restitution plan.
- a. If the total number of *tree* inches exceeds the removal threshold, the developer shall provide a reforestation plan (can be included as part of landscaping plan, but must clearly identify those trees that are intended to satisfy the reforestation requirement), or a calculation of restitution, or a combination thereof.
  - b. Size at the time of planting shall comply with the planting standards outlined in the respective zoning district.
  - c. No more than 25 percent of the trees to be planted shall be from any one species.
  - d. Reforestation trees included in the reforestation plan may count toward the trees required for landscaping purposes within the applicable zoning district.

**Hazardous and/or nuisance trees.**

- The contractor shall remove of any dead or diseased trees on private property, when such trees constitute a hazard to life or property, or harbor insects or disease which constitute a potential threat to other trees
- Disease- or pest-infested trees. Any *tree* located within the city, which is determined by a certified professional to be afflicted with any dangerous or infectious insect infestation or plant disease, may be declared



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a public nuisance. This shall include trees and shrubs harboring injurious insects or pathogens that may cause significant potential danger to the community forest.

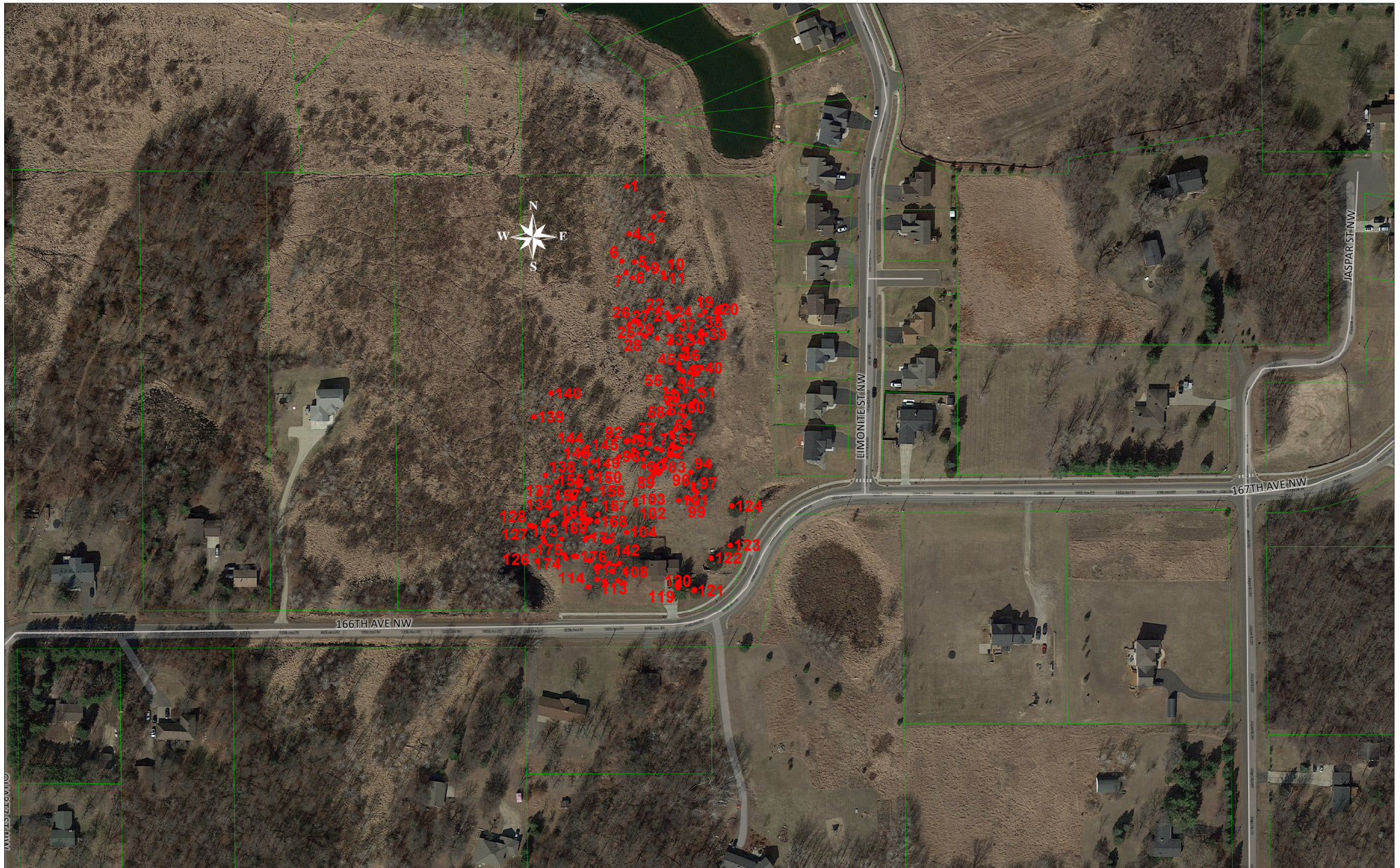


Figure 1: Site Detail Map

Soil Investigation & Design, Inc,  
 2809 78th Ave. N  
 Brooklyn Park, Mn 55444  
 pbrandt@soilinvestigations.us  
 651-260-37863

Client: Homestead Road  
 7313 - 166th Lane Ramsey, MN

**CITY OF RAMSEY LAND USE APPLICATION**  
**TECHNICAL REVIEW FILE**

<b>DATE</b>	MARCH 17, 2017	<b>PROJECT ADDRESS</b>	7131 166 <sup>TH</sup> AVE NW
<b>PROJECT. TITLE</b>	HOMESTEAD ROAD		
<b>ESCROW #</b>			
<b>DEPARTMENT:</b>	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
<b>TECHNICAL REVIEWER:</b>	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: <a href="mailto:canderson@cityoframsey.com">canderson@cityoframsey.com</a>		

We offer the following comments regarding the Tree Inventory and Protection Plan prepared by Soil Investigation and Design Inc. and dated February 13, 2017:

The City’s Natural Resources Inventory (NRI) identifies some moderate quality aspen forest (saturated soils) and non-native graminoid (grass) vegetation. Most, if not all of the moderate quality natural area is within wetland and/or floodplain area and thus, would not be impacted (or experience very little impact) as a result of the proposed development.

The Tree Preservation Plan indicates that only fourteen percent (14%) of the significant tree DBH inches will be removed, well below the allowable removal threshold. However, the plan set does not specify which trees will be removed and preserved, nor does it graphically depict the trees on the Preliminary Plat.



There is no Landscape Plan included in the plan set. While preserved trees can be credited toward the landscape requirements, it is not clear whether they would constitute front yard trees or not as they are not included on the Preliminary Plat. The plan set needs to be revised to include the tree layer on the Preliminary Plat before a determination can be made on compliance with landscaping requirements.

Topsoil is required for all lots being improved with a principal building. A note must be added to the plan set stating that topsoil, meeting the City’s topsoil specification. There shall be no fill, including topsoil and sod, placed within the floodway or wetland areas.

The project is proposing the use of rain gardens on Lots 1 and 3 to address the infiltration requirements of the LRRWMO. Engineering Staff are reviewing that information to determine compliance. At a minimum, the rain gardens will need to be encumbered with Drainage and Utility Easement as well as a Maintenance Agreement to address responsibilities to ensure functionality. Planting plans and specifications must be provided for the rain gardens.

A variance to lot depth is required for both Lot 1 and Lot 3. Note that the plans were revised to reposition the house pad on Lot 3 in response to comments received during review of the Sketch Plan (previous location did not require a variance, but was not supported by neighboring property owner due to position behind their home). Lot 3 is deficient by only seventy-eight (78) square feet. Lot 1 is deficient by 268 square feet. However, the Preliminary Plat does include a twelve by twelve (12' x 12') deck to demonstrate that this common home owner improvement would still fit on the property.

### **Required Revisions**

#### **Tree Preservation Plan**

- Tree layer must be added to plan set that includes the lot boundaries, grading contours, and proposed house pads.
- Revise plan to clearly indicate trees being removed and trees being preserved.
- If preserved trees do not qualify as front yard trees, a Landscape Plan shall also be prepared and submitted including proposed species, caliper (size), root stock, and it shall include a planting detail as well.
- Revise to show tree preservation fence.
- Tree preservation fence must be installed and then approved by City prior to any clearing work.
- Add note stating that any clearing within oak stands shall be performed prior to April 15 or after July 15 to minimize exposure to and/or introduction of oak wilt.
- Add precautionary steps to be taken on site to protect oak trees from Oak Wilt and/or reference said plan and that it is incorporated by reference.

#### **Sheet S2**

- Encumber rain gardens with Drainage and Utility Easements.
- Add note to sheet specifying that a Maintenance Agreement will be prepared for review and approval by the City.
- Maintenance Agreement will need to be recorded against each lot containing a rain garden.
- Update the plan sheet with planting design, species, and specifications.

#### **Sheet S3**

- Revise Drainage and Utility Easements to include rain gardens.

**Meeting Date:** 03/20/2017

**By:** Chris Anderson, Community  
Development

---

**Information**

**Title:**

Receive Update on Covenant Meadows and Consider Environmental Review Options (Project #17-102); Case of Eric Thomsen

**Purpose/Background:**

*This case is for update purposes only. No action is being requested at this time. The Planning Commission postponed action at their March 2 meeting to spend more time addressing concerns raised by neighboring property owners regarding impacts to ecological and wildlife resources. It was requested that the City explore a discretionary Environmental Assessment Worksheet (EAW) or Citizen Petition EAW. The City will be hosting a workshop on the project on Thursday, April 6 at 5:30 p.m. to discuss neighbor concerns in more detail.*

*The project does not reach the threshold for a mandatory EAW. The mandatory threshold for Ramsey's community type is based on number of unattached units (250). The proposed project is twelve (12) lots. Additionally, there are a number of requirements of an EAW that go beyond the concerns raised by adjoining neighbors. Finally, Staff believes the Planned Unit Development process that permanently protects fifteen (15) acres of prime ecological resource along the Trott Brook Corridor is the correct approach to protect ecological resources in the area. In order to bridge the gap, Staff has made a request to the DNR for a database of potential endangered or threatened species, a component of an EAW.*

*Staff updated the City Council at their March 14 meeting based on the level of feedback at the Public Hearing. City Council supported the Planning Commission's approach of stepping back and hosting a workshop with the surrounding neighbors to try and address their concerns and ordering the Natural Heritage Information System file from the MN DNR for additional information about potential threatened and/or endangered species. At this point, Staff's original recommendation remains unswayed as the Planned Unit Development (PUD) approach provides, in perpetuity, protection to fifteen (15) acres of high value natural area, including Trott Brook. Original case for the Planning Commission starts below.*

The purpose of this case is to review an application for a Rezoning of the Subject Project from R-1 Rural Developing to Planned Unit Development (PUD) and Preliminary Plat. The site is generally located south of Trott Brook and west of Germanium Street and is identified as PID 02-32-25-44-0004.

The Applicant has proposed to subdivide the approximately thirty-eight (38) acre Subject Property into twelve (12) single family homes that would be serviced by individual private utilities. The Preliminary Plat proposes deeding approximately fifteen (15) of the thirty eight (38) acres to the City as the public benefit in relation to the PUD application. The proposed fifteen (15) acres straddles both sides of the Trott Brook, has steep slopes, and is also considered to be high quality natural open space.

**Notification:**

Staff attempted to notify all Property Owners within a 700 foot radius of the Subject Property of the Public Hearing via Standard US Mail. The Public Hearing was also published in the City's official newsletter, the Anoka County Union Herald.

**Observations/Alternatives:**

The Applicant is proposing a rezoning of the Subject Property from R-1 Residential (Rural Developing) to Planned Unit Development (PUD) and Preliminary Plat approval of Covenant Meadows.

Properties surrounding all sides of the Subject Property are currently zoned R-1 Residential (Rural Developing) and guided as Rural Developing. While the Applicant is requesting reduced lot sizes than what would normally be required in the R-1 Residential (Rural Developing) district, the proposed parcel sizes are similar in size and nature to surrounding parcels in that an adjacent parcel is 1.04 acres and the smallest parcel being proposed within Covenant Meadows is 1.00 acres. In exchange for the reduced lot size, the Applicant is proposing to deed to the City approximately fifteen (15) acres of land. The land being proposed has a high natural value as it straddles both sides of the Trott Brook and encompasses the steep slopes in the area. The Applicant is willing to provide a trail easement between lots 5 and 6 of block 1 so as to provide all lots in the proposed development and the neighborhood with access to this public amenity.

Upon further review of the contours of the steep slopes, Staff has identified that an ADA compliant trail is not feasible; however, Staff has identified that a twenty (20) foot trail easement should still be included between lots 5 and 6 of block 1 and that an eight (8) foot bituminous trail be constructed within that easement and that the trail terminate with a fifteen (15) foot bituminous bulb within Outlot A as part of the Stage I Improvements. The bituminous trail will need to connect to the bituminous edge of Iodine St NW and that connection will need to be ADA compliant. The Applicant is currently proposing a rural road section with a ditch system to convey runoff, so a culvert will be necessary to allow for the free flowing of runoff as well as elevate the trail connection to the roadway.

With the Preliminary Plat, the Applicant is proposing twelve (12) Single Family lots that would be serviced by individual private utilities. The lots being proposed range in size from 1.00 acres to 2.92 acres in size and in lot width of approximately 100 feet to over 200 feet. In addition to the reduced lot size and lot width, the proposed cul-de-sac length also exceeds 600 feet. Public Safety has reviewed this request. Police does not have any objections to the road configuration. The Fire Department has noted a couple potential concerns. One is that this is a non-hydranted area and thus, if there were a structure fire, tanker trucks would be necessary and maneuverability would be tough. Secondly, if there were trees down, it would also slow response time for first responders. It should be noted though that these conditions already exist with Iodine Street in this same neighborhood (that cul-de-sac is approximately 1,000 feet in length). No additional deviations from City Code are being requested in connection with the Covenant Meadows Preliminary Plat application. Generally speaking the Preliminary Plat is acceptable to Staff with changes to the plan set identified in the Staff Review Letter, which is attached to this case.

The proposed PUD and Subdivision are tentatively scheduled for review by the Parks and Recreation Commission at their March meeting.

Alternatives for future consideration.

Alternative 1: Approval of Ordinance #17-08 rezoning the Subject Property from R-1 Residential (Rural Developing) to PUD (Planned Unit Development) and recommend approval of Resolution # 17-02-053 granting Preliminary Plat approval of Covenant Meadows, contingent upon compliance with the Staff Review Letter. Staff believes that the proposed development is reasonable, compatible with the character of the surrounding development, minimizes impacts to steep slopes adjacent to the Trott Brook, and provides the City and its residents with an important natural resource amenity surrounding Trott Brook. Staff supports Alternative 1 at this time.

Alternative 2: Denial of Ordinance #17-08 rezoning of the Subject Property from R-1 Residential (Rural Developing) to PUD (Planned Unit Development). If the Planning Commission recommends denial of the rezoning then it should also recommend denial of the proposed Preliminary Plat and Resolution #17-02-053 as the proposed plat would only be considered under the zoning guidance of a PUD. However, the proposed development and public benefit in connection to the PUD request is viewed as adequate by Staff and thus, Staff is not supportive of this alternative at this time.

#### **Funding Source:**

All costs associated with processing the Application are the responsibility of the Applicant.

**Recommendation:**

No action being requested.

**Action:**

No action being requested. This case is an update only.

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**Attachments**

Site Location Map

Application Document

Complete Plan Set

Staff Review Letter

Ordinance #17-08

Resolution Preliminary Plat

EQB Citizens Guide to Env Review

EQB Citizens Guide to Commenting on Env Review

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**Form Review****Inbox**

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 03/17/2017

**Reviewed By**

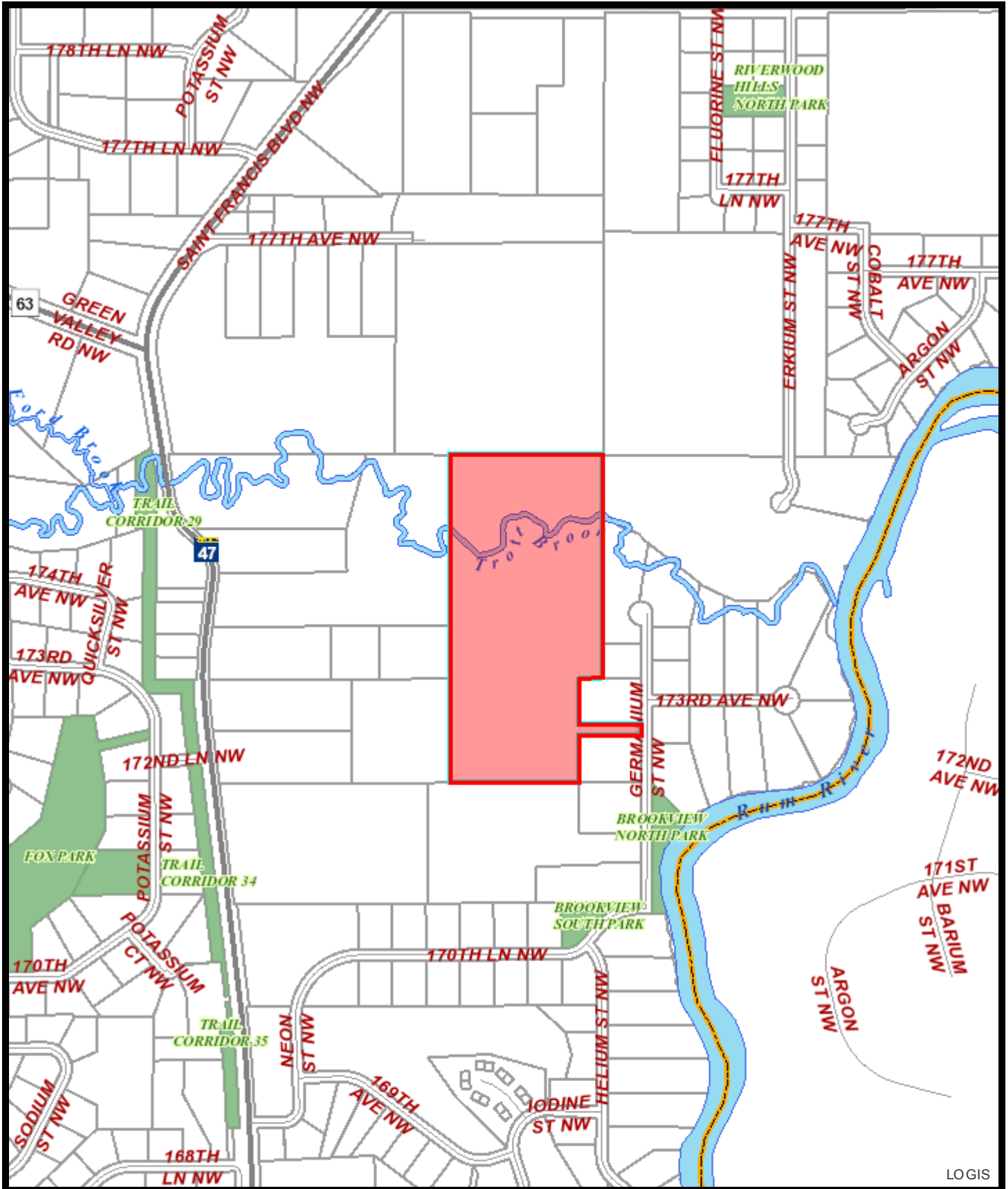
MaryJo Warner

**Date**

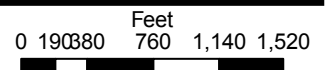
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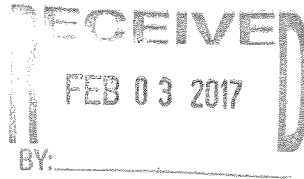
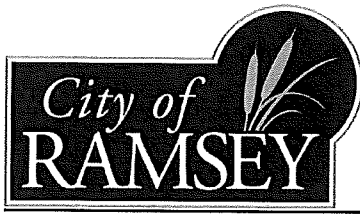
Started On: 03/16/2017 10:29 AM

# Site Location Map



LOGIS





**Land Use Application**

<input type="checkbox"/> Plat – Sketch Plan	<input checked="" type="checkbox"/> Plat – Preliminary Plat	<input type="checkbox"/> Plat – Final Plat
<input type="checkbox"/> Administrative Plat	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Easement/ROW Vacation
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Interim Use Permit	<input type="checkbox"/> Comprehensive Plan Amendment
<input checked="" type="checkbox"/> Zoning Amendment	<input type="checkbox"/> Home Occupation Permit	<input type="checkbox"/> Variance
<input type="checkbox"/> Dwelling Moving Permit	<input type="checkbox"/> Environmental Permit	<input type="checkbox"/> Registered Land Survey
<input type="checkbox"/> Non-Traditional Animal License	<input type="checkbox"/> Beekeeping License	<input type="checkbox"/> Private Kennel License

**Applicant Contact Information**

*Please note: All official communication will be routed through this contact.*

Name:	Eric Thomsen		
Street Address:	6210 Green Valley RD		
City, State, ZIP:	Ramsey		
Home Phone:	763 753-5716	Work Phone:	612 919-6862
Email:	cThomsen@cs-p.com	Fax Number:	
Name of Business (if applicable):			
Business Address (if applicable)			
Business City, State, ZIP			
Business Phone:		Business Fax:	

**Subject Property Information**

*(Location of Application)*

Address	172 <sup>nd</sup> Lane NW Ramsey MA
PIN	02-32-25-44-0004
Legal Description	
Zoning District	

Contact the Planning Division at 763-433-9824 or [planning@cityoframsey.com](mailto:planning@cityoframsey.com) to request a Zoning Verification

### Property Owner Information

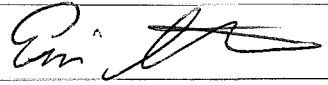
(If different than Applicant)

Name:	National Growth LLC		
Street Address:	11323 E Ridgeline Dr		
City, State, ZIP:	Fountain Hills AZ 85248		
Home Phone:	612-685-5400	Work Phone:	480-634-5965
Email:	alawabni@anmedicaltransport.com	Fax Number:	480-634-5976


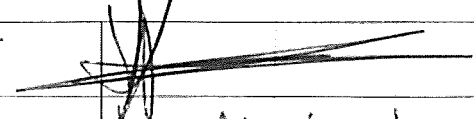
Please provide a detailed description of your request and attached a copy of a scaled site plan

Rezoning to RUD 12 Lots preliminary plat

**A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.**

Applicant Signature		Co-Applicant Signature	
Printed Name	Eric Thomson	Printed Name	
Title	Owner	Title	
Date	2/2/2017	Date	

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

Property Owner Signature		Property Owner Signature	
Printed Name	ABED LAWABNI	Printed Name	Nohad Loaboneh.
Title	C.F.O	Title	CEO
Date	02-02-2017	Date	2/2/17

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.



