

City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday, November 13, 2017
6:30 pm
City Council Chambers, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
 1. Approve Meeting Minutes Dated October 16, 2017
- 5. Policy Board Business**
 1. Receive Presentation from Resilient Communities Project Student Group
 2. Consider Amendment to Landscape Plan for Vistas at North Commons
 3. Confirm Recommendation Lake Itasca Benefit Related to North Fork Meadows subdivision; Case of Paxmar, LLC (Project No. 17-126)?
- 6. Board/Staff Input**
 1. Consider Updates to City's Environmental Webpage(s)
- 7. Adjournment**

Environmental Policy Board (EPB)

4. 1.

Meeting Date: 11/13/2017

By: Chris Anderson, Community
Development

Information

Title:

Approve Meeting Minutes Dated October 16, 2017

Action:

Attachments

Meeting Minutes Dated October 16, 2017

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 11/08/2017

Reviewed By

Tim Gladhill

Date

11/08/2017 12:53 PM

Started On: 11/07/2017 11:49 AM

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

On Monday, October 16, 2017, the Environmental Policy Board (EPB) met in the COR Conference Room at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Planner Chris Anderson
 City Council Liaison John LeTourneau

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated August 21, 2017

Motion by Chairperson Stodola and seconded by Board Member Bernard to approve the regular meeting minutes dated August 21, 2017.

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

5. POLICY BOARD BUSINESS

5.01: Sketch Plan for Villas at North Fork

City Planner Anderson presented the staff report. He stated that the purpose of the case is to introduce the EPB to the proposed Sketch Plan for the Villas at North Fork. He noted that the proposed development is located along the south side of Alpine Drive, immediately west of the Riverstone project and directly south of Lake Itasca. He noted that more detailed plans, including Landscape and Tree Preservation plans, will be developed in the coming months as part of the Preliminary Plat package. He reviewed details of the Sketch Plan, noting that the proposed plan would require a Comprehensive Plan amendment for the density and to obtain City sewer and water service to the parcel. He compared the property to the natural resources inventory of the City, noting that this would be a semi-natural area. He stated that the zoning code mentions front yard trees, noting that City staff is pushing to make that more specific to call those boulevard trees. He stated that one recommendation could be to require boulevard trees. He stated that other suggestions could be regarding natural landscapes which could eliminate preserved turf and irrigated landscaping. He stated that this is a different way to approach these requests and provide the EPB with an opportunity to provide input earlier in the review process.

Board Member Hiatt stated that the center section is defined as passive park and asked if that implies a native landscape.

City Planner stated that at this point there is not that level of detail but stated that his assumption would be that would be manicured.

Board Member Hiatt stated that there could be potential to encourage a rain garden or landscape that would encourage pollinators. He stated that he could not picture incorporating a tree into the front yard of a townhome where the driveway encompasses the majority of space. He noted that native landscape, encouragement of rain garden and pollinator plantings would be a good fit for that center area.

City Planner Anderson noted that general comment for opportunities is helpful for this stage.

Board Member Hiatt stated that would be a good opportunity for a tradeoff to provide natural landscape or rain garden in return for the high density.

Chairperson Stodola stated that it does not appear there is a neighborhood adjacent this property.

City Planner Anderson identified the adjacent parcel that has been approved for the Riverstone development, which is a combination of small lot single-family residential and two townhome products. He stated that it will realistically take multiple years for all phases of the Riverstone development to be built out.

Councilmember LeTourneau referenced the passive park, noting that it is difficult to determine the size of that parcel. He stated that he likes the idea of incorporating native landscape. He stated that perhaps the ponding areas could be combined with native and/or pollinator friendly plantings. He stated that if the ponds are stormwater ponds, perhaps the development could draw from the stormwater ponds for irrigation to mitigate the water use.

City Planner Anderson noted that would be a possibility. He stated that this development would need to go through the Lower Rum River Water Management Organization (LRRWMO) and that permitting process could allow that activity to draw from the stormwater for irrigation uses. He agreed that this is the time to bring forward those suggestions so that staff can return those suggestions to the developer so they may attempt to incorporate those into the project.

Board Member Valentine stated that perhaps a list of generic goals could be drafted for a developer to incorporate if there is sufficient space. He stated that as the Board discusses these items, there are items the group agrees that they would like to see if there is sufficient space. He stated that if the stormwater ponds are large enough it would be great to see rain gardens and native plantings occurring around that feature as well as the ability to draw on that water for irrigation.

Chairperson Stodola asked and received confirmation that Board Member Valentine would like a global list of suggestions that could apply to developments.

Councilmember LeTourneau stated that he likes the suggestion as the elements would have financial impact and the developer could then take those suggestions as they create their plans.

City Planner Anderson agreed that these are not codified and therefore this is the opportunity to provide suggestions to the developer prior to the development of more formal plans.

Councilmember LeTourneau asked if the EPB would see this plan again during the review process.

City Planner Anderson clarified that this will not be the only time the group will see this plan. He explained that this is an opportunity for the Board to provide comments early on before a lot of money has been spent on creation of the formal plans. He confirmed that the Board would still review the Preliminary Plat.

Councilmember LeTourneau referenced the eastern border of the property, which will be adjacent to the Riverstone development, which has a lower density of housing. He believed the southern edge of the Riverstone development has the lower density single-family housing with the highest density on the northeast border.

Chairperson Stodola asked if the highest density for Riverstone would be along the highway.

City Planner Anderson stated that Riverstone Sketch Plan had attached townhomes on the southern and northeast borders but as the Preliminary Plat came forward, because of the market study, the attached townhomes along the railroad line were eliminated and replaced with single-family residential which transition into detached townhomes. He stated that the northeast portion would still have attached townhome units.

Councilmember LeTourneau asked if there would be interest in discussing transitioning between the two properties, specifically along the eastern edge. He noted that transitioning could be landscaping or a berm.

Board Member Valentine agreed that transitioning of some type would be good.

Board Member Hiatt asked if the eastern border has a north/south road.