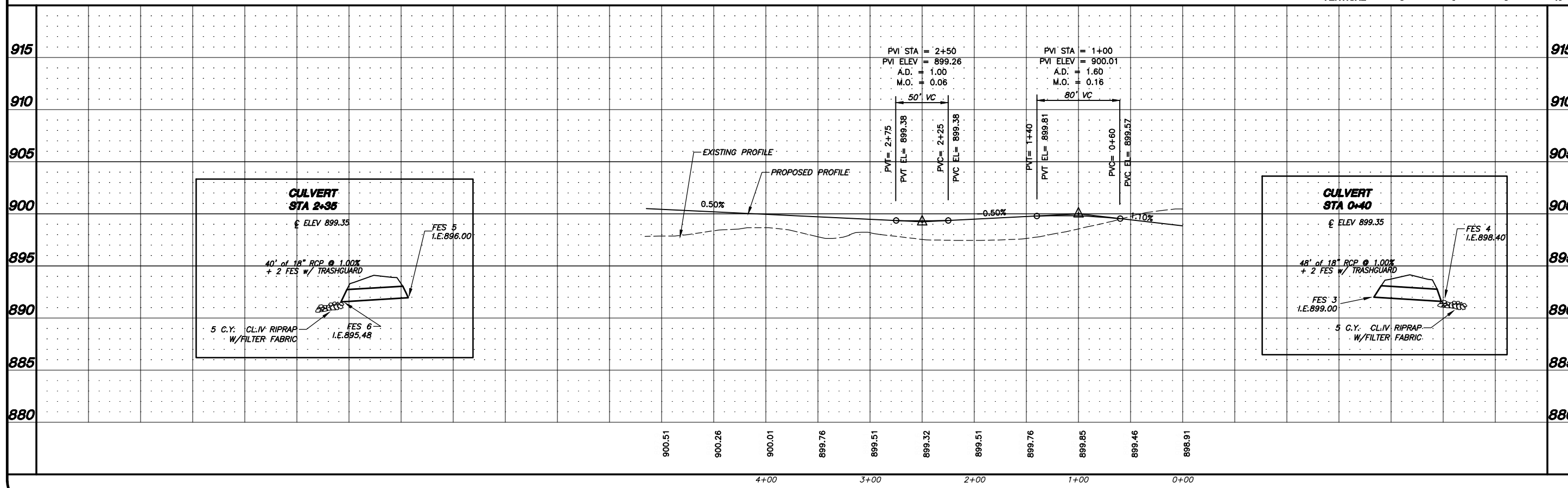
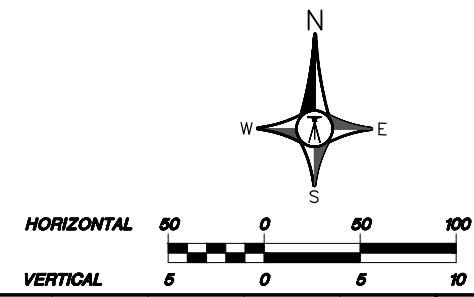
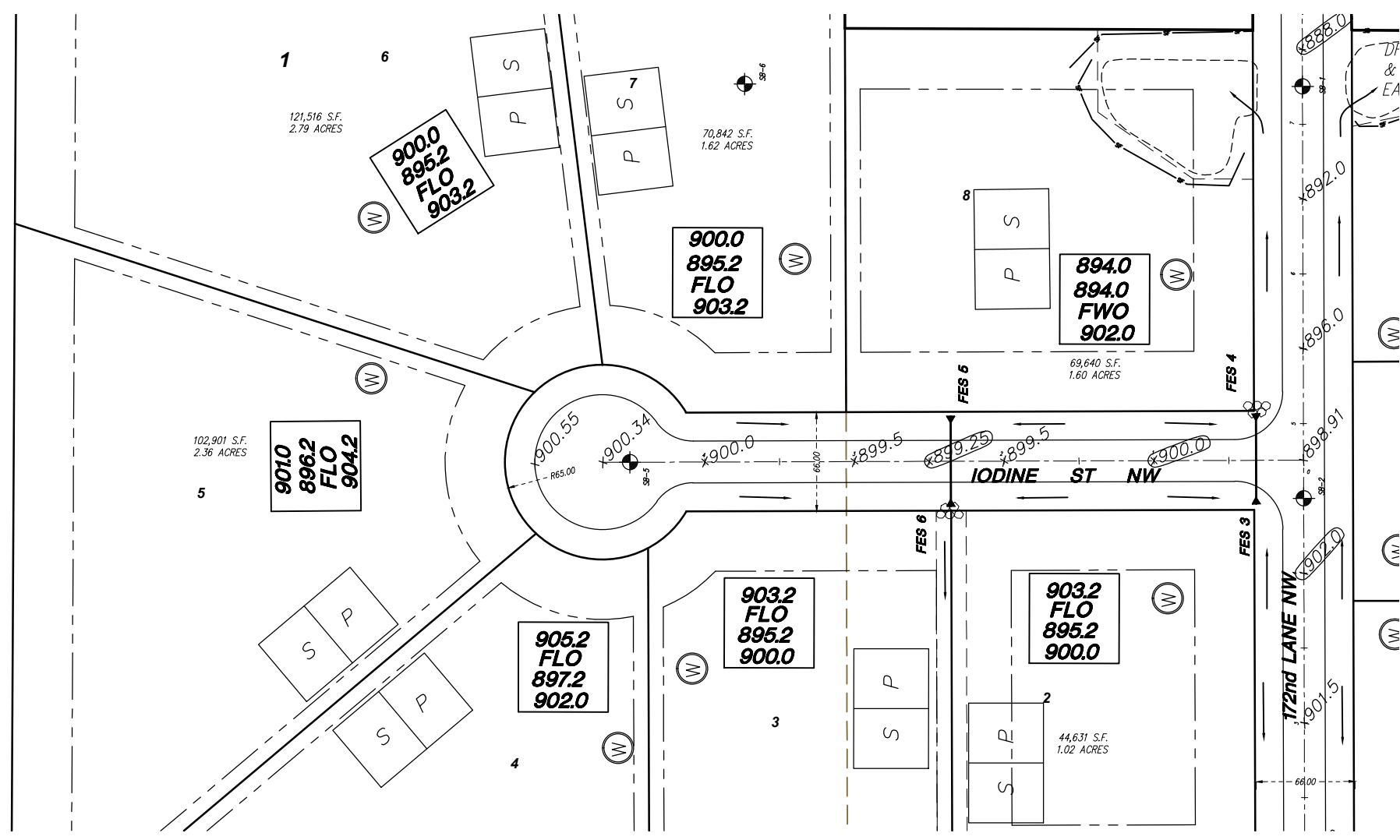




IODINE ST NW IS 513 FEET IN LENGTH FROM THE CENTERLINE OF 172ND LANE NW TO THE NORTH EDGE OF THE CUL-DE-SAC TRAVEL SURFACE

**LINE TYPE LEGEND**

---	SILT FENCE
---	SETBACK
---	EASEMENT
---	LOT LINE
---	R/W

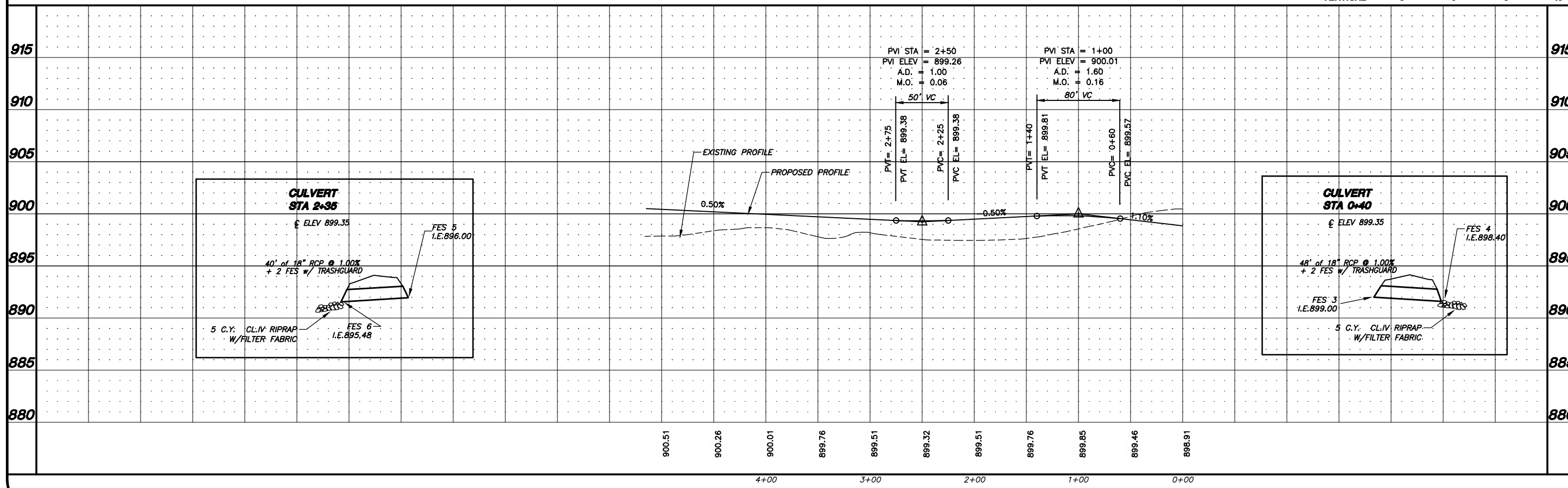
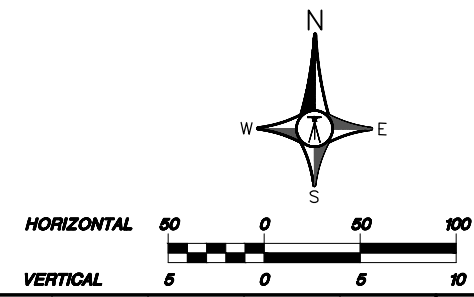
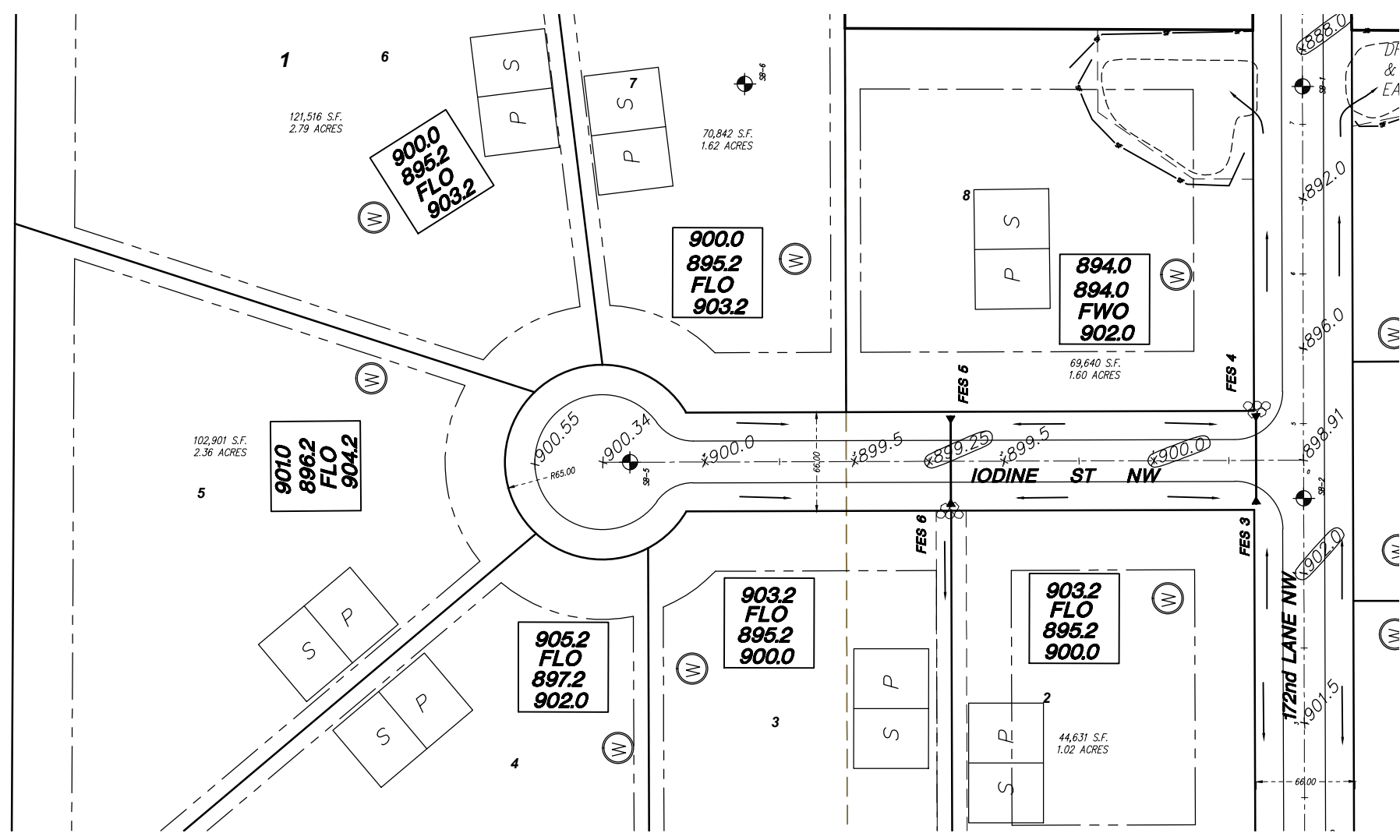


DATE	REVISIONS	BY
<p><b>ROSELL ENGINEERING, LLC</b>          6192 267 TH CT WYOMING, MN 55092          PHONE: 763.286.0521</p>		
<p><b>COVENANT MEADOWS</b>          STREET &amp; STORM SEWER          IODINE ST NW          RAMSEY, MINNESOTA</p>		
DATE	REG. NO.	
12/19/16	1-401	
SCALE	PROJECT	
1"=40'	RE-32	
CHECKED	APPROVED	
BTR	BTR	
<p><b>C2</b></p>		

IODINE ST NW IS 513 FEET IN LENGTH FROM THE CENTERLINE OF 172ND LANE NW TO THE NORTH EDGE OF THE CUL-DE-SAC TRAVEL SURFACE

**LINE TYPE LEGEND**

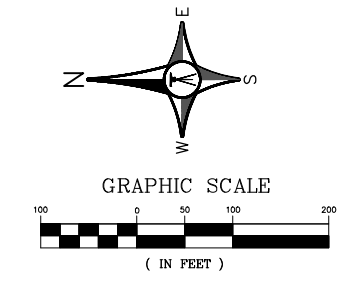
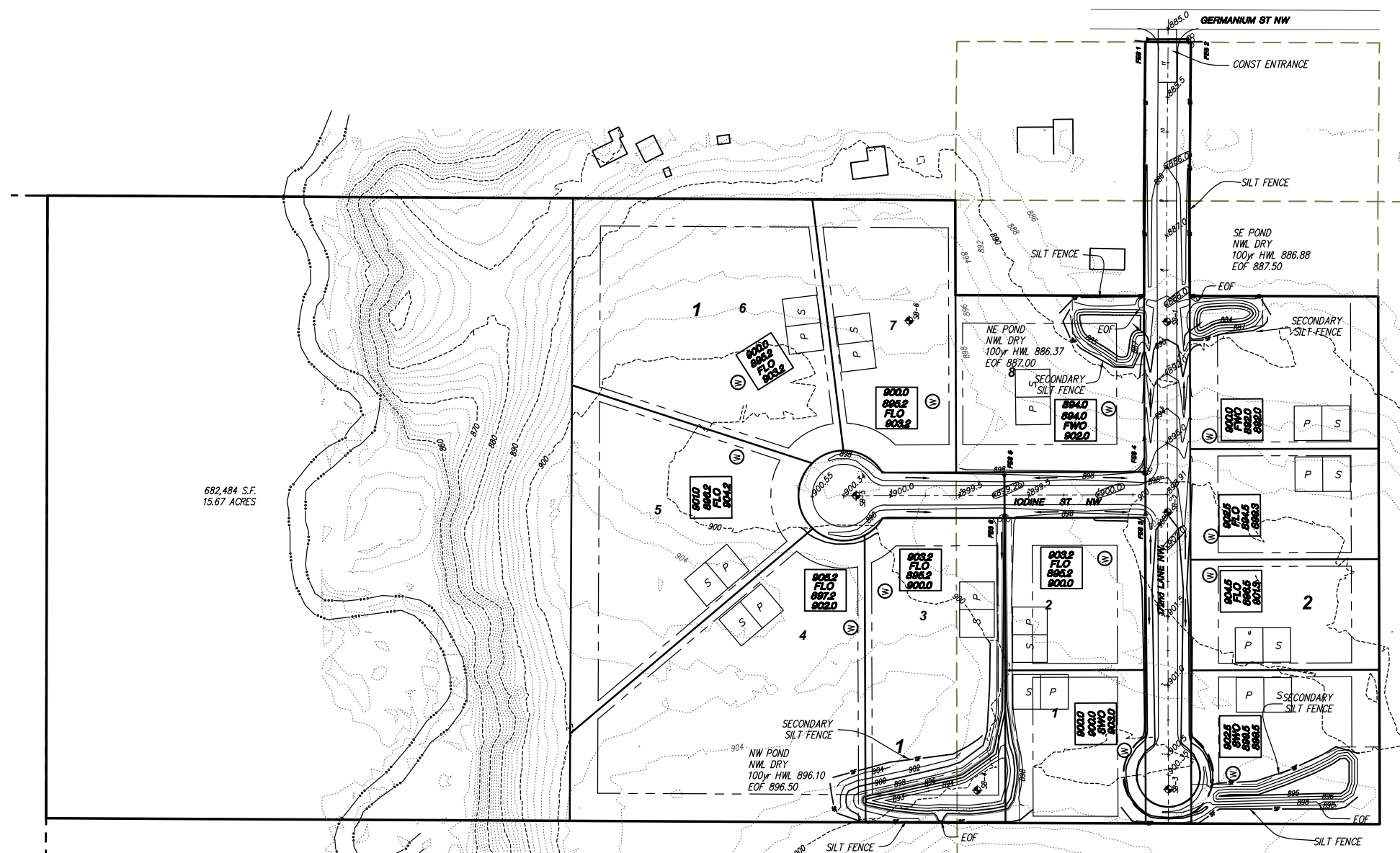
---	SILT FENCE
- - -	SETBACK
- · - · -	EASEMENT
---	LOT LINE
---	R/W



DATE	REVISIONS	BY
<b>ROSELL ENGINEERING, LLC</b> 6192 267 TH CT WYOMING, MN 55092 PHONE: 763.286.0521		
<b>COVENANT MEADOWS</b> STREET & STORM SEWER IODINE ST NW RAMSEY, MINNESOTA		
DRAWN	DATE	REG. NO.
	12/19/16	24219
SCALE	PROJECT	REG. NO.
1"=40'	RE-32	
CHECKED	DATE	
	2/2/17	
APPROVED		

*Brent Rosnell*  
 BRENT ROSSELL

**C2**



682,484 S.F.  
15.67 ACRES

**PROPERTY DESCRIPTION**  
Outlot A, MEADOWBROOK, according to the plat of record thereof,  
Anoka County, Minnesota.

- NOTE: STREETS TO BE SWEEP DAILY OR AS DIRECTED BY THE CITY ENGINEER.
- NOTE: NO ACTIVITY, OTHER THAN THE CONSTRUCTION OF, SHALL BE ALLOWED IN INFILTRATION POND AREAS.
- NOTE: TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY BY MEANS OF FENCING OR OTHER APPROVED METHOD.
- NOTE: BUILDING PADS & DRAINFIELD SITE FOR GRAPHICAL PURPOSES ONLY. ACTUAL LOCATION MAY VARY.
- NOTE: DRAINFIELD LOCATIONS, WHEN DETERMINED, ARE TO BE PROTECTED FROM CONSTRUCTION ACTIVITIES.