City Planner Anderson replied that is simply the property boundary. He noted that part what they would look at is the density of the two developments, noting that the density ranges would be fairly close to one another. He noted that although Riverstone was approved as a PUD, it follows 3-7 units per acre with an overall density compliant with the R-2 standard. He stated that the density for this parcel would be similar and therefore if the density ranges fall within the same range, transitioning is not typically an element. He noted that if the density falls outside of the 3-7 units per acre range, the property would be required to have a transitioning element.

Councilmember LeTourneau stated that it would then make sense that transitioning be brought forward so that the developer is aware.

Board Member Hiatt stated that it would be to the advantage to the developer so that the two developers could work together to make the products cohesive, which would benefit both properties.

City Planner Anderson stated that overall it seems that there is consensus that where appropriate for all requests incorporation of native landscaping and/or pollinator friendly plantings should be encouraged, use of a rain garden(s) should be suggested, and if possible, the reuse of stormwater ponds for irrigation should be suggested. He stated that specific to this request there seems to be consensus to encourage native landscaping near the ponds, the suggestions for the passive park, and near the eastern border the density of the adjacent projects should be reviewed and the use of transitioning should be encouraged if applicable.

Board Member Anderson stated that she Googled passive park/recreation area and read aloud the definition.

Chairperson Stodola stated that he lives in townhomes on Sunfish and there is an area that he would envision as passive, which is a minimum maintenance area that is mowed to provide greenspace between the adjacent developments.

City Planner Anderson noted that the zoning code requires greenspace in the development for density in this range.

Board Member Hiatt stated that there is a golf course neighboring this property. He stated that the pond location is a barrier to the golf course but noted that additional plantings could be used to provide a larger barrier. He stated that the ponds would provide the view of the golf course without the golf balls.

Board Member Covart stated that there appears to be trails throughout this development and asked if those would connect to other trails in the area.

City Planner Anderson stated that staff is presuming that the development would have privately maintained trails. He stated that there will be sidewalk in the development that would connect to Alpine in two locations and staff would work to adjust one or both access points for the development, for visual safety purposes and alignment with the road to the north.

Board Member Covart stated that there tends to be additional guest parking with townhomes and noted that does not appear to be provided. She asked if the guest parking would then eat into the greenspace currently provided.

City Planner Anderson replied that it is his understanding, that much like Riverstone, the road would be proposed as a 29-foot width road with parking allowed on one side of the street. He noted that request has not yet come forward but staff is assuming that would be part of this package. He stated that although these are detached townhomes, they would be similar to a single-family home on a more compact footprint, and would have a 29-foot wide driveway which would allow for parking. He stated that the internal greenspace would not be converted to parking without the loss of a few lots.

City Planner Anderson asked if there is any additional input, noting again that this is not the last time the Board will see this item.

Board Member Valentine stated that there was discussion regarding boulevard trees versus front yard trees. He stated that while boulevard trees are great, it would be hard to determine if there would be sufficient space for that.

City Planner Anderson noted that there would be sidewalk along one side of the road which would preserve four to six feet of boulevard. He stated that may not be enough space for each home to have a boulevard tree but there could be a boulevard tree every so many feet. He stated that on the side of the road without a sidewalk there would still be right-of-way area, which would in essence provide more space for boulevard trees and therefore a requirement could be made for a tree within ten feet of the back of curb. He confirmed the consensus of the Board to support the suggestion for boulevard trees. He stated that perhaps in the future the Board can create a list of overall goals to suggest to developers to provide in these instances.

Chairperson Stodola agreed perhaps that could be placed on a future agenda to create that list of goals. He noted that the Board tends to make similar suggestions to the plans that are reviewed and therefore it would be helpful to have that list, noting that the Board would still make specific suggestions to the plans they review.

5.02: Sketch Plan for North Fork Meadows

City Planner Anderson presented the staff report. He stated that the purpose of the case is to introduce the EPB to a proposed Sketch Plan for North Fork Meadows. He noted that the proposed development is located along the south side of Alpine Drive, immediately east of Puma Street, and adjacent to the Riverstone project. He stated that this review is similar to the previous case. He stated that this development would include 97 units with a mix of small lot single-family homes and townhomes. He stated that this project has gone through multiple iterations, noting that this is concept five and includes less density than originally proposed. He stated that the developer would be requesting a PUD for this development and advised that density transitioning would be required between this parcel and the neighboring development. He stated the developer for this project and the previous case is the same. He noted that the developer is proposing 80-foot wide lots along the adjacent boundary along with a 45-foot zone that would provide additional transitioning buffer. He noted that at the Planning Commission meeting the previous week the developer went on record stating that they would be willing to contribute additional trees for the

homeowners to the east to plant on their own property as well, to provide additional buffer. He identified adjacent features including Lake Itasca and the planned greenway corridor. He stated that the property owner is open to conveying the necessary land for a greenway corridor and enough upland for a trail in return for the PUD, which would allow the requested zoning and flexibility in lots widths. He stated that this property is similar to the previous parcel in regard to the natural resources inventory and provided details. He stated that because this is a similar development and parcel, he would assume the overall suggestions from the previous case would carry forward along with the transitioning zone to the east. He asked for suggestions on the transition zone to the east, as that would be a requirement in addition to suggestions for the greenway corridor.

Councilmember LeTourneau asked if there was public input at the public hearing the previous week held by the Planning Commission.

City Planner Anderson noted that there was a public open house the hour prior to the public hearing where the Sketch Plan was displayed and a mailing invited residents within 700 feet of the property boundaries. He noted that there were a lot of residents present that expressed some comments outside of the topic, using the example of the need for more schools. He stated that one neighbor was appointed as a spokesperson who summarized that there has been compromise between the developer and residents and therefore they were generally pleased with the changes but were also disappointed because they did not feel they were adequately informed that the residents could have pushed to keep the underlying zoning and instead felt that this was the best they would be able to get out of this. He stated that staff felt that they did a good job expressing the options but acknowledged that the sentiment was expressed. He stated that WSB created a mock scenario to demonstrate, in concept, what a typical R-1 development could have looked like that would have included about 70 lots that met the minimum standards. He noted that concept would not have included the land donation for the greenway corridor. He stated that one resident stated that if they would have known that was an option, they would have pushed for that.

Councilmember LeTourneau asked if there were any public comments more related to the discussion tonight.