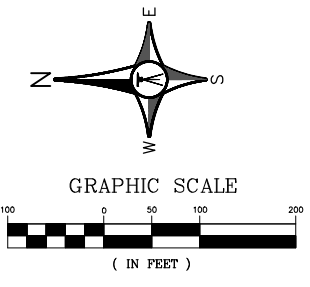
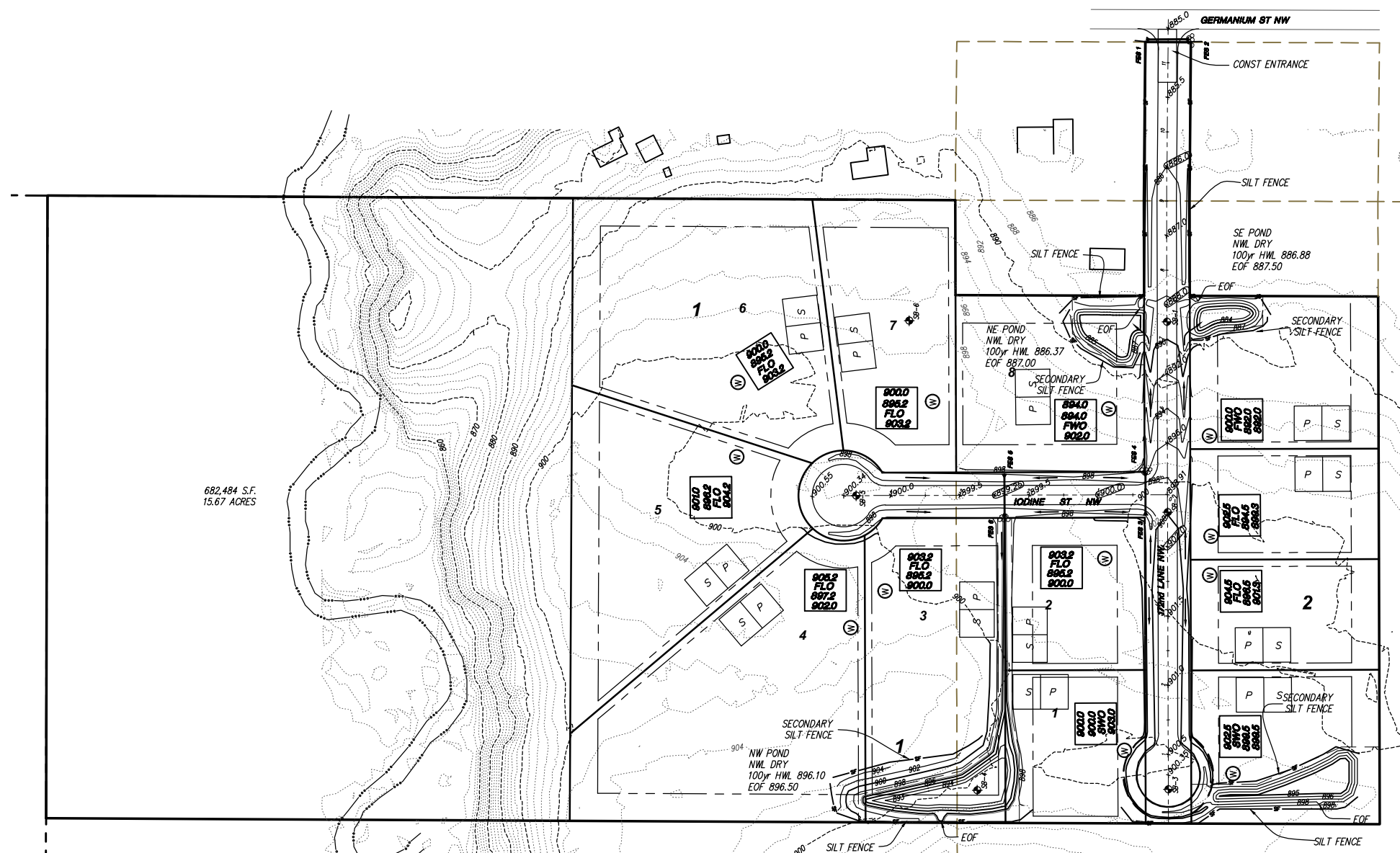
- POND NOTES**
- INFILTRATION PONDS SHALL BE EXCAVATED BY USE OF BACKHOE WITH A TOOTHED BUCKET.
  - NE POND AND SE POND WILL REQUIRE OVER-EXCAVATION TO REMOVE A CLAY LAYER OF 4 FEET IN THICKNESS
  - BOTTOM OF POND SHALL NOT BE COMPACTED
  - NO TOPSOIL TO BE PLACED IN PONDS
  - PONDS TO BE SEED WITH MnDOT SEED MIX 33-262 (44 lb/ac)
  - PLACE SILT FENCE (SECONDARY) IMMEDIATELY AFTER GRADING COMPLETION
  - ACCESS TO PONDS VIA EASEMENTS ABUTTING PUBLIC ROADS

BUILDING PAD LEGEND	
909.0	GARAGE FLOOR ELEVATION
FWO/MWO/SWO	TYPE OF BUILDING
FLO/MLO/F	LOWEST FLOOR ELEVATION
901.5	LOWEST OPENING ELEVATION
909.0	

BUILDING TYPE LEGEND	
F	FULL BASEMENT
FWO	FULL BASEMENT WALKOUT
MWO	MODIFIED (NON STANDARD) WALKOUT BASEMENT VARIABLE 5-12 COURSE BASEMENT
SWO	SPLIT ENTRY WALKOUT BASEMENT (5 COURSE)
FLO	FULL BASEMENT LOOKOUT ON 5 COURSE
MLO	MODIFIED (NON STANDARD) LOOKOUT BASEMENT VARIABLE 5-12 COURSE BASEMENT

LINE TYPE LEGEND	
— SF —	SILT FENCE
— — —	PROPOSED CONTOUR
— — —	EXIST CONTOUR
— — —	SETBACK
— — —	EASEMENT
— — —	LOT LINE
— — —	R/W

DATE	REVISIONS	BY	<b>ROSELL ENGINEERING, LLC</b> 6192 267 TH CT WYOMING, MN 55092 PHONE: 763.286.0521
<b>COVENANT MEADOWS</b> PRELIMINARY GRADING PLAN RAMSEY, MINNESOTA			<small>I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, DIRECTOR'S REPORT AND ALL INFORMATION CONTAINED HEREIN WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.</small> DATE: 2/2/17 REG. NO. 24019  BRENT ROSSELL
DRAWN	DATE	SCALE	
12/19/16	AS SHOWN	PROJECT	
RE-32	RE-32	BTR	
APPROVED	BTR	BTR	G1



682,484 S.F.  
15.67 ACRES

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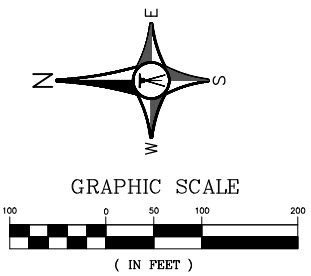
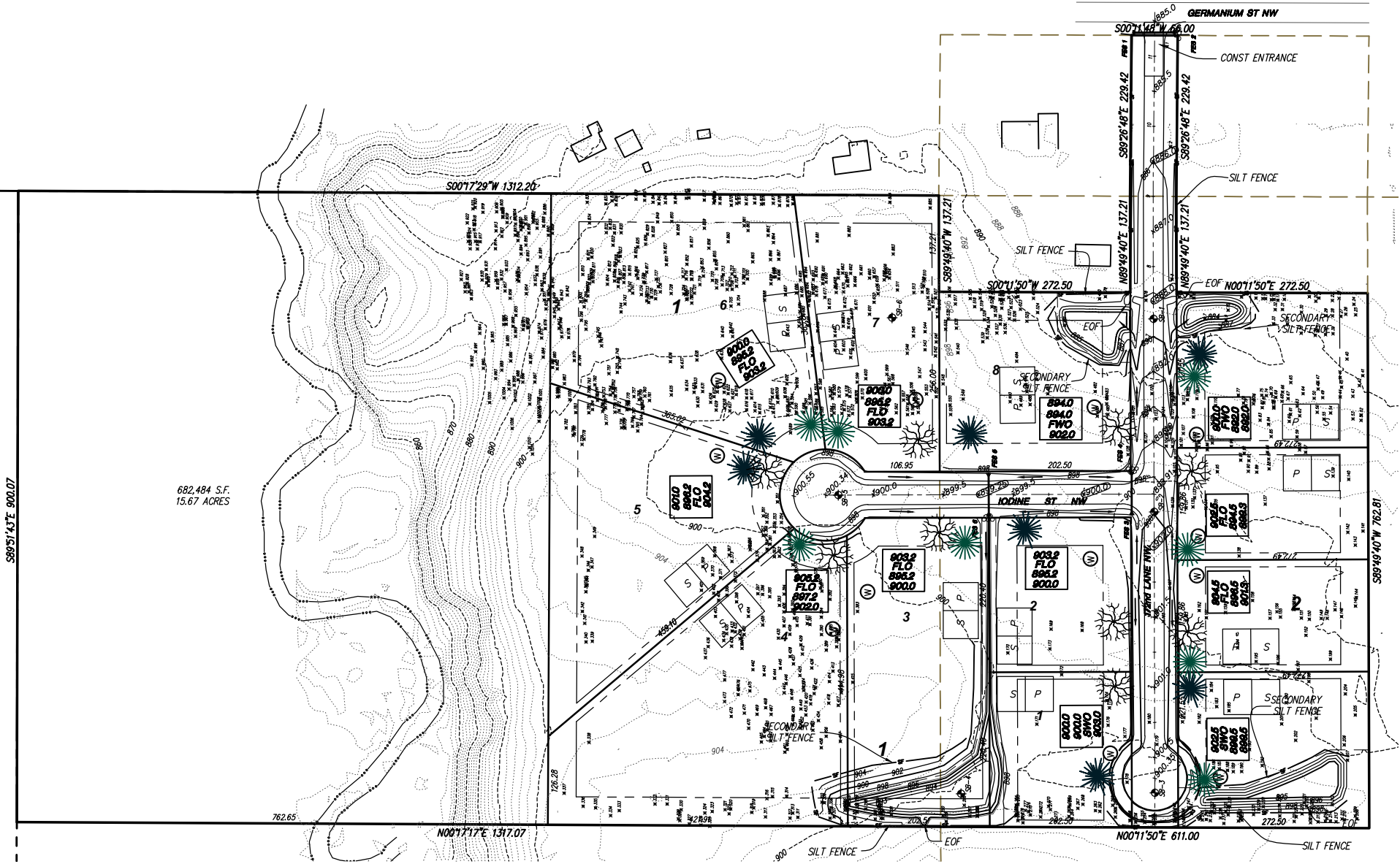
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  - NE POND AND SE POND WILL REQUIRE OVER-EXCAVATION TO REMOVE A CLAY LAYER OF 4 FEET IN THICKNESS
  - BOTTOM OF POND SHALL NOT BE COMPACTED
  - NO TOPSOIL TO BE PLACED IN PONDS
  - PONDS TO BE SEED WITH MnDOT SEED MIX 33-262 (44 lb/ac)
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  - ACCESS TO PONDS VIA EASEMENTS ABUTTING PUBLIC ROADS

BUILDING PAD LEGEND	
909.0	GARAGE FLOOR ELEVATION
FWO/MWO/SWO	TYPE OF BUILDING
FLO/MLO/F	LOWEST FLOOR ELEVATION
901.5	LOWEST OPENING ELEVATION
909.0	

BUILDING TYPE LEGEND	
F	FULL BASEMENT
FWO	FULL BASEMENT WALKOUT
MWO	MODIFIED (NON STANDARD) WALKOUT BASEMENT VARIABLE 5-12 COURSE BASEMENT
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LINE TYPE LEGEND	
— SF —	SILT FENCE
— — —	PROPOSED CONTOUR
— — —	EXIST CONTOUR
— — —	SETBACK
— — —	EASEMENT
— — —	LOT LINE
— — —	R/W

DATE	REVISIONS	BY	<b>ROSELL ENGINEERING, LLC</b> 6192 267 TH CT WYOMING, MN 55092 PHONE: 763.286.0521
<b>COVENANT MEADOWS</b> PRELIMINARY GRADING PLAN RAMSEY, MINNESOTA			<small>I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, DIRECTOR'S REPORT AND ALL INFORMATION CONTAINED HEREIN WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.</small> DATE: 2/2/17 REG. NO. 24019  BRENT ROSSELL
DRAWN	DATE	SCALE	
12/19/16	AS SHOWN	PROJECT	
RE-32	BTR	APPROVED	
G1	RECORD DRAWING		



LINE TYPE LEGEND	
	SETBACK
	EASEMENT
	LOT LINE
	R/W
	CENTERLINE
	CURB & GUTTER
	TREE LINE w/TREE REMOVAL

THE PLANTING DEPTH OF EACH TREE WILL BE INSPECTED. ANY TREE PLANTED TOO DEEPLY OR WITH FLARE BURIED WILL BE REJECTED.

ALL TREES TO BE PREMIUM QUALITY, NO "PARK GRADE" TREES ARE PERMITTED.  
AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.  
AMENDED SOIL SHALL CONTAIN 5% ORGANIC MATTER BY VOLUME.  
DIAMETER OF HOLE SHALL BE THREE TIMES THE DIAMETER OF THE ROOTBALL OR ROOT MASS.  
ORGANIC MATTER SHALL NO BE BANKED AGAINST THE STEM OR TRUNK OF THE TREE.  
TREE SHALL NOT BE STAKED UNLESS IT IS ABSOLUTELY NECESSARY TO DO SO.  
ALL TAGS, BANDS AND WIRES SHALL BE REMOVED FROM TREE IMMEDIATELY AFTER PLANTING.  
THE TREE SHALL BE WATERED AS NECESSARY TO PREVENT WILTING AND PROMOTE ROOT GROWTH.  
A PHOTO DEGRADEABLE TREE TUBE OR EQUIVALENT SHALL BE INSTALLED AROUND ALL NEWLY PLANTED TREES.  
PULL BURLAP AWAY FROM TREE STEM.  
CUT WIRE AND PULL AWAY FROM TREE STEM.

UNDISTURBED SOIL OR COMPACTED SUBGRADE  
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING. PLANTING HOLE TO BE 2" LARGER THAN ROOTBALL.

<b>APPROVED</b>		<b>STANDARD DETAILS</b> <b>TREE PLANTING</b> <b>DETAIL</b>
DATE <b>5-97</b>		CITY PLATE No. <b>PARK-2</b>

PLANTING DEPTH SHALL BE SUCH THAT THE 1ST STE OF PRIMARY ROOTS IS AT FINISHED GRADE

ONLY PRUNE OUT DEAD/BROKEN/DEFORMED BRANCHES AT TIME OF INSTALLATION.

REMOVAL OF UPPER PORTION OF WIRE BASKET AND BURLAP AFTER BEING PLACED IN PLANTING HOLE IF USING B&B STOCK.

2-4 INCHES OF WOOD CHIP MULCH SHALL BE INCLUDED AROUND ALL TREES. MULCH SHALL NOT BE PILED AGAINST THE TRUNK OF TREES.

TOPSOIL: EACH INDIVIDUAL LOT WILL NEED TO HAVE FOUR (4) INCHES OF TOPSOIL MEETING THE CITY'S TOPSOIL SPECIFICATION. A TOPSOIL INSPECTION IS REQUIRED PRIOR TO LANDSCAPING BEING INSTALLED AND COPIES OF THE LOAD TICKETS ARE REQUIRED AS WELL. THIS IS REVIEWED AT TIME OF BUILDING PERMIT APPLICATION AND REQUEST FOR CERTIFICATE OF OCCUPANCY FOR EACH INDIVIDUAL LOT.

PLANTING REQUIREMENTS

TREES:  
OVERSTORY DECIDUOUS TREES 1" DIAMETER MEASURED 6' FROM THE BASE AT PLANTING

CONIFEROUS TREES MUST HAVE A MINMUM HEIGHT OF 6 FEET

– MINIMUM 25% DECIDUOUS AND CONIFEROUS

- PROPOSED CONIFEROUS TREES /QTY**
- DENOTES BLACK HILLS SPRUCE (PICEA GLAUCA DENSATA) 7 EACH
- PROPOSED DECIDUOUS TREES /QTY**
- DENOTES WHITE OAK (QUERCUS ALBA) 9 EACH
  - DENOTES AUTUMN BLAZE MAPLE (ACER FREEMANII) 8 EACH

DATE	REVISIONS	BT	<b>ROSELL ENGINEERING, LLC</b> 6192 267 TH CT WYOMING, MN 55092 PHONE: 763.286.0521			
DATE	REVISIONS	BT				
<b>COVENANT MEADOWS</b> TREE / LANDSCAPE PLAN RAMSEY, MINNESOTA						
DRAWN	DATE	SCALE		PROJECT	CHECKED	APPROVED
	2/2/17	AS SHOWN				

L1

**STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE**

**PROJECT SITE EVALUATION, ASSESSMENT, AND PLANNING**

THIS NARRATIVE IS TO SERVE AS A GUIDANCE PLAN AND MUST BE AMENDED AND MODIFIED AS SITE CONDITIONS CHANGE DURING CONSTRUCTION.

**PROJECT LOCATION/DESCRIPTION**

PROJECT/SITE NAME: COVENANT MEADOWS  
 PROJECT NUMBERS: RE-33  
 PROJECT LOCATION: STREET: 173rd & GERMANIUM CITY/TOWNSHIP: RAMSEY COUNTY: ANOKA  
 STATE: MINNESOTA ZIP: 55303  
 LATITUDE/LONGITUDE: 45.2845/-93.4102 SECTION: 2 TOWNSHIP: 32N RANGE: 25W

**CONTACT INFORMATION/RESPONSIBLE PARTIES**

ERIC THOMSEN OWNS THE LAND, ADJACENT ROADS, AND EASEMENT AREAS ASSOCIATED WITH THE PROJECT. ERIC THOMSEN IS THE OWNER PERMITTEE APPLYING FOR PERMIT COVERAGE AND WILL BE RESPONSIBLE FOR DEVELOPING THIS SWPPP AND THE LONG-TERM MAINTENANCE PLAN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT (IF APPLICABLE). THE OWNER WILL ENSURE THAT THE DESCRIBED WORK IN THE SWPPP IS BEING COMPLETED BY THE OPERATOR PERMITTEE.