City Planner Anderson noted that the density transitioning is key. He stated that the developer has amended their plan on the eastern portion of the parcel to meet the straight R-1 zoning and then transitions from there.

Chairperson Stodola stated that seems like a good compromise.

City Planner Anderson stated that the neighborhood acknowledged that both the neighbors and the developer have compromised to get to this point. He stated that there is not a homeowners' association proposed with this, so each resident would be responsible for their own snow removal and turf maintenance. He confirmed the consensus of the Board to apply the same overall goals and suggestions from the previous case.

Board Member Hiatt stated that the greenway corridor appears to cut through the southwest corner and asked if the plan will need to be adapted for the pond.

City Planner Anderson noted that the pond is in that location on the concept but may not be in that location on the Preliminary Plat. He noted that the greenway would be a contiguous trail to Lake Itasca because of the connection through Riverstone. He highlighted the path the greenway corridor would travel to The COR.

Board Member Hiatt stated that he would encourage the greenway and believes that to be a good tradeoff for the requested density. He noted the benefit to having that trail not adjacent a roadway not only for health purposes but also for safety purposes.

5.03: Consider Sketch Plan for Rum River Prairie

City Planner Anderson presented the staff report. He stated that the purpose of tonight's case is to introduce the EPB to a proposed Sketch Plan for Rum River Prairie. He advised that the proposed development is located along both sides of Armstrong Boulevard, north of Tiger Street. He stated that the proposed development would include 21 single-family lots that would meet the requirements of the underlying zoning district and therefore would not appear to require a Comprehensive Plan or zoning amendment. He reviewed information on the natural resources inventory in relation to the property. He identified a potential lot width concern with one five-acre lot and the size of Outlot A. He noted that this request seems pretty straight forward with the potential for one variance for the lot width on the five-acre lot on the cul-de-sac. He noted that there are wetlands on the site that will need to be delineated. He stated that the developer is working hard to minimize the amount of impact.

Board Member Anderson asked for input on a symbol used on the sketch.

City Planner Anderson noted that he would follow up to determine the meaning of the symbol. He reviewed the elements that would be part of the next phase of review.

Chairperson Stodola asked and received consensus that the overall goals for the last two cases would carry forward.

Board Member Hiatt asked if the developer has a positive history with the community.

City Planner Anderson provided details on the developer's experience within Ramsey.

Councilmember LeTourneau asked for a refresh on the criteria that were recommended for the previous cases that could carry forward to this case.

City Planner Anderson noted that in the past cases there was a mention of the possibility to reuse stormwater pond water for irrigation. He stated that element may only be applicable for cases with a homeowners' association and not so much in this type of case where the properties are individually owned and there are not common areas. He summarized the other comments including the use of rain gardens and native plantings. He noted that the boulevard trees and density transitioning may not be applicable in this situation.

5.04: Update on Various Natural Resources Based Projects through the Resilient Communities Project (and Check-in with EPB Work Plan)

City Planner Anderson presented the staff report. He noted that the City was selected as the Community Partner by the University of Minnesota's Resilient Communities Project (RCP) for the 2017-2018 school year. He stated that the City proposed approximately 20 potential projects to RCP, ranging in topics from housing to water supply to natural resources. He explained that the RCP then seeks out upper level undergraduate and masters level courses that may be a good match for the various projects. He noted that with significant oversight by the professors, the study groups work on a project, or an aspect of a project, as part of their coursework. He noted that several projects have already been matched with classes for the fall semester. He noted that three of the RCP projects directly relate to the EPB's Work Plan and provided details. He stated that the remaining item is related to the organic recycling program, noting that the pilot program has been in operation for three months and provided an update. He stated that he invited the student groups to the Board's scheduled December meeting but noted that does not line up with the end of the semester and therefore there may not be good participation in that meeting. He noted that some students were excited to have the opportunity to present because these are real world projects. He stated that there has been a large time commitment from staff in order to fully communicate the desires of the City to the professors and the students. He stated that both the students and professors seem very excited with this partnership, as is staff.

Councilmember LeTourneau asked if there would be interest from the Board in meeting earlier in the month of December in order to fall within the window of the school semester.

City Planner Anderson stated that the Board's December meeting is scheduled for December 18th, which is relatively close to Christmas. He noted that the Council typically cancels their second meeting of September. He noted that the Board could look to bump up the meeting date, but noted that finals could be another factor. He stated that the Board could change to December 4th or 11th and he could provide those dates to see if there are move available students.

Board Member Hiatt stated that perhaps December 4th would be a better date.

It was the consensus of the Board to change the December meeting date to December 4th or 11th, depending upon which date would fit best for the students.

6. BOARD / STAFF INPUT

- **Fall Recycling Event**

City Planner Anderson stated that this year was the first attempt to hold three recycling events, with the most recent on September 30th. He reported that there were about 230 vehicles, which was about 30 fewer vehicles than the summer event. He noted that there was still quite a bit of material generated from the event. He noted that even with the summer event, the fall average was still met and the addition of the summer event did not detract from the fall event. He stated that he will still complete the final numbers but it is likely that the City will hold three events the following year as well. He explained that as long as they are not detracting from participation, they would hold the additional event.

Board Member Hiatt stated that perhaps this is also training residents in the more regular schedule of recycling events and therefore there will be more steady participation.

- **Comprehensive Plan Workshop (October 26th)**

City Planner Anderson stated that a Comprehensive Plan workshop is scheduled for October 26th and noted that all the Board Members should have received an invite for the event.

Councilmember LeTourneau stated that the Comprehensive Plan workshops are great interactive events with the community.

City Planner Anderson stated that he has been involved in at least one Comprehensive Plan process before this and noted that there are a lot of new faces and younger families getting involved in the process, which generates new ideas. He stated that it is worthwhile to hear what people are saying and what is important to the residents.

7. ADJOURNMENT

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

The meeting adjourned at 8:47 p.m.

Respectfully submitted,

Chris Anderson
City Planner

ATTEST:

JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Environmental Policy Board (EPB)

5. 1.