OWNER/PERMITTEE: ERIC THOMSEN  
 6210 GREEN VALLEY RD  
 RAMSEY, MN 55303  
 612-919-6862

THE PRIMARY CONTRACTOR WILL ENTER INTO A CONTRACT WITH ERIC THOMSEN TO COMPLETE THE REQUIRED WORK FOR THIS PROJECT. THE PRIMARY CONTRACTOR WILL BECOME (UNDER CONTRACT) THE OPERATOR CO-PERMITTEE ON THE NPDES PERMIT (THROUGH EXECUTION OF A NPDES PERMIT MODIFICATION FORM), AND THEREBY AGREE TO IMPLEMENT THIS SWPPP IN COOPERATION WITH THE OWNER. THE OPERATOR IS RESPONSIBLE FOR DEVELOPING A CHAIN OF RESPONSIBILITY PRIOR TO STARTING CONSTRUCTION (REFER TO SWPPP AMENDMENT SECTION). THE NPDES PERMIT MODIFICATION FORM SHALL BE SUBMITTED TO THE MPCA AFTER THE PROJECT IS AWARDED TO THE PRIMARY CONTRACTOR, PRIOR TO LETTING THE PROJECT.

THE OPERATOR WILL INSURE THAT INDIVIDUALS OVERSEEING OR IMPLEMENTING THE SWPPP HAVE BEEN PROPERLY TRAINED AND THAT CERTIFICATIONS WILL BE MADE AVAILABLE UPON REQUEST. THIS INCLUDES ANY SUB-CONTRACTORS THAT THE OPERATOR EMPLOYS UNDER SEPARATE CONTRACT. THE OPERATOR WILL PROVIDE THE CONTACT INFORMATION FOR THE EROSION CONTROL SUPERVISOR, SITE SUPERINTENDENT/FOREMAN, AND BMP INSTALLERS. THE EROSION CONTROL SUPERVISOR SHALL BE A RESPONSIBLE EMPLOYEE OF THE PRIME CONTRACTOR AND/OR DULY AUTHORIZED BY THE PRIME CONTRACTOR TO REPRESENT THE PRIME CONTRACTOR ON ALL MATTERS PERTAINING TO THE NPDES CONSTRUCTION STORMWATER PERMIT COMPLIANCE. THE EROSION CONTROL SUPERVISOR SHALL HAVE AUTHORITY OVER ALL OPERATOR OPERATIONS WHICH INFLUENCE NPDES PERMIT COMPLIANCE, INCLUDING GRADING, EXCAVATION, BRIDGE CONSTRUCTION, CULVERT INSTALLATION, UTILITY WORK, CLEARING/GRUBBING, DEWATERING, AND ANY OTHER OPERATION THAT INCREASES THE EROSION POTENTIAL ON THE PROJECT.

THE OPERATOR WILL PERFORM A PRECONSTRUCTION SITE VISIT TO ADDRESS ANY AREAS OF CONCERN PERTAINING TO ENVIRONMENTAL COMPLIANCE. THE OPERATOR WILL IMPLEMENT AND MAINTAIN BMPs FOR THE DURATION OF CONSTRUCTION PROJECT. THE OPERATOR WILL COMPLETE THE REQUIRED SITE INSPECTIONS TO REMAIN IN COMPLIANCE WITH NPDES PERMIT REQUIREMENTS PART II.B, II.C, III.B-F, IV, V, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C.

OPERATOR/PERMITTEE: (TO BE DETERMINED THROUGH TRANSFER OF NPDES-CSW PERMIT)

ROSELL ENGINEERING, LLC HAS BEEN CONTRACTED BY THE OWNER TO DEVELOP THE SWPPP PLAN FOR THIS PROJECT. THIS SWPPP WAS PREPARED BY AN INDIVIDUAL THAT HAS BEEN PROPERLY TRAINED IN ACCORDANCE TO PART III.F OF THE NPDES PERMIT (CERTIFICATION CARDS ARE AVAILABLE UPON REQUEST). ROSHELL ENGINEERING, LLC WILL OFFER GUIDANCE FOR COMPLIANCE WITH THE NPDES PERMIT BEFORE, DURING, AND AFTER CONSTRUCTION OF THE PROJECT.

SWPPP DEVELOPER/WATER RESOURCE ENGINEER: ROSHELL ENGINEERING (BRENT ROSHELL)  
 6192 267TH CT WYOMING, MN 55092  
 763-286-0521/roshellengineering@gmail.com  
 SWPPP CERTIFICATION: DESIGN OF CONSTRUCTION SWPPP  
 DR. SHRI WAMASWAMY  
 EXPIRATION MAY 31, 2018

AGENCY CONTACTS	PERMIT	NAME	PHONE NUMBER/E-MAIL
MPCA	N/A	STATE DUTY	1-800-422-0798
(EMERGENCY)		OFFICER	
MPCA	NPDES-CSW	SCOTT FOX	651-757-2368/ SCOTT.FOX@STATE.MN.US
	#XXXXXXXX		
ACOE	SECTION 404	OFFICER	651-290-5525
DNR	N/A	N/A	N/A
ANOKA SWCD	WCA	KRIS GUENTZEL	763-434-2030/ KRIS.GUENTZEL@ANOKASWCD.ORG
WATERSHED DISTRICT	LRRWMO	BOB OBERMEYER	

**PROJECT DESCRIPTION & SCHEDULE**

COVENANT MEADOWS IS A RESIDENTIAL SUBDIVISION COMPRISED OF 12 LOTS TO BE CONSTRUCTED IN 1 PHASE. THE CONSTRUCTION ACTIVITIES WILL INCLUDE GRADING OPERATIONS OF STREETS, HOUSEPADS, SURFACE DRAINAGE, AND PONDS. UTILITY CONSTRUCTION, EXPOSED SOIL STABILIZATION, AND PAVING WILL OCCUR AFTER GRADING OPERATIONS.

TENTATIVE CONSTRUCTION SCHEDULE (OPERATOR SHOULD PROVIDE ESTIMATED CONSTRUCTION SCHEDULE TO THE ENGINEER)

CONSTRUCTION ACTIVITIES:	DATE
CLEARING & GRUBBING OPERATIONS, GRADING, TEMP, POND	APRIL 2017
BRIDGE	APRIL 2017
CULVERT REMOVAL AND REPLACEMENT	N/A
CURB & GUTTER/SIDEWALK	JUNE 2017
SMALL UTILITIES	N/A
PAVING	JUNE 2017
INITIAL TURF, BRIDGE RAILING/LIGHTING	MAY 2017
LANDSCAPING, FINAL TURF, MISC.	JULY - OCT 2017

**PRE-CONSTRUCTION IMPERVIOUS SURFACE AND DISTURBED AREA CALCULATIONS**

TOTAL AREA TO BE DISTURBED - 9.70 ACRES  
 IMPERVIOUS AREA: PRE-CONSTRUCTION = 0.00/POST-CONSTRUCTION = 2.30 ACRES  
 NET INCREASE OF IMPERVIOUS AREA = 2.30 ACRES

**PERMANENT STORMWATER MANAGEMENT SYSTEMS**

THE NPDES PERMANENT WATER QUALITY VOLUME (PART III.D) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THE STORM WATER SUMMARY. HYDROLOGIC AND WATER QUALITY MODELING DATA IS AVAILABLE UPON REQUEST.

LOCATION OF SWPPP COMPONENTS DESCRIPTION	TITLE	LOCATION
SWPPP NARRATIVE	STORM WATER POLLUTION PREVENTION PLAN NARRATIVE	SHEET SW1 & 2
SITE CONDITIONS	STORM WATER POLLUTION PREVENTION PLAN NARRATIVE	SHEET SW1 & 2
SITE MAP (SOILS, WATER RESOURCES, POTENTIAL POLLUTANT GENERATING ACTIVITIES)	SWPPP WATER RESOURCES & SOILS MAP, SWPPP NARRATIVE	SHEET SW1 & 2
CONSTRUCTION PHASING/STAGING, BUFFERS & AREAS NOT TO BE DISTURBED	SWPPP NARRATIVE	
DIRECTION OF FLOW (PRE- & POST-CONSTRUCTION)	DRAINAGE PLAN	SHEET G1
IMPERVIOUS SURFACES	CONSTRUCTION PLAN & PROFILE	SHEET C1 & C2
TEMPORARY EROSION & SEDIMENT CONTROL BMPs/STEEP SLOPES (3:1), DNR FISH EXCLUSION "WORK IN WATER RESTRICTIONS - REFER TO SWPPP"	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, SWPPP NARRATIVE	SHEET G1
PERMANENT EROSION CONTROL BMPs	TURF ESTABLISHMENT PLAN, SWPPP NARRATIVE	SHEET SW1 & SW2
STORM SEWER GRADING	DRAINAGE PLAN	SHEET G1
ESTIMATED BMP QUANTITIES	ESTIMATED QUANTITIES	SHEET G1
BMP DETAILS/SPECIFICATIONS	MISC. DETAILS, SWPPP NARRATIVE	SHEET G1, D1-3
HYDROLOGIC/WATER QUALITY MODELING	AVAILABLE UPON REQUEST	

**EXISTING SITE CONDITIONS, SOILS, & WATER RESOURCES**

SOILS AND NATIVE TOPSOIL: NATIVE TOPSOIL WILL BE STRIPPED AND STOCKPILED AND FINAL GRADING OPERATIONS, WHERE INDICATED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. METHODS AND EQUIPMENT TO MINIMIZE SOIL COMPACTION (IN PROPOSED INFILTRATION AREAS, DRIP LINE OF TREES TO BE PRESERVED, ETC.) SHALL BE DETERMINED BY THE OPERATOR'S SWPPP AMENDMENT. TRACKED VEHICLES ARE PREFERRED AND WHEELED VEHICLES ARE DISCOURAGED IN THESE AREAS.

DESCRIPTION OF RECEIVING WATERS (LOCATED WITHIN 1-MILE): STORMWATER FROM THIS PROJECT WILL BE CONVEYED INTO SEVERAL STORM SEWER PIPES AND STORMWATER PONDS. PROJECT DISCHARGE POINTS. THE NPDES PERMANENT WATER QUALITY VOLUME (PART III.D) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THE CONSTRUCTED PONDS. HYDROLOGIC AND WATER QUALITY MODELING DATA IS AVAILABLE UPON REQUEST.

DESCRIPTION OF IMPAIRED WATERS OR WATER SUBJECT TO TMDLS: A SPECIAL AND IMPAIRED WATERS SEARCH WAS COMPLETED USING THE MPCA'S ES&W INDEX (PART I) ON 12-7-2016 BASED ON THIS REVIEW, THE FOLLOWING SPECIAL OR IMPAIRED WATERS (WITH CONSTRUCTION RELATED IMPAIRMENTS) ARE LOCATED WITHIN ONE MILE OF, AND DOWNSTREAM OF ANY PROJECT DISCHARGE POINTS: NO DISCHARGE POINTS

C.1.A EXPOSED SOILS: OPERATOR SHALL STABILIZE ALL EXPOSED SOIL AREAS WITH (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED (APPENDIX A.C.1.A).

C.1.B TEMPORARY BASIN: OPERATOR SHALL ADHERE TO THE REQUIREMENTS DESCRIBED IN PART III.C. 1-5 OF THE NPDES CONSTRUCTION PERMIT FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (10) OR MORE ACRES DISTURBED.

C.2 POST CONSTRUCTION: THE WATER QUALITY VOLUME THAT MUST BE TREATED BY THE PROJECT'S PERMANENT STORMWATER MANAGEMENT SYSTEM DESCRIBED IN PART III.D. SHALL BE ONE (1) INCH OF RUNOFF FROM THE NET IMPERVIOUS SURFACES CREATED BY THE PROJECT. WHERE SITE CONDITIONS ALLOW, AT LEAST ONE (1) INCH OF THE WATER QUALITY VOLUME MUST BE INFILTRATED. SEE PART III.D. FOR MORE INFORMATION ON INFILTRATION DESIGN AND APPROPRIATE SITE CONDITIONS. IF IT IS DETERMINED THAT SITE CONDITIONS ARE NOT APPROPRIATE FOR INFILTRATION (E.G. LACK OF 3 FT. OF SEPARATION TO SEASONALLY SATURATED GROUND WATER, PROXIMITY TO BEDROCK, CONTAMINATED SOILS) THE REASONS SHOULD BE DOCUMENTED IN THE SWPPP FOR THE PROJECT. INFILTRATION IS NOT REQUIRED IN HYDROLOGIC SOIL GROUP D SOILS.

C.3 BUFFER ZONE: AN UNDISTURBED BUFFER ZONE OF NOT LESS THAN 50 LINEAR FEET FROM THE SPECIAL WATER (NOT INCLUDING TRIBUTARIES) SHALL BE MAINTAINED AT ALL TIMES. EXCEPTIONS FROM THIS REQUIREMENT FOR AREAS, SUCH AS WATER CROSSINGS, LIMITED WATER ACCESS AND RESTORATION OF THE BUFFER ARE ALLOWED IF THE PERMITTEE FULLY DOCUMENTS IN THE SWPPP THE CIRCUMSTANCES AND REASONS THAT THE BUFFER ENCROACHMENT IS NECESSARY. REPLACEMENT OF EXISTING IMPERVIOUS SURFACE WITHIN THE BUFFER IS ALLOWED UNDER THIS PERMIT. ALL POTENTIAL WATER QUALITY, SCENIC AND OTHER ENVIRONMENTAL IMPACTS OF THESE EXCEPTIONS MUST BE MINIMIZED BY THE USE OF ADDITIONAL OR REDUNDANT BMPs AND DOCUMENTED IN THE SWPPP FOR THE PROJECT. C.4 ENHANCED RUNOFF CONTROLS: THE PERMANENT STORMWATER MANAGEMENT SYSTEM MUST BE DESIGNED SUCH THAT THE PRE- AND POST-PROJECT RUNOFF RATE AND VOLUME FROM THE 1 AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAIN THE SAME OR ARE REDUCED.

C.5 TEMPERATURE CONTROLS: THE PERMANENT STORMWATER MANAGEMENT SYSTEM MUST BE DESIGN SUCH THAT THE DISCHARGE FROM THE PROJECT WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT. STREAM RECEIVING WATERS RESULTING FROM THE 1- AND 2-YEAR 24-HOUR PRECIPITATION EVENTS. THIS INCLUDES ALL TRIBUTARIES OF DESIGNATED TROUT STREAMS WITHIN THE SECTION THAT THE TROUT STREAM IS LOCATED. PROJECTS THAT DISCHARGE TO TROUT STREAMS MUST MINIMIZE THE IMPACT USING ONE OR MORE OF THE FOLLOWING MEASURES, IN ORDER OF PREFERENCE:  
 A. MINIMIZE NEW IMPERVIOUS SURFACES.  
 B. MINIMIZE THE DISCHARGE FROM THE CONNECTED IMPERVIOUS SURFACES BY DISCHARGING TO VEGETATED AREAS, OR GRASS SWALES, AND THROUGH THE USE OF OTHER NON-STRUCTURAL CONTROLS.  
 C. INFILTRATION OR EVAPO-TRANSPIRATION OF RUNOFF IN EXCESS OF PRE-PROJECT CONDITIONS (UP TO THE 2-YEAR 24-HOUR PRECIPITATION EVENT).

**POTENTIAL FOR SEDIMENT AND/OR OTHER POLLUTANT(S) DISCHARGING FROM THE PROJECT SITE**

THE TEMPORARY EROSION AND SEDIMENT CONTROL BMPs IN THIS SWPPP HAVE BEEN DESIGNED TO MINIMIZE THE POTENTIAL OF SEDIMENTS DISCHARGING OFF-SITE FROM A 0.5 INCH RAINFALL WITHIN A 24-HOUR PERIOD. THE NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATE FOR THE PROJECT LOCATION WAS REVIEWED AND USED FOR ANTICIPATED INSPECTION FREQUENCY, BMP DESIGN, AND ESTIMATING CONSTRUCTION ACTIVITIES IN THIS SWPPP. ATLAS 14 RESULTS DO NOT NECESSARILY REFLECT ANY DESIGN CRITERIA IN THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

ROUTINE INSPECTION AND BMP MAINTENANCE BY THE OPERATOR IS CRUCIAL IN ENSURING THE FUNCTIONALITY OF EACH BMP. STEEP SLOPES AND OTHER ENVIRONMENTALLY SENSITIVE AREAS THAT ARE AT A HIGHER RISK OF SEDIMENTATION ARE DEFINED IN THE SWPPP (IF APPLICABLE).

**CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED**

THE PRESERVED AREAS OF EXISTING VEGETATION WILL BE IDENTIFIED ON THE PLAN SHEETS AS "DO NOT DISTURB AREA". THE OPERATOR IS RESPONSIBLE FOR PRESERVING A 50 FOOT NATURAL BUFFER OR (IF INFEASIBLE) PROVIDE REDUNDANT SEDIMENT CONTROL BMPs, WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET AND RECEIVES DRAINAGE FROM THE PROJECT'S GRADING LIMITS. THIS REQUIREMENT DOES NOT APPLY TO ADJACENT ROAD SIDE DITCHES, JUDICIAL/COUNTY DITCHES, STORMWATER CONVEYANCES, STORM DRAIN INLETS, AND SEDIMENT BASINS.

THERE IS NO CONSTRUCTION PHASING OR STAGING DEFINED BY THE OWNER FOR THIS PROJECT. THE SCHEDULE FOR INSTALLING TEMPORARY BMPs SHALL BE INCORPORATED INTO THE OPERATOR'S WEEKLY SCHEDULE FOR EACH CONSTRUCTION STAGE AND PRESENTED TO THE OWNER'S REPRESENTATIVE 9PER MNDOT SPEC 1717.D).

**ENVIRONMENTALLY SENSITIVE AREAS**

STEEP SLOPES: EXISTING AND PROPOSED SLOPES 1 IN 3 (33.33% AND STEEPER) THAT ARE PROPOSED TO BE DISTURBED ARE ILLUSTRATED ON THE STEEP SLOPES MAYBE TEMPORARILY CREATED DURING GRADING OPERATIONS, AT WHICH TIME TEMPORARY BMPs MUST BE IMPLEMENTED BY THE OPERATOR (THROUGH AN APPROVED SWPPP AMENDMENT) WITHIN 14 DAYS OF NO LONGER WORKING THE STEEP SLOPE.

CONTAMINATED PROPERTIES: THE MPCA'S "WHAT'S IN MY NEIGHBORHOOD" DATABASE (PCA-GIS02.PCA.STATE.MN.US/WIMN2/INDEX.HTML) WAS REVIEWED ON 12-7-16. THE RESULTS OF THIS REVIEW SHOW NO KNOWN CONTAMINATED PROPERTIES OR LEAK SOURCES LOCATED WITHIN AND ADJACENT TO THE PROJECT LIMITS. NO PRE-EXISTING HAZARDOUS MATERIALS OR WASTES ARE ANTICIPATED TO BE IMPACTED BY THE PROJECT.

STORMWATER POLLUTION MITIGATION MEASURES (AS IDENTIFIED FROM ENVIRONMENTAL REVIEW): NO FORMAL ENVIRONMENTAL REVIEW WAS REQUIRED FOR THIS PROJECT, THEREFORE, NO ADDITIONAL STORMWATER RELATED MITIGATION MEASURES APPLY.

KARST AREAS: THERE ARE NO KNOWN KARST AREAS WITHIN OR ADJACENT TO THE PROJECT LIMITS.

SITE PLAN REQUIRED AREAS: NO AREAS OF "HIGH ENVIRONMENTAL RISKS" ARE KNOWN TO BE LOCATED WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS.

EACH SITE PLANS MUST DETAIL PROPOSED ACTIVITIES, CORRESPONDING SCHEDULING, STAGING, TEMPORARY EROSION AND SEDIMENT CONTROLS, AND BMP DETAILS PER SECTION 1717 OF THE MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. SITE PLANS MUST BE APPROVED BY PROJECT ENGINEER PRIOR TO INITIATING THE SPECIFIED WORK WITHIN EACH SITE PLAN AREA.

FLOOD CONTINGENCY PLAN: NO PROJECT ACTIVITIES ARE LOCATED WITHIN A 100-YEAR FLOODPLAIN OR FLOODWAY, THEREFORE, A FLOOD CONTINGENCY PLAN IS NOT REQUIRED. THE PROJECT ENGINEER (AT THEIR DISCRETION) MAY REQUIRE A PREVENTATIVE FLOOD CONTINGENCY PLAN FOR SPECIFIC PROJECT ACTIVITIES AND AREAS THAT ARE NOT LOCATED IN A 100-YEAR FLOODPLAIN OR FLOODWAY.

FISH EXCLUSION DATES: OPERATOR IS PROHIBITED FROM CONDUCTING IN-STREAM WORK DURING THE FISH SPAWNING AND MIGRATION DATES OF APRIL 15 TO JUNE 30 FOR NON-TROUT WATERS. IF WORK MUST BE CONDUCTING DURING THIS TIMEFRAME, CONTRACTOR SHALL CONTACT THE LOCAL DNR FISHERIES MANAGER FOR WRITTEN APPROVAL PRIOR TO CONDUCTING THE IN-STREAM WORK.

AQUATIC INVASIVE SPECIES: ALL IN-STREAM AND DEWATERING EQUIPMENT SHALL BE DECONTAMINATED OF ALL AQUATIC PLANTS AND PROHIBIT INVASIVE SPECIES PRIOR TO USING WITHIN SURFACE WATERS ON-SITE AND TRANSPORTING OFF-SITE. ALL DECONTAMINATION ACTIVITIES SHALL MEET THE CHAPTER 1 STANDARDS OF THE MINNESOTA DNR'S BEST PRACTICES MANUAL FOR MEETING DNR GENERAL PUBLIC WATERS WORK PERMIT GP 2004-001.

WETLANDS: WETLANDS, IF ANY, WITHIN THE PROJECT AREA AND MUST BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE.

APPLICABLE FEDERAL, TRIBAL, STATE OR LOCAL PROGRAMS: THE PROJECT FALLS UNDER THE JURISDICTION OF SEVERAL ENTITIES, AS IDENTIFIED IN THE 'AGENCY CONTACTS' TABLE OF PAGE 1 OF THE SWPPP. THE MORE STRINGENT OF LOCAL VS. STATE VS. FEDERAL RULES SHALL APPLY WHERE THEY CONFLICT. INFORMATION PERTAINING TO THE STATE NPDES PERMIT CAN BE FOUND AT: (HTTP://WWW.PCA.STATE.MN.US/INDEX.PHP/WATER/WATER-TYPES-AND-PROGRAMS/STORMWATER/CONSTRUCTION-STORMWATER/INDEX.HTML). THE OPERATOR IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE PERMITS, MNDOT SPECIAL PROVISION, MNDOT SPEC BOOK (2014 EDITION), MNDOT SPECIFICATIONS 1717.

DATE	REVISIONS	BY
6/16/16	SWPPP CERT	BR

ROSELL ENGINEERING, LLC  
 6192 267 TH CT WYOMING, MN 55092  
 PHONE: 763.286.0521

COVENANT MEADOWS  
 STORM WATER  
 POLLUTION PREVENTION PLAN  
 RAMSEY, MINNESOTA

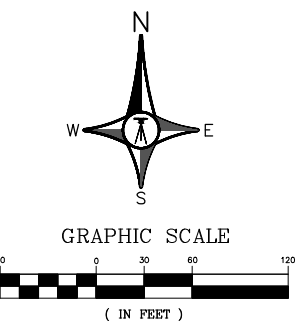
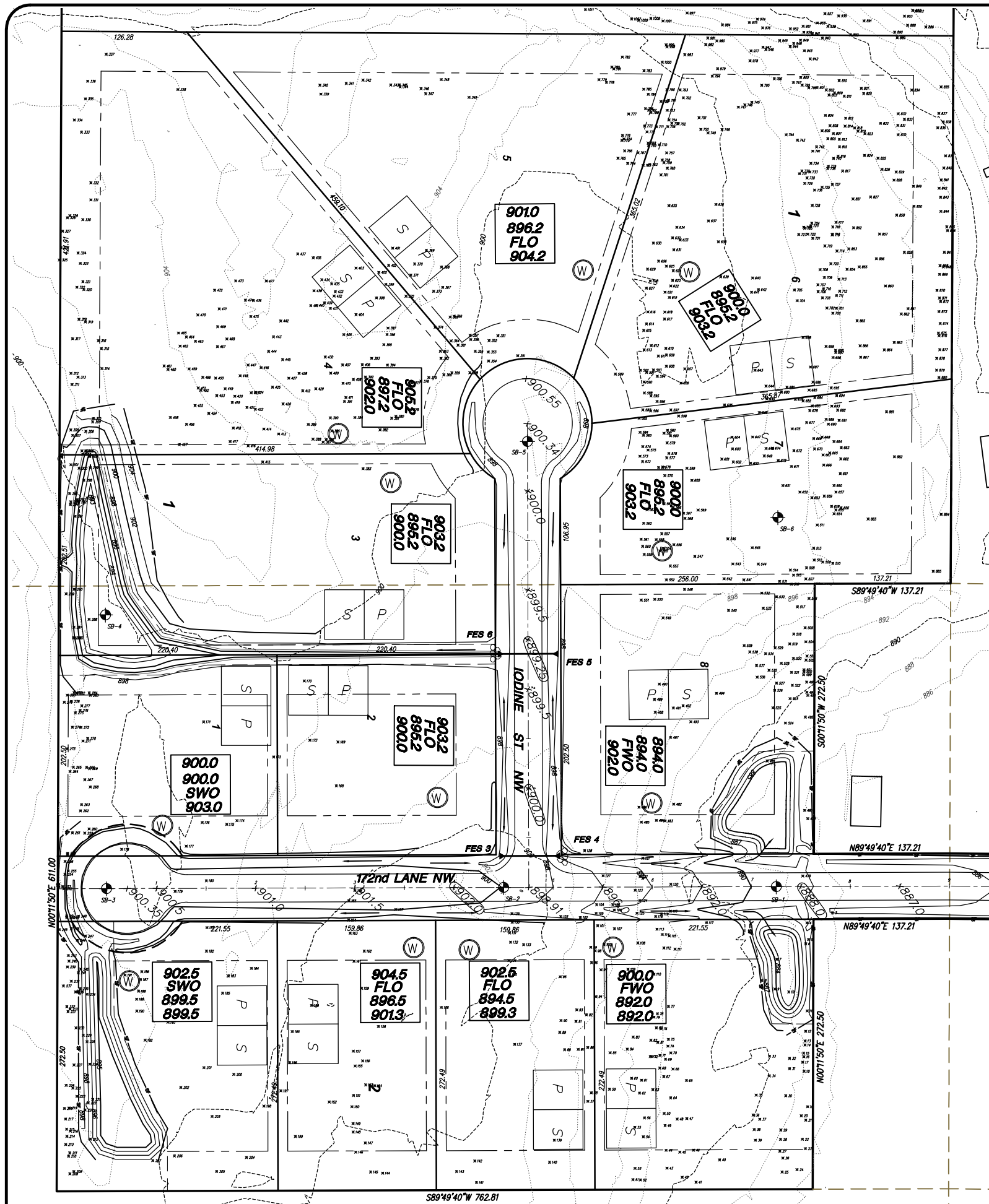
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, DIRECT INSTRUCTIONS AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 DATE: 2/2/17 REG. NO. 24819  
 Brent Rosshell  
 BRENT ROSHELL

DRAWN	DATE	SCALE	PROJECT	CHECKED	DATE	APPROVED
BR	12/19/16	-	RE-12	BR		BR

SW1

RECORD DRAWING





12	Pine, red	12
13	Pine, red	13
14	Pine, red	9
15	Pine, red	9
16	Pine, red	8
17	Pine, red	10
18	Pine, red	12
19	Pine, red	12
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23	Pine, red	10
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43	Pine, red	14
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116	Pine, red	13
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128	Pine, red	11

TREES SAVED			
131	Pine, red	12	
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133	Pine, red	13	
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140	Pine, red	11	
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533	Pine, red	15	
534	Pine, red	14	
535	Pine, red	12	
536	Pine, red	15	
537	Pine, red	13</	

TREES SAVED

672	Pine, red	15
675	Pine, red	11
677	Pine, red	17
678	Pine, red	12
679	Pine, red	12
680	Pine, red	11
682	Pine, red	10
683	Pine, red	12
684	Pine, red	8
685	Pine, red	13
689	Pine, red	12
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700	Pine, red	17
701	Pine, red	10
702	Pine, red	16
703	Pine, red	14
704	Pine, red	13
705	Pine, red	8
706	Pine, red	12
707	Pine, red	12
708	Pine, red	10
709	Pine, red	9
710	Pine, red	10
711	Pine, red	16
712	Pine, red	12
713	Pine, red	10
714	Pine, red	13
715	Pine, red	9
716	Pine, red	9
717	Pine, red	11
718	Pine, red	14
719	Pine, red	11
720	Pine, red	13
721	Pine, red	13
722	Pine, red	7
723	Pine, red	12
724	Pine, red	12
725	Pine, red	11
726	Pine, red	13
727	Pine, red	14
728	Pine, red	14
729	Pine, red	13
730	Pine, red	11
731	Pine, red	14
732	Pine, red	8
733	Pine, red	10
734	Pine, red	12
735	Pine, red	15
736	Pine, red	17
737	Pine, red	11
738	Pine, red	15
739	Pine, red	9
740	Pine, red	6
741	Pine, red	12
742	Pine, red	15
743	Pine, red	16
744	Pine, red	13
745	Pine, red	11
746	Pine, red	10
747	Pine, red	20
748	Pine, red	17
749	Pine, red	16
750	Pine, red	14
751	Pine, red	15
752	Pine, red	20
753	Pine, red	12
754	Pine, red	8
755	Pine, red	9
756	Pine, red	12
757	Pine, red	11
758	Pine, red	10
759	Pine, red	12
760	Pine, red	13
761	Pine, red	16
762	Pine, red	15
763	Pine, red	11
764	Pine, red	11
765	Pine, red	10
766	Pine, red	13
767	Pine, red	12
768	Pine, red	9
769	Pine, red	9
770	Pine, red	12
771	Pine, red	10
772	Pine, red	10
773	Pine, red	11
774	Pine, red	13
775	Pine, red	19
776	Pine, red	15
777	Pine, red	14
778	Pine, red	14
779	Pine, red	18

780	Pine, red	23
781	Pine, red	12
782	Cedar, red	9
783	Pine, red	14
784	Pine, red	16
785	Pine, red	16
786	Pine, red	9
787	Pine, red	14
788	Pine, red	10
789	Pine, red	13
790	Pine, red	15
791	Pine, red	12
792	Pine, red	14
793	Pine, red	26
794	Cedar, red	7
795	Pine, red	17
796	Pine, red	18
797	Pine, red	12
798	Pine, red	20
799	Pine, red	11
800	Pine, red	16
801	Pine, red	17
802	Pine, red	14
803	Pine, red	14
804	Pine, red	14
805	Pine, red	13
806	Pine, red	15
807	Pine, red	10
808	Pine, red	12
809	Pine, red	8
810	Pine, red	10
811	Pine, red	15
812	Pine, red	13
813	Pine, red	14
814	Pine, red	11
815	Pine, red	11
816	Pine, red	10
817	Pine, red	13
818	Pine, red	12
819	Pine, red	15
820	Pine, red	16
821	Pine, red	14
822	Pine, red	19
823	Pine, red	16
824	Pine, red	19
825	Pine, red	14
826	Pine, red	19
827	Cedar, red	8
828	Pine, red	16
829	Pine, red	16
830	Pine, red	18
831	Pine, red	12
832	Pine, red	14
833	Pine, red	15
834	Pine, red	14
835	Pine, red	15
836	Pine, red	11
837	Pine, red	14
838	Pine, red	9
839	Pine, red	14
840	Pine, red	16
841	Pine, red	9
842	Pine, red	9
843	Pine, red	15
844	Pine, red	12
845	Pine, red	10
846	Pine, red	8
847	Pine, red	13
848	Pine, red	11
849	Pine, red	19
850	Pine, red	14
851	Pine, red	16
852	Pine, red	11
853	Pine, red	15
854	Pine, red	13
855	Pine, red	14
856	Pine, red	15
857	Pine, red	12
858	Pine, red	16
859	Pine, red	14
860	Cedar, red	6
861	Pine, red	12
862	Pine, red	13
863	Pine, red	15
864	Pine, red	11
865	Cedar, red	7
866	Pine, red	13
867	Pine, red	14
868	Pine, red	12
869	Pine, red	10
870	Pine, red	16
871	Pine, red	7
872	Pine, red	13
873	Pine, red	14
874	Pine, red	11
875	Pine, red	12
876	Pine, red	13
877	Pine, red	13
878	Pine, red	11
879	Pine, red	14
880	Pine, red	18

881	Pine, red	12
882	Pine, red	12
883	Pine, red	9
884	Pine, red	13
885	Oak, red	21
886	Oak, bur	16
887	Basswood	12
888	Aspen	13
889	Aspen	8
890	Aspen	13
891	Ash, green	23
892	Aspen	10
893	Oak, red	17
894	Aspen	9
895	Aspen	10
896	Aspen	8
897	Aspen	12
898	Aspen	10
899	Aspen	8
900	Aspen	13
901	Aspen	10
902	Aspen	9
903	Aspen	13
904	Aspen	8
905	Aspen	10
906	Aspen	14
907	Aspen	13
908	Oak, red	16
909	Aspen	9
910	Aspen	9
911	Aspen	11
912	Aspen	13
913	Cherry, black	16
914	Aspen	9
915	Aspen	18
916	Ash, green	14
917	Basswood	8
918	Basswood	8
919	Aspen	13
920	Aspen	10
921	Aspen	11
922	Aspen	9
923	Aspen	14
924	Aspen	12
925	Aspen	8
926	Aspen	8
927	Ash, green	9
928	Aspen	8
929	Aspen	9
930	Aspen	9
931	Aspen	10
932	Aspen	8
933	Oak, red	19
934	Aspen	9
935	Aspen	8
936	Aspen	9
937	Oak, red	8
938	Oak, red	12
939	Ash, green	12
940	Oak, red	8
941	Oak, bur	7
942	Oak, red	7
943	Oak, red	6
944	Oak, bur	6
945	Oak, bur	5
946	Oak, red	4
947	Oak, bur	5
948	Oak, red	7
949	Oak, red	7
950	Oak, red	7
951	Ash, green	13
952	Oak, red	14
953	Oak, red	12
954	Aspen	9
955	Oak, red	8
956	Aspen	9
957	Aspen	11
958	Aspen	8
959	Aspen	8
960	Aspen	12
961	Aspen	12
962	Oak, red	7
963	Aspen	14
964	Oak, red	25
965	Oak, bur	7
966	Oak, red	33
967	Oak, red	22
968	Oak, bur	15
969	Oak, red	12
970	Oak, red	22
971	Oak, red	24
972	Oak, red	18
973	Oak, red	17
974	Oak, red	50
975	Oak, red	15
976	Oak, bur	16
977	Oak, bur	7
978	Basswood	10
979	Oak, red	5
980	Oak, red	12
981	Oak, red	5

982	Oak, red	7
983	Oak, red	16
984	Oak, red	20
985	Oak, red	20
986	Oak, red	17
987	Oak, red	15
988	Oak, red	16
989	Oak, red	15
990	Oak, red	13
991	Oak, red	14
992	Oak, red	14
993	Oak, red	24
994	Oak, white	17
995	Basswood	8
996	Oak, red	28
997	Oak, red	40
998	Oak, red	6
999	Cedar, red	13
1000	Oak, red	10
1001	Oak, red	38
1002	Cedar, red	8
1003	Basswood	18
1004	Basswood	13
1005	Basswood	9
1006	Ash, green	10
1007	Oak, red	21
1008	Oak, red	14
1009	Ash, green	15
1010	Oak, red	9
1011	Oak, red	24
		<b>10653</b>

TREES REMOVED HOME CONST

76	Pine, red	12
77	Pine, red	14
78	Pine, red	14
79	Pine, red	12
80	Pine, red	13
97	Pine, red	21
107	Pine, red	15
108	Pine, red	18
109	Cedar, red	7
110	Pine, red	13
134	Pine, red	15
135	Pine, red	15
136	Pine, red	15
139	Pine, red	13
158	Pine, red	12
159	Pine, red	13
160	Pine, red	13
161	Pine, red	13
170	Pine, red	12
183	Pine, red	9
185	Pine, red	13
186	Pine, red	12
187	Pine, red	14
188	Pine, red	11
191	Pine, red	13
193	Pine, red	14
368	Oak, red	6
369	Oak, red	7
370	Oak, red	23
371	Oak, red	24
375	Oak, red	6
376	Oak, red	4
377	Oak, red	4
378	Oak, red	7
380	Oak, red	32
381	Oak, red	24
382	Oak, red	27
391	Oak, red	30
392	Oak, red	37
394	Oak, red	17
398	Oak, red	54
401	Oak, red	7
403	Oak, red	32
404	Oak, red	17
406	Oak, red	17
408	Oak, red	11
411	Oak, red	21
432	Oak, red	18
433	Oak, red	24
434	Oak, red	27
435	Oak, red	25
487	Pine, red	11
488	Pine, red	11
489	Pine, red	9
490	Pine, red	11
491	Pine, red	11
492	Pine, red	13
557	Pine, red	8
558	Pine, red	12
561	Pine, red	10
562	Pine, red	12
563	Pine, red	12
564	Pine, red	12
565	Pine, red	14
566	Pine, red	8
567	Pine, red	12
568	Pine, red	15
569	Pine, red	17
570	Pine, red	14
571	Pine, red	14
572	Pine, red	12
573	Pine, red	11
577	Pine, red	9
578	Pine, red	9
601	Pine, red	17
602	Pine, red	14
603	Pine, red	8
604	Pine, red	13
639	Pine, red	7
640	Pine, red	12
641	Pine, red	12
642	Pine, red	10
643	Pine, red	13
644	Pine, red	11
647	Pine, red	11
648	Pine, red	15
649	Pine, red	10
650	Pine, red	12
673	Pine, red	12
674	Pine, red	12
681	Pine, red	11
686	Pine, red	14
687	Pine, red	13
688	Pine, red	14
		<b>1355</b>

TREES REMOVED POND CONST

5	Pine, red	14
6	Pine, red	13
7	Pine, red	12
8	Pine, red	18
9	Pine, red	14
10	Pine, red	13

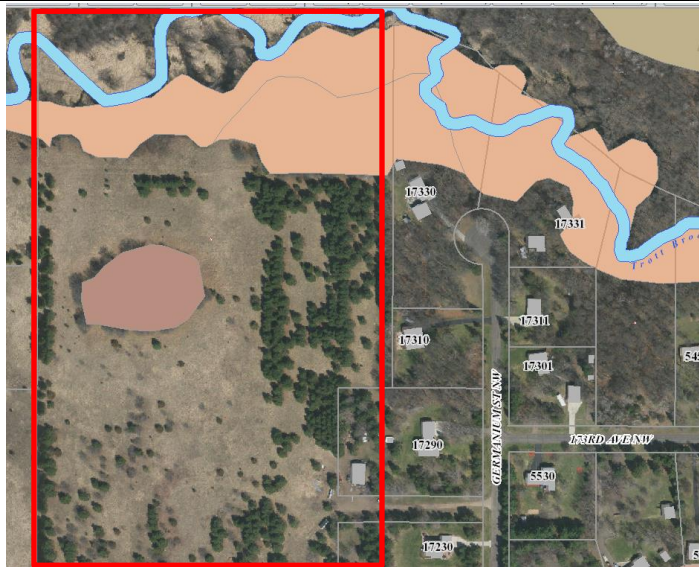
**CITY OF RAMSEY LAND USE APPLICATION**  
**TECHNICAL REVIEW FILE**

<b>DATE</b>	FEBRUARY 24, 2017	<b>PROJECT ADDRESS</b>	TBD
<b>PROJECT. TITLE</b>	COVENANT MEADOWS: PRELIMINARY PLAT AND REZONING		
<b>ESCROW #</b>	115528		
<b>DEPARTMENT:</b>	Community Development: Planning Division		
<b>TECHNICAL REVIEWER:</b>	Name: Eric Maass, Consultant Planner Phone: 763-433-4302 Email: <a href="mailto:EMaass@wsbeng.com">EMaass@wsbeng.com</a>		

**Preliminary Plat Review**

We offer the following comments regarding the Preliminary Plat submittal for Covenant Meadows as it relates to the City’s Zoning Code. Preliminary Plat submittal consists of nine (9) sheets. LHB prepared 1 sheet and Roshell Engineering, LLC prepared the remaining 8 sheets. All of the plan sheets are dated February 2, 2017. The proposal includes a request a Zoning Amendment and a Preliminary Plat.