Meeting Date: 11/13/2017

By: Chris Anderson, Community
Development

Information

Title:

Receive Presentation from Resilient Communities Project Student Group

Purpose/Background:

As the EPB knows, the City is working with the University of Minnesota for the 2017-2018 academic year through the Resilient Communities Project (RCP). This program presented an opportunity for the City to capitalize on access to a myriad of departments and courses through the U of MN to get assistance on projects that were on the radar but not moving forward due to a lack of staff resources/capacity. One of the courses, Designing Planning and Participation Processes, was found to be a match for one of the projects proposed, "Integrating Resources into Our Future (Natural Resources Management and Outreach Plan)". The student group is nearing completion of their project and have gratefully agreed to present their work to the EPB for comments and feedback.

Action:

No specific action is needed; this is an opportunity to hear and see the information prepared by the RCP program and provide input prior to finalizing the project for submission.

Attachments

Scope of Work

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 11/08/2017

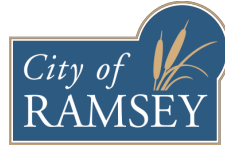
Reviewed By

Tim Gladhill

Date

11/08/2017 12:52 PM

Started On: 11/03/2017 12:17 PM



Integrating Resources into Our Future (Natural Resources Management and Outreach Plan)

**University of Minnesota–City of Ramsey
Scope of Work Agreement
#RCP 2017-6a**

CONTACT INFORMATION

Project Lead: Chris Anderson, City Planner, City of Ramsey, canderson@cityoframsey.com, 763-433-9817 (o)

RCP Contact: Dan Herrera, RCP Program Associate, dherrera@umn.edu, 612.624.9397 (o), 630.485.1937 (c)

U of MN Faculty Contact: Dan Milz, Visiting Assistant Professor, Urban and Regional Planning, Humphrey School of Public Affairs, dmilz@umn.edu

U of MN Secondary Contact: John Bilotta, Associate Extension Professor, Humphrey School of Public Affairs, bilot002@umn.edu, 612.624.7708 (o)

Participating U of MN Course:

- PA 5253: Designing Planning and Participations Processes
- Class Meeting Time: Tuesdays and Thursdays, 9:45-11:00 am
- Class Meeting Location: 110 [Blegen Hall](#) (UMN West Bank Campus, Minneapolis)

U of MN Student Contact: *To encourage efficient communication between the project lead and student groups, please identify one key contact per student team/group. Include name, U of MN email, and phone.*

Elizabeth Scherber, scher546@umn.edu

RCP Dropbox Access: *RCP has set up a Dropbox folder with background information on the project for students and faculty. The site is password protected to prevent unauthorized use. Instructors should feel free to include this information in their course syllabus.*

- https://www.dropbox.com/sh/i9ckxc08aguj5yy/AAAhNB_sc8FY9OWc8QM3oHt1a?dl=0
- password: rcpRMY2017

PROJECT INFORMATION

Project Background: *Provide the context for the project, including the specific problem or opportunity to be addressed and why it is being addressed now.*

Ramsey is rich in natural resources, including the Mississippi and Rum Rivers, lakes and wetlands, floodplain and upland forests, prairie remnants, and productive farmland. The City is beginning the process of updating its Comprehensive Plan, including the natural resources component, and desires to develop innovative strategies to communicate the value of natural resources especially as it pertains to sustainable development.

Project Description: *Provide a general description of what students will do and how they will do it.*

Drawing on literature research, precedents and practices in other suburban communities, information gathered from community stakeholders and other research, a team of students in PA 5253 will investigate the questions listed below. A memorandum of understanding negotiated between the students and the project lead, which will outline a detailed work plan for the project, is hereby incorporated by reference.

1. How can Ramsey better encourage the conservation of natural resources?
 - a. What methods of promoting conservation exist outside of city-mandated regulation?
 - b. What benefits might a developer realize if natural resources were prioritized and preserved as part of a development?
 - c. How have other cities engaged the public in conservation strategies?
 - d. What issues have other cities met while using resident based conservation strategies, and how have other cities overcome them?
 - e. What formal avenues currently exist for residents and business owners to express their natural resource-related concern to the city?
2. How can the value of natural resources be better communicated to practitioners and residents?
 - a. What public environmental assets does the public care about most?
 - b. What are the best practices for communicating potential threats to environmental resources to residents and practitioners?
3. How can environmental conversations and education be continuous?
 - a. How have other cities facilitated on-going discussions of environmental resource use?
 - b. What methods can be used to educate residents and practitioners about sustainable environmental resource use on an ongoing basis?

Project Goals/Objectives: *List the intended goals, objectives, or outcomes of the project as they relate to the community's needs and interests. (Note: faculty may also ask students as part of the project to do additional work that does not explicitly meet—or goes beyond—the community's stated objectives, but those objectives do not need to be included here.)*

1. Use case studies to identify best practices for effectively communicating environmental threats to residents and practitioners.
2. Identify methods for residents to communicate environmental concerns to city government.
3. Recommend strategies for an ongoing public engagement and education plan that articulates threats to environmental resources and potential solutions to residents and practitioners.

Final Deliverables/Work Products: *identify specific deliverables/work product (this may include presentations, survey data, reports, video, or other deliverables from the course). Provide as much detail as possible about expected content.*

- Final written report
- Classroom presentation
- If desired, a community presentation in Ramsey may be arranged directly with interested students (this is not a requirement of the course)

Background Information and Data Needs: *Include all data or other information needed from the City or community partners for students to complete the class project. **The project lead** is responsible for ensuring all data listed here are available to students through Dropbox at the beginning of the semester.*

- Strategic Plan
- Comprehensive Plan – Natural Resources Chapter
- Environmental Policy Board Work Plan
- Natural Resources Inventory (completed 2007)

Project Timeline: *The purpose is to identify dates when the project lead would need to be available, either on campus or in Ramsey, to interact with students. Add or remove items from this list as needed; where possible, include specific date, time, and location.*

- City and RCP staff visit to class: September 14, 9:45-11:00 am, 110 [Blegen Hall](#) (UMN West Bank Campus)
- MOU: TBD
- Class field trip(s) or site visit(s): TBD with project lead and students
- Formal mid-project review: Last week of October
- Classroom presentation: December 7 and 12, 9:45-11:00 am, 110 [Blegen Hall](#) (UMN West Bank Campus)
- Community presentation (optional): TBD with students if desired
- Course deliverables/work products: January/February 2018

PARTICIPANT RESPONSIBILITIES

Ramsey and Community Partner Responsibilities:

- Convene all staff necessary to facilitate project development and completion.
- Engage external community partners and stakeholders as needed to support project development and completion.
- Provide in a timely fashion any data, reports, or other documents that are relevant to the project and scope of work.
- Respond in a timely manner (ideally 48 hours) to project-related inquiries from faculty, students, and RCP staff.
- Help to facilitate student field trips and site visits, as needed.
- Participate in initial project scoping meeting and mid-project check-in meeting.
- Have at least one staff member present at the final student presentation on the U of MN campus (if applicable) to comment on student work.
- Schedule and coordinate final presentation to community (if applicable).
- Communicate to Ramsey RCP Program Coordinator Tim Gladhill in a timely manner any issues or concerns regarding the project that cannot be directly resolved with the faculty contact for the course.

U of MN Faculty/Instructor Responsibilities:

- Supervise student coursework to ensure high-quality project deliverables/work products that meet the project goals/objectives.
- Communicate to RCP staff early in the semester the names and email addresses of all students in your course working on RCP projects so that RCP can communicate with them directly.
- Maintain regular communication with students, project lead, and RCP staff as needed throughout the project to ensure collaborative working relationship.
- Respond in a timely manner (ideally 48 hours) to project-related inquiries from the project lead or RCP staff.
- If student teams will be in direct communication with the project lead, identify one primary student contact for the project from each student team.
- Communicate to RCP Director Mike Greco in a timely manner any issues or concerns regarding the project that cannot be directly resolved with the project lead.

Expense Reimbursement: RCP will reimburse reasonable project-related expenses incurred by faculty or students, including travel to and from the City of Ramsey, printing, and supplies.

Lodging, meals, computer hardware or software, and parking at the University of Minnesota are NOT eligible expenses. To request reimbursement, you must submit a completed and signed U of MN Reimbursement Form, as well as itemized receipts for any eligible expenses, to: Dan Herrera, dherrera@umn.edu, 330 HHHSPA, Fax: 612-626-0273. A copy of the form is available upon request.

Approved by:

Tim Gladhill, RCP Program Coordinator, City of Ramsey

Chris Anderson, Project Lead, City of Ramsey

Dan Milz, Course Instructor, University of Minnesota

Mike Greco, Director, Resilient Communities Project

University of Minnesota Policy on “Copyright Ownership” (policy.umn.edu/Policies/Research/COPYRIGHT.html) states that students own the copyright in works created in or as part of a University course. However, the University may require students—as a condition of enrolling in a course—to permit reproduction or other use of the work. By choosing to remain enrolled in a University of Minnesota course and to work on an RCP-supported project, students grant a Creative Commons Attribution-NonCommercial (CC BY-NC) license for all work product and deliverables created under this scope of work. This allows others to reproduce, build upon, modify, and distribute the work for noncommercial uses, as long as they credit the copyright holder.

Meeting Date: 11/13/2017

By: Chris Anderson, Community
Development

Information

Title:

Consider Amendment to Landscape Plan for Vistas at North Commons

Purpose/Background:

Vistas at North Commons is a twelve (12) lot subdivision located on the north side of Bunker Lake Blvd, between Center Street and Zeolite Street (the "Subject Property"). The subdivision received all the necessary approvals earlier this year and is now under construction. Subsequent to plan development and the entitlement process, ownership of the project was transferred to Morning Sun Homes. They are nearing completion of the first home and were attempting to complete the landscaping on site when they approached the City to inquire about the possibility of eliminating the use of a seed mix and finishing the entire site with sod.

Observations/Alternatives:

The original developer had proposed use of a general roadside seed mix to establish vegetation on the back side of a slope in the rear yards that leads down to the trail along Bunker Lake Blvd. As part of the initial review, Staff had suggested that if a seed mix was going to be used, it should be one that includes native species, such as a dry or mesic prairie mix. In December of 2016, the EPB did recommend approval of the Landscape Plan contingent upon compliance with the Staff Review Letter.

Although it is not known specifically why the original developer had proposed a seed mix in the rear yards initially, it is assumed it was an attempt to reduce costs. The approved Landscape Plan would require the first ten (10) feet adjacent to the trail to be seeded. The current developer has requested to amend the Landscape Plan to utilize sod across all portions of the development (excluding the ditch area adjacent to Bunker Lake Blvd). It is his opinion that it will provide more of a finished appearance.

Staff really has no objection to the requested amendment. Had the original plan not proposed use of a seed mix initially, Staff would not have recommended use of a native mix along this narrow corridor. Use of sod rather than seed should also help reduce/eliminate erosion concerns along this slope (getting seed established there in the past proved rather challenging). No other changes to the Landscape Plan have been requested.

Action:

Motion to recommend approval of the requested amendment to the Landscape Plan to allow the use of sod rather than a seed mix.