**Staff provides the following comments that require revision:**



**Preliminary Plat Sheet**

1. Trail easement between lots 5 and 6 of Block 1 will need to be shown.
2. Note indicating “Temporary Cul De Sac” at the termination of 172<sup>nd</sup> Lane NW will need to be revised to read “Full Cul De Sac”. Associated line work with the cul-de-sac will need to be revised in conjunction with the note change.
3. Indicate location of soil borings completed for each proposed lot. Adjust indicated primary and secondary septic locations in connection with location of actual soil borings. Note that on Lot 8 Block 1 the indicated primary and secondary septic areas are located in the center of the property. This is not acceptable and will need to be relocated to allow for the siting of the building pad.
4. Indicate total development acreage, acreage within proposed right-of-way, and proposed density of the development.
5. Add lot width to each lot at the front yard setback line.
6. Add the length of each segment of cul-de-sac.

**General Comment Requiring Revision**

1. The plan should delineate the boundaries of the shoreland district tiers as well as the structure setback and bluff impact zones outlined in City Code Section 117-225 titled Shoreland Overlay District Development Standards. The identification and delineation of those zones will allow Staff to verify conditions of the shoreland management district are in fact met. This information will need to be shown on a separate sheet. The City has an example exhibit that it can provide.

**Staff provides the following comments for general review of applications:**

**General.** The Preliminary Plat proposes re-platting Outlot A, MeadowBrook, Anoka County, Minnesota, into twelve (12) single family residential lots. The twelve (12) new lots would be accessed by a one of two roadway extensions off of Germanium Street NW through the building of 172<sup>nd</sup> Lane NW and Iodine St NW. The Applicant has requested a rezoning from R-1 Rural Developing to Planned Unit Development (PUD). In exchange for allowing smaller lot sizes than what would generally be permitted, the proposed public benefit of this project is approximately fifteen (15) acres of the Subject Property being deeded to the City. The fifteen (15) acres would straddle both sides of the Trott Brook trail and the steep slopes located on the property.

**Lot Sizes.** The minimum lot size in the R-1 Rural Developing District is 2.5 acres with a minimum lot width of 200 feet, measured at the building setback line. Through a Planned Unit Development (PUD) the Applicant is permitted to deviate from those lot requirements due to the presence of a public benefit. The Applicant is proposing lots which range in size from 1.00 acres to 2.92 acres in size.

**Setbacks and Dimensional Standards.**

R-1 Rural Developing Base Zoning / Proposed PUD Dimensions	
Required	Proposed
Front yard: 40 feet	40 feet
Side yard: 10 feet	10 feet
Rear yard: 10 feet	10 feet
Minimum lot width*: 200 feet	Minimum lot width*: 80 feet
Lot depth**: 100 feet with a minimum width of 60 feet	Satisfactory

*\*Note: Minimum Lot Width is measured at front yard setback line, property must abut built street.*

*\*\* Lot depth required is 100 feet for a width of 60 feet that is not encumbered by wetland, wetland setback area, floodway, or other unbuildable areas.*

The Applicant is not seeking any deviation from the R-1 Rural Developing bulk lot standards except for lot size.

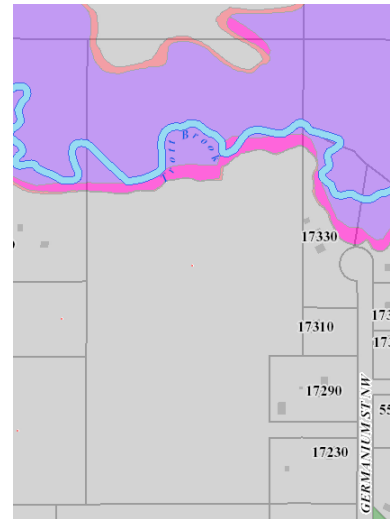
**Density.** The proposed density is 0.58 units per acre. This density increase from the normally allowed 1 unit per 2.5 acres is permitted through the Planned Unit Development (PUD) zoning.

**DNR Review.** Metro Area Hydrologist Kate Drewry review the proposed development and indicated that the plan appeared to meet the open space requirement with 50% of the area along the Creek and the steep slopes proposed for dedication to the City and the smaller lots located in the tiers furthest from the Creek. They indicated that the plan should delineate the boundaries of the shoreland district tiers as well as the structure setback and bluff impact zones.

**Floodplains.** There are floodplains within the boundaries of the project area, including both Floodway and Floodfringe. There shall be no fill placed within the Floodway (purple shading).

As proposed, the lots are laid out in such a fashion that each of the home sites is located in the upland area of the property.

**Trott Brook.** A portion of the lots will back up to Trott Brook, which is a tributary of the Rum River. Thus, the project is subject to the Scenic River Overlay District, which includes a 100 foot setback from the OHW of Trott Brook and has controlled vegetative cutting standards as well. Additionally, lands within 300 feet of the OHW of Trott Brook are subject to Shoreland Management requirements.



**Landscaping.** A tech report regarding landscaping requirements including Tree Preservation requirements was produced and presented to the City's Environmental Policy Board (EPB). Alterations to the plan set are provided in that report.

The Environmental Policy Board (EPB) recommended approval of the landscape and tree preservation plans with revisions as noted in the landscaping tech report.

**Streets and Access.** The Preliminary Plat indicates that 172<sup>nd</sup> Lane NW will be a new road and will connect to an existing road, Germanium St NW. A second proposed roadway, Iodine St NW will connect to the proposed 172<sup>nd</sup> Lane NW. Cul-de-sac length is limited to a maximum of 600 feet; the proposed length of the cul-de-sac is in excess of that limit. The Applicant is showing a complete cul-de-sac at the termination of 172<sup>nd</sup> Lane NW; however, the platted right-of-way for 172<sup>nd</sup> Lane NW does extend to the edge of the plat which would allow for 172<sup>nd</sup> Lane NW to be extended in the future eventually eliminating its status as a cul-de-sac. Exceeding the allowed length of a cul-de-sac is being requested as a deviation to the City's Code in connection with the Applicants Planned Unit Development (PUD) application.

**Trails.** The Applicant has indicated the intention to include a trail easement between Lots 5 and 6 of Block 1 that would provide the area necessary to eventually construct a trail that would connect to an extension of the Trott Brook Trail at which time the Trott Brook Trail was constructed in this area. After further review and discussion with our review team, it was determined that an eight (8) foot wide bituminous trail should be constructed as a Stage I Improvement provide access now to the land being deeded to the City. That cost can be credited toward the Trail Development Fees that would be due on the plat. It will be required that that proposed trail connection to the road be ADA compliant.

**Grading and Drainage Plans.** Please see Engineering Comments with regard to grading and drainage.

**Development Fees.** Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, and Stormwater Management. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the plat is recorded.

**Development Agreement:** An executed Development Agreement will be required prior to releasing the plat for recording.

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### **ReZoning Application Review**

As proposed Covenant Meadows would result in the creation of twelve (12) new single family lots.

The Applicant has proposed rezoning the property from R-1 (Rural Developing) to PUD (Planned Unit Development). The Planned Unit Development (PUD) zoning designation would allow for the Applicant to exceed the normal 1 unit per 2.5 acres in exchange for providing approximately 15 acres of high quality natural land surrounding the Trott Brook Trail. The proposed lots would range between 1.00 acres and 2.92 acres in size with an overall development density of 0.58 units per one acre in comparison to the usual 1 unit per 2.5 acres.

Staff is supportive of the proposed rezoning due to the high quality natural land proposed to be deeded to the City as a result of this project and would provide local residents with access to open space upon the a trail eventually being completed down to the Trott Brook.

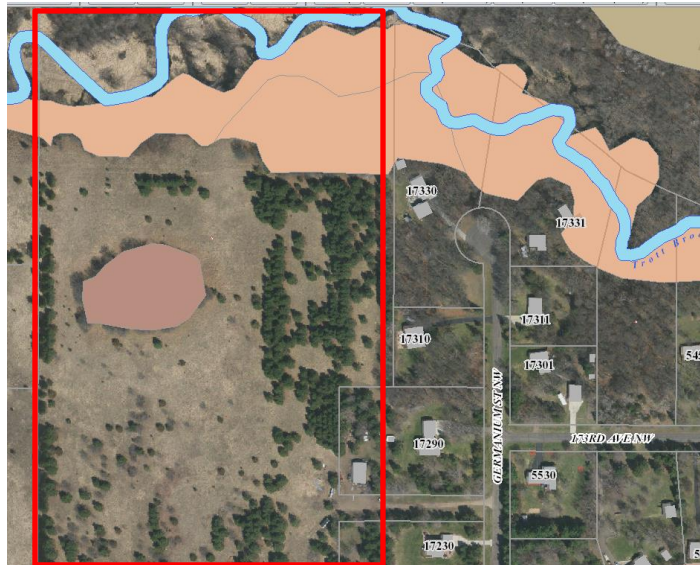
<b>Standard</b>	<b>Required</b>	<b>Proposed</b>
<b>Lot Size</b>	2.5 acres	1.00 + acres
<b>Lot Width</b>	200 feet	100 + feet
<b>Front Setback</b>	40 feet	40 feet
<b>Rear Setback</b>	40 feet	40 feet
<b>Side Setback</b>	10 feet	10 feet
<b>Side Corner Setback</b>	40 feet	40 feet
<b>Cul-de-Sac Length</b>	600 feet	1000 +/- feet

**CITY OF RAMSEY LAND USE APPLICATION**  
**TECHNICAL REVIEW FILE**

<b>DATE</b>	FEBRUARY 24, 2017	<b>PROJECT ADDRESS</b>	TBD
<b>PROJECT. TITLE</b>	COVENANT MEADOWS		
<b>ESCROW #</b>	115528		
<b>DEPARTMENT:</b>	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
<b>TECHNICAL REVIEWER:</b>	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: <a href="mailto:canderson@cityoframsey.com">canderson@cityoframsey.com</a>		

We offer the following comments regarding the Tree Inventory and Protection Plan and the Landscape Plan, both prepared by Roshell Engineering, LLC and dated February 2, 2017:

The City's Natural Resources Inventory (NRI) identifies some moderate quality forest floodplain and oak woodlands adjacent to Trott Brook and a high quality oak woodland in the north central portion of the site. Most, if not all of the moderate quality areas are within the proposed Outlot A, which is to be deeded to the City as part of the Planned Unit Development (PUD). Per the Tree Inventory and Preservation Plan, it appears that much of the high quality oak woodland will also be preserved through the development process.



As part of this proposed project, almost sixteen (16) acres of land, straddling Trott Brook, would be deeded to the City. The City would like to work with the Developer to ensure that there is a trail corridor reserved along the common lot line of either Lots 4 and 5 or Lots 5 & 6 for future access to the Trott Brook trail.

The Landscape Plan is acceptable.

The Tree Plan indicates that fifteen percent (15%) of the existing significant trees will be removed, excluding those removed for ponding purposes, which is below the allowable threshold of thirty percent (30%). Due to the presence of larger stands of oak trees, tree clearing activities shall occur prior to April 15 or after July 15 to minimize the potential introduction of Oak Wilt to the site. This note must be added to both the Grading, Plan and the Tree Plan. Additionally, please

consult with the Certified Arborist that prepared the Tree Preservation Plan to prepare a plan that identifies the precautionary steps to be taken on site to protect oak trees from Oak Wilt. This should be included with the submittal of the Final Plat.

### **Required Sheet Revisions**

#### **Sheet G1 (Preliminary Grading Plan)**

- Revise to show tree preservation fence.
- Tree preservation fence must be installed and then approved by City prior to any clearing work.
- Add note stating that any clearing within oak stands shall be performed prior to April 15 or after July 15 to minimize exposure to and/or introduction of oak wilt.
- Add precautionary steps to be taken on site to protect oak trees from Oak Wilt and/or reference said plan and that it is incorporated by reference.

#### **Sheet L1 (Tree/Landscape Plan)**

- Add note stating that any clearing within oak stands shall be performed prior to April 15 or after July 15 to minimize exposure to and/or introduction of oak wilt.
- Add precautionary steps to be taken on site to protect oak trees from Oak Wilt and/or reference said plan and that it is incorporated by reference.
- Revise to show tree preservation fence.

#### **Sheet T1 (Tree Plan)**

- Add note stating that any clearing within oak stands shall be performed prior to April 15 or after July 15 to minimize exposure to and/or introduction of oak wilt.
- Add precautionary steps to be taken on site to protect oak trees from Oak Wilt and/or reference said plan and that it is incorporated by reference.
- Revise to show tree preservation fence.

**CITY OF RAMSEY LAND USE APPLICATION  
TECHNICAL REVIEW FILE**

<b>DATE</b>	FEBRUARY 22, 2017	<b>PROJECT ADDRESS</b>	WEST OF GERMANIUM STREET, NORTH OF 172 <sup>ND</sup> LANE (NEW)
<b>PROJECT TITLE</b>	COVENANT MEADOWS		
<b>ESCROW #</b>	115528		
<b>DEPARTMENT:</b>	Engineering		
<b>TECHNICAL REVIEWER:</b>	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

The Engineering Department offers the following comments regarding the Preliminary Plat Exhibits for Covenant Meadows. The submittal consists of 9 sheets. LHB prepared 1 sheet and Roshell Engineering, LLC prepared the remaining 8 sheets. All of the plan sheets are dated February 2, 2017.

**General comments:**

1. A cover sheet must be added to the plan set with a location map, sheet index and general project information.
2. A partial legend is shown on all sheets. All symbols used on that sheet must be added to the legend for the sheet. The symbols must be the same size in plan view and in the legend.
3. Ramsey City Details are not included in the set and must be added.
4. Class 5 shall meet the Ramsey modified gradation. This gradation must be included in the details.
5. Plan readability – Proposed grading lines and symbols must be the most prominent items on the grading sheets. Proposed storm sewer lines and symbols and pavement edges must be the most prominent on the street and storm sewer sheets. All other lines on the sheet must be screened so the lines and symbols for proposed features stand out. This includes the symbols in the legends which must match the plan view in size, pattern, weight, and color.
6. Underlying lines must be broken where they are under text boxes to enhance readability. Underlying text must be moved so there is not text on text.
7. This project will require a stormwater permit from the Lower Rum River Watershed Management Organization (LRRWMO).
8. The LRRWMO requirements are presented at the end of this memo.
9. Add Street/ Storm Sheets to the plan set that show the center line profile, horizontal and vertical curve information. The street width must be dimensioned on these sheets.

10. Move the typical street section to one of the Street/ Storm Sheets.
11. Add match lines and continuation notes to all sheets where part of the street is shown on a different page. Station numbers must be darker in plan view.

**Sheet Specific Comments:**

**Preliminary Plat:**

1. All line types and symbols on sheet must be added to the legend.

**G1:**

1. All line types and symbols used on the sheet must be added to the legend.
2. Must demonstrate positive drainage away from rear of all houses. Label existing contours in back yards, add spot elevations as needed to show that runoff flows away from walkout/lookout area.
3. Identify rectangular boxes on lots 1 & 2, Block 1 that touch houses.
4. The edge of pavement should be a lighter pen weight so that the grading is most prominent.
5. Soil classification information is required for the proposed drainfield areas.
6. Infiltration areas shall be excavated to final grade and vegetated after upland areas have permanent cover and are stabilized. Add a note to the plan: The secondary silt fence must remain in place until the infiltration basin vegetation is established.
7. The easement on lot 3, block 1 must be wide enough to allow maintenance vehicles to reach the pond without disturbing the bottom of the swale or driving on the steep side slope.
8. Identify or remove the black symbols along 172<sup>nd</sup> Lane adjacent to the existing lots.
9. The scale of the sheet must be changed so that spot elevations in the proposed ditches can be added.
10. Tree protection fencing must be shown on this sheet. It must be installed by hand prior to installing silt fence.
11. The potential flow route from each

**C1, C2:**

1. All line types and symbols on sheet must be added to the legend.
2. The pad grading information must only be shown on the grading plan.
3. Verify slope of all culverts in profile view.

**SW1, SW2:**

1. An area map must be added to the set.
2. A table listing erosion control measures to be installed and quantities of each item must be added to the sheet.

**L1, T1, T2:**

1. Trees to be removed must be clearly identified on the plan and in the tables. Add a column to the tables identifying trees to be removed.
2. Tree protection fencing must be shown on the plan and installed as noted above.

**Detail Sheets:**

1. Detail sheets must be added to the plan set.

**Stormwater Calculations**

A stormwater summary report was provided. The report states the 100 year storm is retained in the pond. The LRRWMO rules require sizing the basins for back to back 100 year storms if there is no outlet. The ponds will need to be enlarged.

The LRRWMO requires volume reduction (infiltration) on all projects. The LRRWMO rules require that infiltration basins empty completely within 48 hours after a 1" rainfall. The report must be revised to include the 1 inch, 2 year, 10 year, 100 year and 100 year back to back rain events. The HydroCAD report needs the Project Name and the Company Name on the page headers. These reports become part of the City's permanent stormwater records.

The report states onsite soils in the mitigation area will be removed and replaced with more permeable soils to promote infiltration. Details for the soil replacement must be included in the plans. The Minnesota Pollution Control Agency has produced the free MIDS calculator for evaluating stormwater practices like infiltration. The pond and infiltration basin must be evaluated with the MIDS calculator. The stormwater report must include the infiltration summary for each pond.

Draft boring logs were included with the stormwater report. A location map for the borings was not included.

A project manual which includes the bid form, contract and specifications must be submitted with the final plat.

Revised plans which address **all** of these changes must be submitted.

**CITY OF RAMSEY LAND USE APPLICATION**  
**TECHNICAL REVIEW FILE**

<b>DATE</b>	2/24/17	<b>PROJECT ADDRESS</b>	
<b>PROJECT. TITLE</b>	Covenant Meadows		
<b>ESCROW #</b>			
<b>DEPARTMENT:</b>	Fire Dept.		
<b>TECHNICAL REVIEWER:</b>	Name: Carey Schiferli Phone: 763-433-9832 Email: cschiferli@ci.ramsey.mn.us		

General: No issues with the development itself. The primary concern is that there is no other entrance/exit from this neighborhood. At this time, the only entrance/exit to this entire neighborhood (existing and proposed) is 169<sup>th</sup> Ave NW. This creates potential for several issues. First, if there were a structure fire in this area, we would have to transport water in tanker trucks and the maneuverability would be tough. Second, if we had a tree come down, it could block the only access for emergency responders.

**CITY OF RAMSEY LAND USE APPLICATION**  
TECHNICAL REVIEW FILE

<b>DATE</b>	2.24.17	<b>PROJECT ADDRESS</b>	OUTLOT A, MEADOWBROOK
<b>PROJECT. TITLE</b>	COVENANT MEADOWS PRELIMINARY PLAT		
<b>ESCROW #</b>			
<b>DEPARTMENT:</b>	Police Department		
<b>TECHNICAL REVIEWER:</b>	Name: Tim Frankfurth Phone: 763-433-9846 Email: <a href="mailto:tfrankfurth@ci.ramsey.mn.us">tfrankfurth@ci.ramsey.mn.us</a>		

**Public Safety Review of Proposed Development:**

The Police Department has no issues with the development itself; however, some concern was raised with regard to access to the development as the area is already a one in/one out accessed neighborhood. That access point is around Rum River Hills golf course from Highway 47.

The Covenant Meadows preliminary plat is proposing twelve (12) lots for this development and while it would add additional people to an emergency response scenario, public safety does not view the proposed development as an additional risk over and above the risk already present due to the singular access point from Highway 47 for the entire neighborhood. The proposed development provides for a westward roadway that may eventually lead to a connection back out to Highway 47 that would provide a second access point and lessen the risk in relation to an emergency response due to the secondary access point. It remains to be seen if MnDOT would be supportive of such a connection that would result in another access onto Highway 47.