Attachments

Site Location Map

Landscape Plan with Amendment Area Highlighted

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Reviewed By

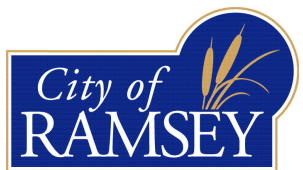
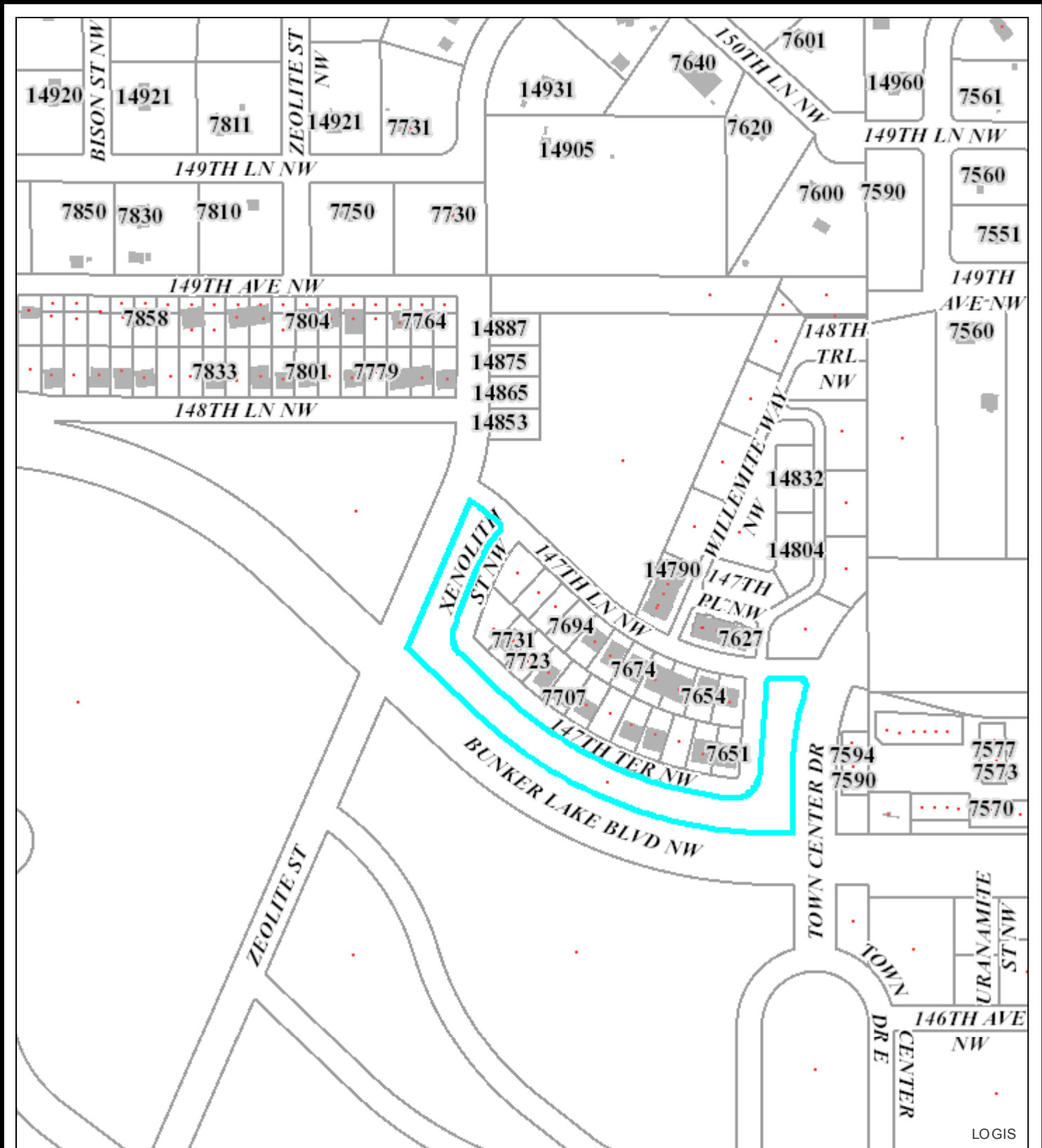
Tim Gladhill