**ORDINANCE #17-08**

**CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

**AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.**

**AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.**

**SECTION 1. AMENDMENT**

The following legally described properties or portions thereof, are hereby rezoned from R-1 Residential (Rural Developing) to PUD (Planned Unit Development).

Outlot A, MEADOWBROOK, Anoka County, Minnesota

(the "Subject Property")

The following table outlines what deviations are permitted through this rezoning:

<b>Standard</b>	<b>Required</b>	<b>Proposed</b>
<b>Lot Size</b>	2.5 acres	1.00 + acres
<b>Lot Width</b>	200 feet	92 + feet
<b>Front Setback</b>	40 feet	40 feet
<b>Rear Setback</b>	40 feet	40 feet
<b>Side Setback</b>	10 feet	10 feet
<b>Side Corner Setback</b>	40 feet	40 feet
<b>Cul-de-Sac Length</b>	600 feet	1000 +/- feet

**SECTION 2. MAP**

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

**SECTION 3. EFFECTIVE DATE**

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor

ATTEST:

---

City Administrator

Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date:

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION # 17-02-053**

**RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF COVENANT MEADOWS**

**WHEREAS**, Brookview Estates, LLC, hereafter referred to as “Developer”, properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

Outlot A, MEADOWBROOK, Anoka County, Minnesota

(the ‘Subject Property’);

**WHEREAS**, the City of Ramsey received a sketch plan for Brookview Estates from Brookview Estates, LLC on December 1, 2016; and

**WHEREAS**, the Planning Commission reviewed the sketch plan on January 5, 2017; and;

**WHEREAS**, the Developer changed the name of the proposed subdivision from Brookview Estates to Covenant Meadows due to a plat titled Brookview Estates already existing within Anoka County; and

**WHEREAS**, on March 2, 2017, the Ramsey Planning Commission conducted a public hearing regarding the proposed preliminary plat; and

**WHEREAS**, the Ramsey Environmental Policy Board (EPB) considered tree preservation, landscape plan, and potential wetland impacts pertaining to the preliminary plat on February 22nd, 2017; and

**WHEREAS**, the Ramsey Parks Commission considered the preliminary plat on March 9, 2017; and

**WHEREAS**, on March 14, 2017, the City Council reviewed the preliminary plat.

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

- 1) That the Ramsey City Council hereby grants preliminary plat approval of Brookview Estates in accordance with relevant City Codes, subject to the following conditions:
  - a) Compliance with the Staff Review Letter dated February 24, 2017.
  - b) The Developer entering into a Development Agreement with the City.

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 14<sup>th</sup> day of March, 2017

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Mayor

**ATTEST:**

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City Clerk



A Citizen's Guide: Community Decision-Making Basics



## Table of Contents

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This information is provided as a resource and it is important to know that the Environmental Quality Board (EQB) has no jurisdiction over local government planning and community development. The primary role of the EQB is to advise organizations on the proper procedures for environmental review and to monitor the effectiveness of the process in general. It is encouraged to contact the EQB on matters related to environmental review.

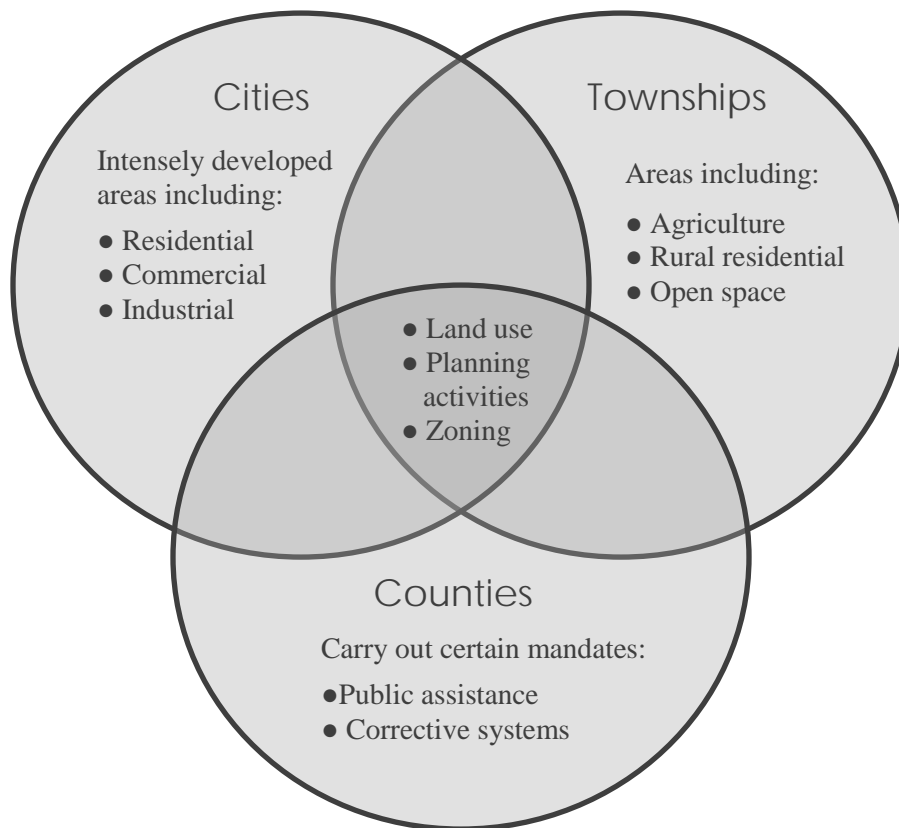
## Overview

The term "Local government" applies to:

- Counties
- Hospital districts
- The Metropolitan Council
- Towns (townships)
- Regional development commissions
- Soil and water conservation districts
- Cities
- School districts

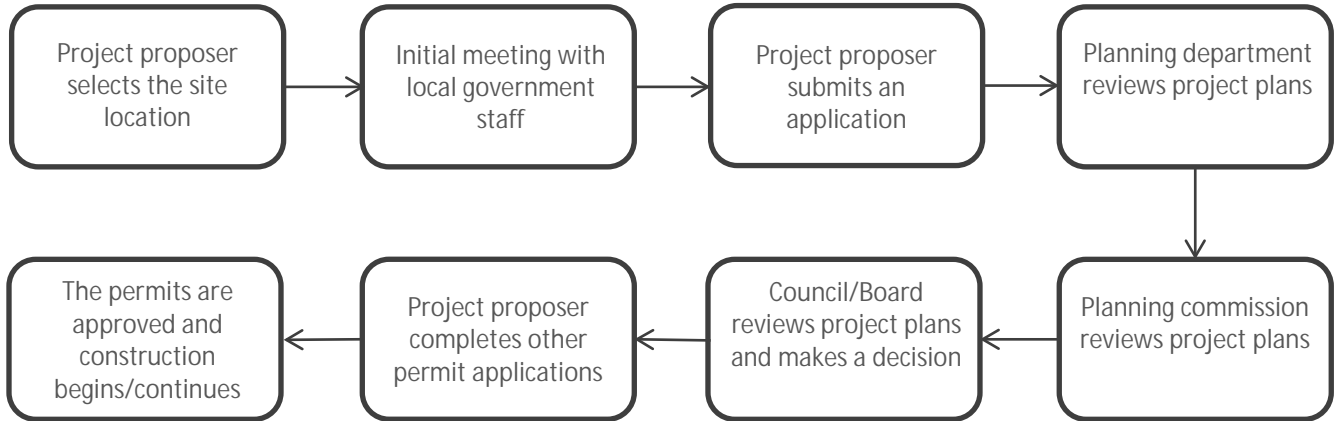
While local governments have a great deal of authority to oversee activities that take place under their jurisdiction, they are also subject to the laws, permits and rules of the state and federal government. Cities, townships, counties and certain joint power organizations can be named the responsible governmental unit (RGU) for a project to carry out environmental review. Other forms of local government, such as school districts, cannot be the RGU.

The diagram below shows some of the services/locations the three types of local government provide for:





Below is an example of the typical community development process works. It is designed to provide you with a background on a typical community planning process; it is not meant as an authoritative guide:



## Community development procedures

Environmental review must be completed before any project approvals can be given or permits issued. If a project is large enough to require mandatory environmental review then local government planning staff will inform the developer of these requirements during the initial staff meeting. If a citizen petition is filed and the project has proceeded through some of the community's approval steps, the approval process is suspended until all requirements of the environmental review program have been met. In many local governments the environmental review decisions are made by the organizations governing authority, such as the council or board.

### Who is involved

The following list provides a brief description of common local government positions, however it is recommended that individuals contact their local government or review its website to learn more about its normal staffing and operating procedures.

Local government position	Description
Council/Board members	<ul style="list-style-type: none"> <li>• Council= city council</li> <li>• Board= township or county board</li> <li>• Generally made up by 5-7 members elected by local residents</li> <li>• Responsibilities vary between each entity, but generally they:               <ul style="list-style-type: none"> <li>§ Pass ordinances</li> <li>§ Set administrative policy</li> <li>§ Vote on major proposals and activities</li> <li>§ Order an EAW</li> <li>§ Deny a petition</li> <li>§ Require an EIS</li> </ul> </li> </ul>



Clerk	<ul style="list-style-type: none"> <li>• More densely populated areas often have one or more clerks</li> <li>• In most governments the clerk is the first administrative officer</li> <li>• Generally clerks will:             <ul style="list-style-type: none"> <li>§ Maintain official documents, resolutions, ordinances and records</li> <li>§ File documents with proper officials/offices</li> <li>§ Answer questions from the public regarding ordinance/official actions</li> <li>§ Administer licenses and permits</li> <li>§ Coordinate council/board meeting agendas, packets and meeting minutes</li> <li>§ Interact with citizens filing for petitions</li> <li>§ Obtain/file/forward submitted comments for EAW, EIS, etc. to appropriate staff person for a response</li> </ul> </li> </ul>
Attorney	<ul style="list-style-type: none"> <li>• Either full-time staff or hired as a consultant on an as-needed basis</li> <li>• Generally attorneys will:             <ul style="list-style-type: none"> <li>§ Provide legal guidance</li> <li>§ Draft/review contracts, ordinance resolutions and other legal documents</li> <li>§ Represents local government in judicial and administrative matters</li> </ul> </li> </ul>
Zoning administrator	<ul style="list-style-type: none"> <li>• Either full-time staff or hired as a consultant</li> <li>• Generally Zoning administrators will:             <ul style="list-style-type: none"> <li>§ Review/process requests for zoning changes, conditional use permits, variances and subdivision applications</li> <li>§ Analyze project proposals</li> <li>§ Prepare reports for the planning commission or local government council/board</li> <li>§ Oversee and coordinate the environmental review process</li> </ul> </li> </ul>
Planning commission	<ul style="list-style-type: none"> <li>• Serves as a preliminary step in the review of zoning and development proposals</li> <li>• Generally planning commissions will:             <ul style="list-style-type: none"> <li>§ Provide recommendations to the council/board on all proposed developments, annexations, zoning changes, special uses and variances</li> <li>§ Investigate new development proposals and provide insight to the council/board</li> </ul> </li> </ul>
Engineer	<ul style="list-style-type: none"> <li>• More densely populated areas often have one or more Engineers</li> <li>• Either full-time staff or hired as a consultant</li> <li>• Generally Engineers will:             <ul style="list-style-type: none"> <li>§ Help with many aspects of planning and project design/inspections. Including: water mains, water distribution systems, storm/sanitary sewers, pumping stations and related water and sewer facilities</li> <li>§ Review environmental review documents and project proposals to ensure that the projects are designed appropriately for the current infrastructure capabilities of the community.</li> </ul> </li> </ul>



## Becoming involved

This list of provides some ways to become involved with your local government:

- § Start regularly attending local government council/board meetings and planning commission meetings.
- § Find out if communities have a regular newsletter or e-mail distribution list, or if they have a bulletin board on their website that is updated on a regular basis
- § Join local committees or citizen groups in order to advocate more effectively (i.e. Becoming a member of your local park board or planning commission or council/board)

The best time to have input and discussion in a community's land use decisions is when a comprehensive plan is being prepared or updated or when new ordinances are being considered for approval. Before a project proposal is presented and environmental review documents are prepared, the stage is often already set for how a community will grow and develop. Through regular, cooperative work with local government officials it is possible to be able to design procedures and ordinances that can accomplish more for a community's environmental protection than the information/analysis that is a part of the environmental review process.



## About the EQB

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## Addition information

Contact the Minnesota Environmental Quality Board at:

Environmental Review Program  
520 Lafayette Road North  
Saint Paul, MN 55155  
(651) 757-2873  
Website: [www.eqb.state.mn.us](http://www.eqb.state.mn.us)  
E-mail: [Env.Review@state.mn.us](mailto:Env.Review@state.mn.us)

This document is available in PDF format on the Environmental Quality Board's website:  
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A Citizen's Guide: Commenting on Environmental Review Projects



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It is simple and valuable for citizens to comment on proposed projects in their community. Comments can provide the Responsible Governmental Unit (RGU) with missing/inaccurate information on the proposal and /or provide input on possible solutions or alternatives that would reduce environmental impacts. The purpose of commenting on an environmental review project is not to cease the project, but to improve it.



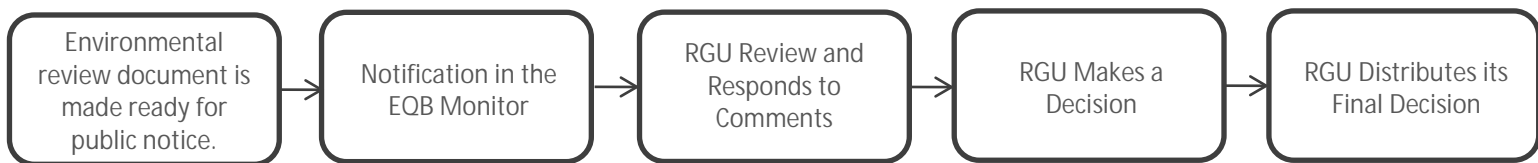
Commenting can:

- Help state and local government make informed decisions that may reduce the potential for serious unintended environmental impacts.
- Provide information to the RGU that might not be available through other sources.
- Ensure that the RGU is addressing specific concerns raised by citizens.
- Give a project proposer and the RGU a better understanding of the public perception and concerns about the project.
- Lead to voluntary/required modifications, permit conditions or agreements.
- May encourage RGUs and project sponsors to consider environmental impacts and citizen concerns earlier in the projects' planning process.
- Ultimately result in better projects.

## Overview

During the environmental review process, EAWs, EISs and AUARs require one or more mandatory comment periods that allows the public and other entities to review and submit comments on a project proposal.

Below is an example of how the commenting process works:



## Finding comment periods

The most reliable method for finding out about an environmental review public comment period is reading a notice in the EQB Monitor. The EQB Monitor is published every other Monday and is available on the EQBs' website at: <https://www.eqb.state.mn.us/eqb-monitor>

Some other ways to find out about a project include:

- Notice on the property
- Press release in a local newspaper
- On the RGU's website
- Receiving a notice from a public interest group following the project
- Notifying public or private groups that have an interest in the proposal

### Helpful tip:

Anyone who wants to receive a document has a legal right to do so if they submit a written request to the RGU. However, the RGU may require a reasonable fee for making copies of publicly available documents.

## Length of comment periods

Environmental review requires a mandatory period of time during which RGUs can receive public comments. When an EAW, EIS or AUAR is available for comments the dates of the comment period will be listed in the EQB Monitor,



which is available on the EQB's website: <https://www.eqb.state.mn.us/eqb-monitor>. Make sure to file comments with the RGU before the comment period closes. The RGU can legally disregard untimely comments.

The table below outlines the different commenting periods for each method of environmental review:

Type of Environmental Review	Description	Comment Period	Calendar/Business Days
<b>EAW</b>	Provides a brief analysis and overview of the possible environmental impacts of a project.	30 Days	Actual calendar days
<b>Draft AUAR</b>	Helps prepare for the Final AUAR and required mitigation plan.	30 Days	Actual calendar days
<b>Final AUAR and required mitigation plan</b>	A planning tool used to understand how different development scenarios would affect the environment of the community.	10 Days	Business/working days
<b>Scoping EAW (for an EIS)</b>	A document similar to an EAW, but is used to outline the issues that will be addressed in an EIS.	30 Days	Actual calendar days
<b>Draft EIS</b>	An in-depth environmental analysis that frequently takes more than one year to complete and includes a mandatory public meeting.	≥ 25 Days	Business/working days
<b>Final EIS</b>	Although there is a 10-day public comment period for a Final EIS, no response to comments by the RGU is required.	10 Days	Business/working days

## Accepted comments

The RGU is required to evaluate and respond to substantive comments. Substantive comments address the content or issue raised in the EAW, AUAR or EIS. For example, “The project developer is a jerk,” or, “I am against this project,” would not be considered substantive. Public comments are particularly valuable and helpful the RGU when they:

- List any inaccuracies in the EAW, EIS, AUAR or other accompanying documents.
- Show potential environmental impacts that haven't been identified by the proposer or the RGU.
- Show that certain environmental impacts have been identified, but haven't been adequately addressed.
- Suggest possible mitigation measures that should be added to the proposal

Clearly written comments are more useful to RGUs and are more likely to get some kind of action. For example, “I'm concerned about water quality,” may express your concerns, but, “My 50 foot-deep drinking water well is within a quarter mile of the proposed gravel mine,” will draw the RGUs' attention much better. Similarly, “I don't want a landfill in my neighborhood,” may be a legitimate concern, but the RGU could actually be in violation of state law if it denied the landfill permit for that reason alone. It would be better to identify other potential impacts by saying something like, “The additional traffic from this project creates public safety and air quality issues. There is a public school and two day-care centers along the proposed haul road to the new landfill”.

## Writing a comment letter

The goal of commenting is to communicate concerns about the potential environmental effects of the project. If the comment fails to be both understandable and believable, then the effort put into that comment will be wasted. The following tips will help effectively communicate a comment to the RGU.



- **Be clear, concise and organized-** Decide what information needs to be said before you begin. Developing an outline helps put comments into a logical order.
- **Be specific-** *Saying that you are against a project will not have as much of an effect as saying why you are against it.* Try to give as much support as possible for each comment. Include as much factual information as possible. Refer to the page number or question number in your comment letter when responding to specific items addressed in the environmental review document.
- **Identify Possible Solutions-** Suggest possible solutions that the project proposer could implement to alleviate concerns about the project. It is okay to ask for analysis of different project configurations. Suggestions on reasonable alternatives and mitigation measures can improve a project.
- **Include your return address -** If submitting comments by e-mail make sure to include your home mailing address as well.

## Commenting at public meetings

On occasion the RGU may hold a public meeting on a project, which will provide an opportunity to gather information and listen to comments. Public meetings are usually informal, so an exact record of public comments may not always be documented. You should bring a couple pieces of paper to write down concerns and questions, and then give your written comments to the RGU staff. Preparing written comments ahead of time or writing concerns on a comment card, if provided, and submitting it to the RGU staff is recommended. Submitting your comments in writing provides assurance that concerns and question are accurately recorded.

## Submitting comments

Comments for the project must go to the RGU not the EQB, by letter or e-mail. To ensure that comments are properly received and addressed, always send letters to the contact listed in the notice of the EQB Monitor. Make sure to submit the original letter to the main RGU contact, if others would like to see the letter make photocopies for them. RGUs do not appreciate e-mail "spamming". The RGU is required to evaluate the merit of the issues being considered and 100 copies of the same e-mail will not contribute any additional information.

## RGU responses to comments

According to environmental review rules, RGUs are required to provide a written response to all timely and substantive comments and distribute their responses to agencies on the EQB's distribution list. RGUs are also required to send a copy of their response to anyone who submitted comments during the public comment period and to anyone who requests, in writing, a copy of the RGU response. While RGUs usually do not respond to each commenter with an individual letter, they usually compile all of the timely and substantive comments received and the RGUs' responses to these comments into a single document. The RGU will then use public comments to determine if the proposer needs to make changes to the project or if the RGU needs to collect additional information about the likelihood for significant environmental effects.

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**Meeting Date:** 03/20/2017

**By:** Chris Anderson, Community  
Development

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**Information**

**Title:**

Consider Draft 2017-2018 Work Plan

**Purpose/Background:**

The purpose of this case is to consider the DRAFT 2017-2018 Work Plan for the Environmental Policy Board. The EPB had identified four (4) elements in February for inclusion in a work plan. Those items were presented to City Council at a joint meeting in February as well. The DRAFT Work Plan has been formatted to mirror that of the City Council's Strategic Plan as well as the Planning Commission's Work Plan as well.

**Observations/Alternatives:**

The following was identified by the EPB through discussions at their February meeting and was presented to the City Council.

1. Development of a Pollinator Initiative Program.

- The Board found that this effort would address multiple initiatives of the City. Not only would it create more pollinator habitat and attract more wildlife, but it would simultaneously result in a lower demand on water supply as these sustainable landscapes do not require as many inputs as traditional turf grasses.
  - Education and Awareness
  - Review of existing city practices for possible improvements
  - Incorporate pollinator friendly practices and concepts into the Natural Resources Chapter of the Comprehensive Plan (a concept identified from the initial round of the Strategic Plan update)
  - Work collaboratively with the Parks and Recreation Commission to identify areas within existing parks suitable for converting to pollinator friendly landscapes

2. Water Resources

- Water supply continues to be an important issue for the City. Maintaining a focus on water resources will help keep the community informed on the importance of potable water (both quality and quantity).
  - Develop incentives and/or rebates for water conservation initiatives (e.g. retrofitting existing irrigation systems with water efficient technologies)

3. Utilize the Mississippi River Shoreline Inventory to connect with potential candidates for riverbank stabilization projects.

- The inventory that was completed in 2016 indicated that over 5,000 tons of sediment is being lost to the river annually. This has a serious impact on water quality. This information was obtained with the intention of potentially accessing grant funds to assist willing and suitable candidates with stabilization projects (this seems to fit in with the concept identified in the initial round of the Strategic Plan update process of building off the strength of the two rivers).

4. Organics Recycling.

- Organics, which consists primarily of food waste and non-recyclable paper products, is the largest component of trash and can be recovered and converted into compost. Not only would an organics program help the City meet its annual recycling goal, but the finished product is a great soil amendment that acts as a slow release fertilizer and has great water holding capacity as well.

- Develop a pilot program to offer residents a more convenient option than the County's compost sites (nearest one is off Hanson Blvd in Coon Rapids).

Staff has attempted to synthesize this information, along with the feedback from the joint meeting with City Council, into the established format for work plans. Additionally, Staff has estimated the additional resources that would be necessary to accomplish these goals (in the form of Full Time Equivalent [FTE]).

**Funding Source:**

This is being handled as part of Staff's regular duties.

**Action:**

Motion to recommend forwarding the Draft Work Plan to City Council for approval.

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**Attachments**

DRAFT EPB Meeting Minutes Dated Feb. 22, 2017

Joint City Council and EPB Meeting Minutes Dated Feb. 28, 2017

DRAFT Work Plan

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**Form Review**

**Inbox**

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 03/17/2017

**Reviewed By**

MaryJo Warner

**Date**

03/17/2017 01:46 PM

Started On: 03/17/2017 09:50 AM

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

On Wednesday, February 22, 2017, the Environmental Policy Board (EPB) met in the Lake Itasca Room at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:     Chairperson Thomas Stodola  
                          Board Member Colleen Anderson  
                          Board Member Reid Bernard  
                          Board Member Jane Covart  
                          Board Member Lucas Trossen  
                          Board Member Michael Valentine

Members Absent:     Board Member Michael Hiatt

Also Present:         City Planner Chris Anderson

**1.     CALL TO ORDER**

Chairperson Stodola called the meeting to order at 6:33 p.m.

**2.     CITIZEN INPUT**

None.

**3.     APPROVE AGENDA**

Motion by Board Member Valentine and seconded by Board Member Anderson to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Valentine, Anderson, Bernard, Covart, and Trossen. Voting No: None. Absent: Board Member Hiatt.

**4.     APPROVE MINUTES**

**4.01: Approve Meeting Minutes Dated January 18, 2017**

Motion by Board Member Covart and seconded by Board Member Bernard to approve the regular meeting minutes dated January 18, 2017.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Covart, Bernard, Anderson, Trossen, and Valentine. Voting No: None. Absent: Board Member Hiatt.

## **5. POLICY BOARD BUSINESS**

### **5.01: Consider Landscape and Tree Preservation Plan for Covenant Meadows; Case Brookview Estates, LLC**

City Planner Anderson presented the staff report. He noted that the City has received an application for Preliminary Plat and Rezoning for a proposed 12 lot subdivision on the property legally described as Outlot A, Meadowbrook. The request includes rezoning the subject property from R-1 Residential (Rural Developing) to Planned Unit Development (PUD). He stated that a PUD allows for some negotiation regarding bulk standards (lot size, setbacks, etc.) if there is a definitive public benefit as an outcome of the project. He stated that in this instance the developer is proposing to deed to the City approximately 15 acres of land that straddles Trott Brook. He stated that through this request there would be high quality resources protected as well as steep slopes. He noted that staff is supportive of the landscape and tree preservation plans.

Chairperson Stodola asked and received clarification on the location of the land the City would receive through deed. He asked how the smaller lot sizes would compare to the existing neighborhoods nearby.

City Planner Anderson noted that the proposed lot sizes range from one to almost three acres. He noted that some of the neighboring land is currently an outlot. He noted that the proposed lot sizes would be fairly compatible with the adjacent neighborhood to the east.

Board Member Valentine asked and received confirmation that the properties would not be served by City sewer and water.

City Planner Anderson stated that if there were a rebate or incentive program enacted for irrigation systems, these properties would not be eligible as in that instance only those on municipal services would possibly be eligible for a rebate.

Chairperson Stodola noted that the explanation provided by staff covered all the questions he had.

City Planner Anderson stated that the Parks and Recreation Commission will also review this item at their March meeting.

Motion by Board Member Valentine and seconded by Chairperson Stodola to recommend approval of the Landscape Plan and Tree Preservation Plan, contingent upon compliance with the Staff Review Letter.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Valentine, Anderson, Bernard, Covart, and Trossen. Voting No: None. Absent: Board Member Hiatt.

### **5.02: Consider Draft Ordinance Amendment Addressing Irrigation Requirements**

City Planner Anderson presented the staff report. He stated that over the past two months, the Board has discussed a potential ordinance amendment regarding irrigation requirements for multi-family and commercial/industrial developments. He stated that based on the discussion at the January meeting, staff has updated a draft ordinance that eliminates the irrigation requirement and

also stipulates that if an irrigation system is installed (including single family parcels), it must be equipped with a rain sensor, per state statute, as well as one or more water efficient technologies. This could include, but would not be limited to, a smart controller, soil moisture sensor(s), and/or an evapotranspiration (ET) sensor(s). He stated that this provides enough flexibility so that as future advances in water efficient irrigation technologies are developed, it will not require additional ordinance amendments. He noted that while not specifically included in the draft ordinance, it may be worth noting that this could be an opportunity to encourage more native landscaping within projects; noting that the Board could contemplate some sort of landscaping credit for projects incorporating a native grass and plant community. He noted that staff is not suggesting that this be contemplated as part of the draft ordinance but something that the Board may wish to keep in mind from a broader water conservation perspective. He noted that staff is still assessing how the water efficient requirement would be verified in the field and any potential action on the draft ordinance could be contingent upon finalizing an effective and efficient inspection methodology.

Board Member Anderson asked if there is some sense of how an inspection could occur.

City Planner Anderson stated that the building official did not say he could not do an inspection but simply stated that it would not fit in with an existing inspection. He stated that he believes that there is a way to fit in the inspection but simply wants to ensure that the proper methodology can be identified. He stated that he has heard positive comments from the staff members he has spoken with, noting that they all agree that it makes sense to have the sensors as a requirement.

Board Member Anderson asked whether staff would be looking for the sensor or ensure that it is functional during the inspection.

City Planner Anderson stated that staff is most likely going to check to ensure that it's installed.

Chairperson Stodola stated that he likes the language proposed as it provides flexibility for future technology that is developed. He asked if City Planner Anderson believed that the Council would agree with the vague language or whether they would like it more defined.

City Planner Anderson stated that there are specific examples listed, but the language simply leaves the door open for future technologies. He stated that if the Council is in agreement with the concept he did not believe that there would be a problem with the language.

Board Member Anderson noted that another option would be to use different language and state other approved technologies. She stated that she does prefer the language as proposed but was simply providing an alternative.

City Planner Anderson noted that the City Attorney has reviewed the language and approves of the proposed language. He confirmed the consensus of the Board to use the language as proposed and if there is a problem the alternate suggested could be used.

Motion by Chairperson Stodola and seconded by Board Member Covart to recommend adoption of Ordinance #17-04, Amending Multiple Sections of the Ramsey City Code Relating to Irrigation Requirements, contingent upon staff developing an efficient and effective inspection methodology.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Covart, Anderson, Bernard, Trossen, and Valentine. Voting No: None. Absent: Board Member Hiatt.

It was the consensus of the Board to direct staff to vet out the opportunity to encourage more native landscaping within project, with the use of some sort of landscaping credit for projects incorporating a native grass and plant community; as well as the possibility to retrofit existing irrigation systems.

### **5.03: Consider Potential Topics for a 2017 Work Plan**

City Planner Anderson presented the staff report. He stated that in 2016 the Board focused on developing a Statement of Purpose to better define the role of the EPB. He stated that this was done in lieu of a Work Plan for the year. He stated that with that process now complete and implemented, the Board can once again focus on developing a Work Plan to outline what their efforts will focus on in 2017, and possibly beyond. He asked the Board to suggest some topics that they would like to focus on and include some reasoning as to why the Board should focus on the topic. He provided an update on recent Council action noting the Council approved Mayor Strommen to take the Mayors for Monarchs Pledge. He stated that he would suggest pollinator initiatives as one of the Work Plan items. He also suggested including the development of the incentive/rebate program as discussed by the Board. He also suggested including prioritization of the shoreline inventory along the Mississippi.

Board Member Valentine asked for more details on how the Board would be involved on the pollinator item.

City Planner Anderson stated that at one point in time the Board was proactively working on articles for a standing column on the City newsletter. He stated that there are some underutilized areas in the parks that the Board could work cooperatively with the Parks and Recreation Commission to determine where native planting could occur to support pollinators. He noted that the Parks and Recreation Commission is on board for the idea as well. He noted that education would also be a possibility for the Board, explaining that the Board Members would not themselves be in the field doing the work.

Board Member Valentine stated that he was also confused on how the Board would fit into the prioritization of the shoreline inventory.

City Planner Anderson stated that after potential properties are identified and there are willing property owners identified, the Board could work on letters of support for grant applications and other items of that level. He stated that if there are a lot of interested property owners the Board could also help to prioritize and select the candidates. He explained that the Work Plan is a tool that staff uses mainly with input and assistance from the Board.

Board Member Covart stated that perhaps the potential landscaping credits mentioned at the end of the last case would also be a good fit.

City Planner Anderson noted that item could fit in well under the pollinator item and would not need to be a standalone item.

Chairperson Stodola stated that perhaps the second item could be broader to state explore rebates and incentives for water conservation initiatives which could include retrofitting and native plantings, among other things.

City Planner Anderson stated that the intention tonight is not to draft the Work Plan to present to the Council next week, but simply be able to discuss some potential ideas that can be mentioned with the Council.

Board Member Anderson stated that perhaps some alternative grasses could be planted in the parks with educational signage. She explained that would lower the maintenance responsibilities and educate visitors as a demonstration.

It was the consensus of the Board that the pollinator initiative could include a bullet that states to work with the Parks and Recreation Commission to identify areas within existing parks to convert to sustainable pollinator friendly landscaping.

City Planner Anderson stated that he wanted to encourage any ideas that come forward as the Work Plan could span more than the course of one year but suggested that the plan not span more than three years.

Board Member Valentine stated that it is hard to predict the plans the Board will need to review and consider and therefore he would not want to see the plan contain too many items.

City Planner Anderson stated that he would still welcome any ideas and staff could then vet out the type of resources that would be necessary to accomplish the items. He recognized that some items on the plan will be delayed depending on the amount of regular work that comes in for the Board to consider.

It was the consensus of the Board for the Work Plan to include the following objectives: explore pollinator initiatives, develop rebates and incentives for water conservation initiatives, and prioritization of the shoreline inventory along the Mississippi.

City Planner Anderson noted that water resources could cover the water conservation initiatives and other items such as discovering the relationship between ground water, surface water, and aquifers. He stated that water supply continues to be a high priority for the City and confirmed the consensus of the Board to include that item on the plan.

Board Member Anderson stated that she recently received a flyer from Anoka County regarding organics recycling and asked for more information on that topic.

City Planner Anderson stated that is a great question, noting that he met with Ace Solid Waste today to discuss a pilot program that could provide organics recycling within Ramsey. He noted that topic could be added to the Work Plan as well.

Board Member Anderson noted that education would be a vital component as some people want to do the right thing but are unsure of the category items would fall into.

It was the consensus of the Board to add organics recycling to the Work Plan.

City Planner Anderson confirmed the consensus of the Board to have the main topic be water resources with the water conservation initiatives as a bullet under that item. He also confirmed the Board Members that would be available to attend the joint meeting with the City Council the following week.

**6. BOARD / STAFF INPUT**

There was none.

**7. ADJOURNMENT**

Motion by Board Member Anderson and seconded by Board Member Covart to adjourn the meeting.

The meeting adjourned at 7:55 p.m.

Respectfully submitted,

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Chris Anderson  
City Planner

ATTEST:

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JoAnn Shaw  
Community Development Secretary

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*

**CITY COUNCIL WORK SESSION  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

The Ramsey City Council conducted a City Council Work Session on Tuesday, February 28, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen  
Councilmember Jill Johns  
Councilmember Mark Kuzma  
Councilmember John LeTourneau  
Councilmember Chris Riley (arrived at 6:35 p.m.)  
Councilmember Melody Shryock  
Councilmember Kristine Williams

EPB Members  
Present: Chairperson Thomas Stodola  
Board Member Colleen Anderson  
Board Member Jane Covart  
Board Member Michael Hiatt  
Board Member Michael Valentine

Also Present: City Administrator Kurtis Ulrich  
Parks and Assistant Public Works Superintendent Mark Riverblood  
Public Works Superintendent Grant Riemer  
City Planner Chris Anderson  
Asst. City Administrator/Economic Development Manager Patrick Brama  
Information Technology Manager Jason Fredrickson

**1. CALL TO ORDER**

Mayor Strommen called the City Council Work Session to order at 5:35 p.m.

Members of the City Council and Environmental Policy Board and staff introduced themselves.

**2. TOPICS FOR DISCUSSION**

**2.01: EPB Work Plan**

City Planner Anderson reviewed the staff report.

Chairperson Stodola stated that the comments summarized by City Planner Anderson provide the position of the Board and the conversations that have recently occurred.

Board Member Valentine noted that the EPB has evolved over the past few years and is excited to be at the point of creating a work plan. He stated that he attended the Steering Committee meeting the previous night and it appeared that the majority would like to keep the rural feeling of the community and reserve the trend of lawn irrigation to better conserve water.

Chairperson Stodola noted that in the past year the Board has been involved in reviewed aspects of certain applications and welcomed any input the Council had on that process.

Councilmember Kuzma stated that it seems that the Council is not receiving a lot of feedback directly but noted that the feedback from staff has been good.

Mayor Strommen noted that although the information is passed to the Planning Commission, the Council does receive the input as well and also receives draft minutes from the EPB meetings.

Councilmember Johns stated that she has enjoyed the involvement of the EPB and has appreciated that additional viewpoint.

City Planner Anderson noted that the recommendation of the EPB is forwarded in the case to the Planning Commission and advised that the Commission has appreciated having that additional input when reviewing the case.

Councilmember LeTourneau stated that he was not in attendance at the last meeting when the brainstorming occurred. He stated that the statement of purpose was developed last year and asked if that changed at all through the discussion. It was confirmed that the statement of purpose has not changed and this would simply be in addition to that work. He stated that as the group matures he appreciates that they are self-directed. He stated that he is in agreement with the items proposed for a work plan, noting that he is excited to see how some of the vaguer items evolve. He suggested that some of the items become measurable.

Board Member Valentine stated that the Board struggled with being able to balance the typical work of the Board, such as reviewing the applications, and wanted to ensure that the workload can be balanced.

Councilmember LeTourneau stated that he appreciated that the Board was more cautious and recognized the need to balance with the typical workload.

Councilmember Kuzma noted that there were grant funds received by the Lower Rum River Water Management Organization the previous year through the Anoka Conservation District (ACD) and advised that perhaps additional funds would be available this year.

Mayor Strommen stated that she likes that the group is looking to be more aspirational. She stated that she has appreciated the involvement of the EPB when reviewing applications as that provides yet another viewpoint and helps the Council to reach the best answer.

City Planner Anderson stated that the funds from the ACD prompted the work on the shoreline inventory, noting that the ACD felt more confident that with that shoreline inventory the City and

the ACD would be more successful in obtaining grant funds. He stated that this work plan is not fully complete and is simply the results of the brainstorming session in order to gauge the input of the City Council. He noted that staff would take the work plan ideas and input from tonight in order to craft a more specific work plan.

Councilmember Kuzma asked if the City has considered the use of gray water tanks in the parks to use for irrigating.

City Planner Anderson stated that is, in essence, what the pond at The Draw currently does.

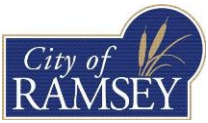
Parks and Assistant Public Works Superintendent Riverblood further explained how the system at The Draw works as well as a similar system at Elm Crest Park. He noted that the City hopes to do more of that with future park development.

Mayor Strommen noted that she is excited to see the item regarding water resources and the shoreline inventory because of the importance of the rivers within Ramsey. She stated that she is also excited to see the pollinator item as there has been a decrease in pollinators and monarchs.

Councilmember LeTourneau encouraged the Board to be open to the input that comes out of the Steering Committee meetings.

Mayor Strommen confirmed the consensus of the Council to support the work plan ideas brought forward by the EPB for further development into a work plan.

City Planner Anderson stated that he would take the input from tonight to develop a more formal work plan that will be reviewed by the EPB at their March meeting and will then come back before the Council.



## Environmental Policy Board Work Plan 2017 – 2018

### STATEMENT OF PURPOSE

*The Environmental Policy Board (EPB) will promote environmental awareness and conservation practice by citizens by advising the City Council on policy issues, review of new development proposals, communication and education. Through careful review, the EPB will present multiple perspectives, ideas, and new technologies that promote both discovery and accountability.*

Initiative	Department	Tactics	Initiation Date	Completion Date	Additional Resources Required	Additional Tools Required	Responsible Party	Key Outcome Indicators/Metrics
<b>Enhance Protection of Natural Resources</b>	Community Development/ Parks	EPB 1.1 – Ensure sustainability of food supply and food web by promoting pollinator friendly practices and initiatives.	2017	2018	0.25 FTE	TBD	Anderson/ Riverblood	<ul style="list-style-type: none"> <li>• Create polices to maintain and expand pollinator friendly landscapes on public lands through collaboration with the Parks &amp; Recreation Commission</li> <li>• Improve communications and resources regarding pollinators to residents and businesses</li> </ul>
	Community Development	EPB 1.2 – Protect water quality of Mississippi River from additional sediment loading due to shoreline erosion	2017	2018	0.25 FTE	TBD	Anderson	<ul style="list-style-type: none"> <li>• Identify impacted properties owners interested in participating in bank stabilization projects</li> <li>• Identify applicable grant programs as source of funding for projects</li> </ul>
	Community Development/ Public Works	EPB 1.3 – Extend the longevity of drinking water supply by reducing demand on groundwater	2017	2018	0.25 FTE	TBD	Anderson	<ul style="list-style-type: none"> <li>• Develop incentives and or programs to promote water conservation throughout community</li> <li>• Develop resources and establish means to distribute the information to the general public</li> </ul>
	Community Development	EPB 1.4 – Reduce amount of material entering waste stream and explore more reuse options	2017	2017	0.25 FTE	None	Anderson	<ul style="list-style-type: none"> <li>• Implement an organics recycling pilot program to divert largest component of trash (organics) to reusable product (compost)</li> <li>• Improve communications and resources regarding composting to residents and businesses</li> </ul>