Date

11/08/2017 12:53 PM

Started On: 11/03/2017 12:29 PM

Final Approval Date: 11/08/2017



Site Location Map

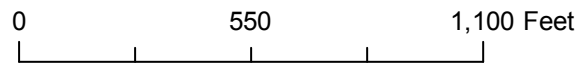
Vistas of North Commons

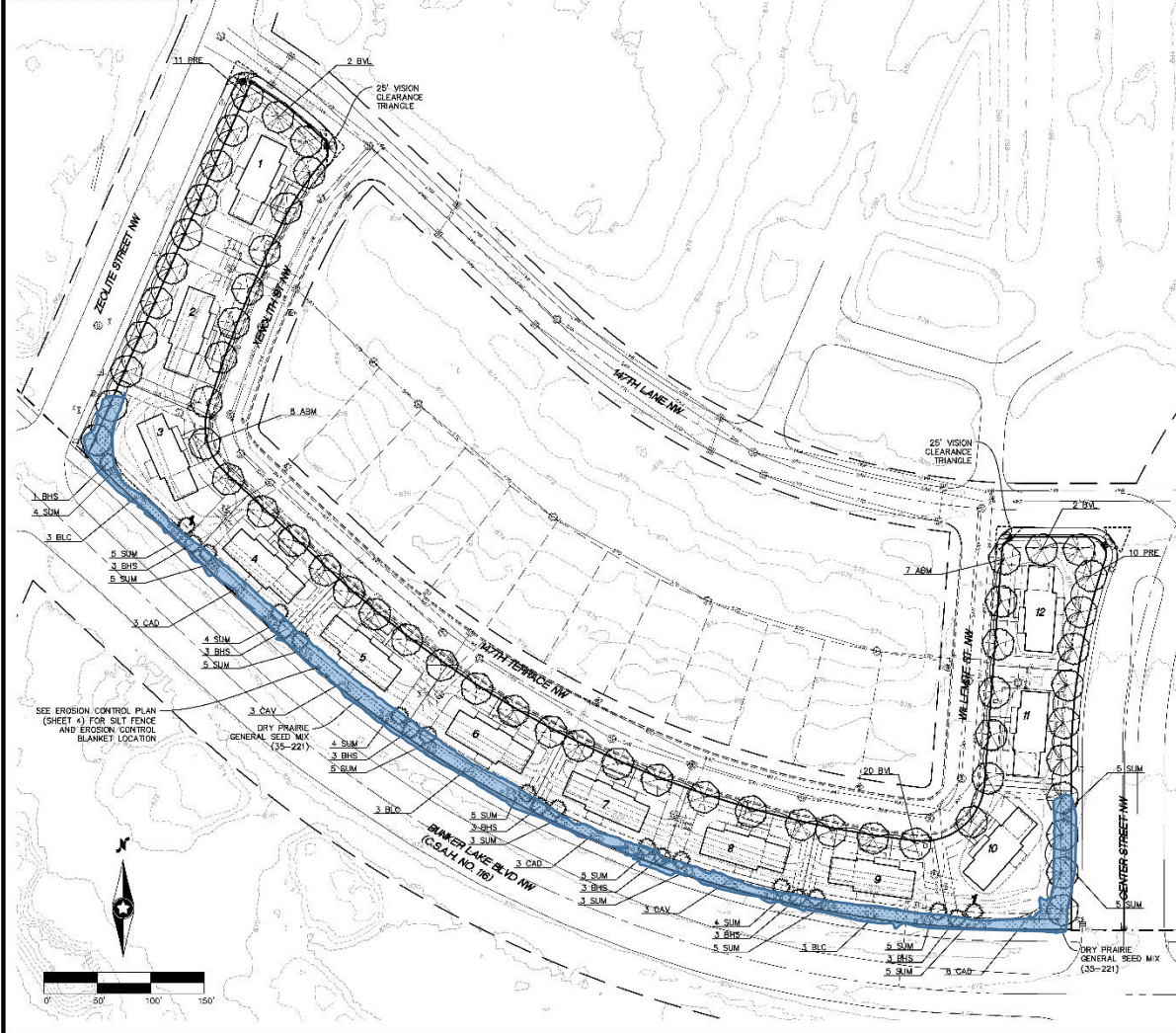
28-32-25-21-0030

- Legend**
- Site
 - Parcels



Print Date: December 21, 2016





Final Plant Schedule

CODE	QTY	COMMON/BOTANICAL NAME	SPF	SPACING O.C.
ARM 15	Autumn Blaze Maple / Acer x Freemanii 'Jeffersred'	7/25 Cont.	AS SHOWN	
TRV 24	Red-twigged Dogwood / Thuja occidentalis 'Blue event'	7/25 Cont.	AS SHOWN	
PRE 2'	Princeton Elm / Ulmus americana 'Princeton'	7/25 Cont.	AS SHOWN	
BHS 22	Black Hills Spruce / Picea canadensis	5' HT., 30"	AS SHOWN	
B.C. 9	Black Chokeberry / Aronia melanocarpa 'elata'	#2 Cont.	N. C.C.	
C4E 14	Cardinal Dogwood / Cornus sericea 'Cardinal'	#2 Cont.	S. C.C.	
CAV 6	Compact American Viburnum / Viburnum trilobum 'Talley Compact'	#2 Cont.	S. C.C.	
SUM 27	Staghorn Sumac / Rhus typhina	#2 Cont.	S. C.C.	

NOTE: QUANTITIES ON PLAN SUPPLEMENT LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Landscape Provisions

TOTAL LANDSCAPING PROVIDED:	82 TREES
• STREET TREES:	60 TREES
• PLANTING IN TREES:	22 TREES
• 3" E SHRUBS:	106 SHRUBS

Dry Prairie General Seed Mix - 35-221

Common Name	Scientific Name	Rate (lb/ac)	% of Mix (lb/ac)	Seeds/ lb ac
Big bluestem	<i>Andropogon gerardii</i>	3.75	0.26	2,622
Sideoats grama	<i>Sporobolus vaginatus</i>	3.38	0.24	
Blue grama	<i>Bouteloua curtipendula</i>	3.88	0.30	3,374
Little bluestem	<i>Andropogon scoparius</i>	3.96	0.28	2,752
Hardy prairie clover	<i>Dymalis canadensis</i>	1.12	0.00	2,743
Wild prairie	<i>Asclepias speciosa</i>	3.76	0.26	18,200
Wild yarrow	<i>Scrophularia aquilegia</i>	3.38	0.00	8,224
White yarrow	<i>Scrophularia racemosa</i>	3.76	0.26	5,288
Black-eyed susan	<i>Rudbeckia hirta</i>	3.76	0.26	18,200
Total Grasses		11.21	10.00	27,411
Total Forbs		11.21	10.00	59,300
Total Seed		22.42	20.00	86,711

GRASSES: 100% (100%)
 FORBS: 100% (100%)
 TOTAL: 100% (100%)

DEVOTES DRY PRAIRIE GENERAL SEED MIX (35-221)

NOTES:

- ALL DISTURBED AREAS TO BE RESEED WITHIN 90 DAYS OF COMPLETION.
- SEEDING SHALL BE PLANNED PER PLAN AT 100% RATE (40) LBS/AC UNLESS OTHERWISE SPECIFIED. CONFLICTS SUCH AS DRIVEWAYS, SIDEWALKS, UTILITIES, AND/OR STREET LIGHTS EXIST.
- DRY PRAIRIE GENERAL NATIVE SEED MIX TO BE BROADCAST SEEDING AT A RATE OF 36.5 LBS/AC (SEE TABLE ABOVE). SEE EROSION CONTROL PLAN (SHEET 4) FOR SILT FENCE AND EROSION CONTROL BLANKET LOCATIONS. EROSION CONTROL BLANKETS TO BE PROVIDED ON AREAS TO BE SEEDING WITH NATIVE SEED MIX AREAS TO BE SEEDING WITH NATIVE SEED MIX WILL NOT BE IRRIGATED.
- ANY DEVIATION FROM THE APPROVED FINAL PLANT SCHEDULE SHALL REQUIRE APPROVAL OF THE CITY PRIOR TO INSTALLATION.
- BRANCHES OF STREET TREES SHALL BEGAIN NO LOWER THAN SIX (6) FEET ABOVE GRADE.
- ALL AREAS, INCLUDING SIDEWALKS, SIDEWALKS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS SHALL BE IRRIGATED. FOUR (4) INCHES TOPSOIL MEETING THE CITY'S TOPSOIL SPECIFICATION. COPIES OF THE LOAD TICKETS SHALL BE PROVIDED TO THE CITY AND TO THE INSURANCE COMPANY. COMPLETE PERIOD OF INSTALLATION OF ANY LANDSCAPING.
- IF THE CITY REQUIRES A PRE-PLANTING MEETING TO REVIEW EXPECTATIONS FOR ALL STREET TREE INSTALLATIONS.
- ALL LOTS REQUIRE TOPSOIL PER DETAIL ERO-6 GRADATION.

Call 48 Hours before planting:
811 or call811.com
 Common Ground Alliance 602.539.9100
 Date: 12/02/2016 Sheet 10 of 11

Westwood
 PROFESSIONAL SERVICES, INC.
 880 ZION AVE NORTH, SUITE 100
 BROOKLYN PARK, MN 55446
 TEL: 763.933.8800 FAX: 763.933.8801
 WWW.WESTWOODPSI.COM

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.
 Signature: *Nicholas Meyer*
 Nicholas Meyer
 Date: 02/17/17 License No. 53774

Revisions:
 12/20/16 CITY COMMENTS
 02/02/17 CITY COMMENTS
 02/22/17 CITY COMMENTS
 02/22/17 CITY COMMENTS

Designed: NEM
 Checked: NEM
 Drawn: NEM
 Based Thereon: N/A

Prepared for:
Morning Sun Homes
 880 Zion Avenue North, Bay 3
 Brooklyn Park, Minnesota 55446

Vistas at North Commons
 Ramsey, Minnesota

Final Landscape Plan

Meeting Date: 11/13/2017

By: Chris Anderson, Community Development

Information

Title:

Confirm Recommendation Lake Itasca Benefit Related to North Fork Meadows subdivision; Case of Paxmar, LLC (Project No. 17-126)?

Purpose/Background:

The City Council tabled action on this case for additional information. The City Council requested a better delineation of the Lake Itasca Greenway boundary as well as a Park Dedication/Trail Development Fee and Open Space Pro-Forma comparison. Staff is currently working on this request along with the Developer. There are no changes to the proposal from the previous Environmental Policy Board review at this time.

Clarify Boundaries of Greenway

Staff is still working with the Developer on this aspect. Staff has prepared an interim exhibit. The Developer shall include the greenway boundary on their Sketch Plan prior to reviewing with the City Council.

Quantify Public Benefit

Staff has attempted to quantify the return of public benefit in exchange for flexibility in certain zoning standards. Below is Staff's attempt and quantifying. Staff has not received a response from the Developer. Staff ran the scenarios outlined below.

1. Add areas of Lake Itasca Greenway currently owned by Hageman Holdings to be dedicated to the public as part of the PUD to the current Sketch Plan. The Council is wanting the greenway alignment and the development concept on one plan. I would like to suggest that the plan have two (2) sheets.
 - a. The current context/scale of the Sketch Plan
 - b. A broader view that shows the full geographic context of the greenway.
 - i. Please note that we will have to clean up the current planning map.
 - ii. Remove areas not owned by Hageman
 - iii. Re-align the areas that overlap with lots in North Fork Meadows
2. Project Pro-Forma Comparison (park dedication, trail development, and open space preservation only)
 1. Scenario 1: PUD (97 lots)
 1. Park Dedication Amount
 2. Park Dedication Increase with PUD
 3. Trail Development Amount
 4. Trail Development Increase with PUD
 5. Cash Value of Open Space Preservation (greenway corridor)
 2. Scenario 2: No PUD (follow existing zoning, no amendments or variances; 70 lots)

Type	PUD Amount	Non-PUD Amount	Change
Park Dedication	\$271,600	\$196,000	\$75,600
Trail Development	\$77,600	\$56,000	\$21,600
			\$100,000
Lake Itasca Greenway \$100,000*		\$0	Potential Value of Public Benefit
Total			\$197,200
			Potential Value of PUD

*Not official. Simply a starting point for discussion.

A piece missing from this analysis is a review of the option to secure this area through normal Park Dedication requirements (land dedication in lieu of cash) for the remaining area owned by Hageman Holdings. It is noted, however, that Park Dedication was paid for the remaining area when it was contemplated to be the future campus of Legacy Christian Academy. Staff will ensure that there is no additional Park Dedication due with the change in planned land use for this parcel.

?The purpose of this case is to consider a introducing a Zoning Amendment from R-1 Residential (MUSA) to Planned Unit Development and entering into a Conditional Rezoning Agreement related to the same. Conditional Zoning Amendments are allowed by City Code Section 117-50 that allow a Zoning Amendment, but require that it follows a specific site plan to avoid the potential for a completely different project to be proposed after said Zoning Amendment.

The Planning Commission and City Council have reviewed this project on multiple occasions. The current proposal has been modified by the Developer in order to address comments received by the Public, Planning Commission, and City Council. Key issues at that time included, but were not limited to the following.

1. Density Transitioning
2. Reliability/Consistency of the Comprehensive Plan

The original concept has undergone Sketch Plan Review with the Planning Commission. The Planning Commission outlined a number of concerns indicated in the attached minutes from June 13. The City then held a public workshop on August 3, 2017. A follow up workshop was held on Thursday, October 12.

The original proposal was classified as a medium density residential development (4-7 units per acre). This area is guided as low density residential (2-4 units per acre) in the City's Comprehensive Plan. The original proposal would have required a Comprehensive Plan Amendment and a Zoning Amendment. There were subsequent revised concepts prepared and reviewed.

The current proposal has been modified in an attempt to remain in the low density residential category. This is the fifth revised concept prepared by the Developer. The Net Density as proposed appears to be less than four (4) units per acre, which allows this project to advance through the review process without the need for a Comprehensive Plan Amendment. However, the proposal still requires a Zoning Amendment to Planned Unit Development (PUD). While the density of the current concept is within the range of the Comprehensive Plan (planning/visionary document), the actual proposed lot sizes and lot widths are deficient of the minimums required by the Zoning Code (official controls/implementation tool) for the R-1 Residential (MUSA) District. Said Zoning District does allow density up to four (4) units per acre with the use of a PUD.

In the interest of clarity and avoiding confusion, Staff is only including the current proposal in this agenda packet. Staff's presentation will provide a very brief overview of the previous concepts and the sequence that arrived at the current concept.

The City has significant discretion in review of this project. Since the project requires a Zoning Amendment, the City is not obligated to approve and the Developer must demonstrate a compelling reason to approve the change. This results in a higher standard of review compared to projects that meet all minimum standards of their respective zoning district.

Finally, since the concept has changed significantly from the original proposal when the current set of public comments were received, Staff has removed these comments from the agenda packet and is re-setting the public hearing and public comment period. Minutes from the October 12, 2017 Planning Commission are attached for review. Additionally, a public workshop was also held on October 12, 2017. While a number of attendees of said workshop preferred a project that did not deviate from the R-1 Residential (MUSA) standards, multiple attendees did note a willingness to compromise.

Notification:

Staff attempted to notify all Property Owners within 700 feet of the Subject Property of the Sketch Plan Review.

Observations/Alternatives:

Sketch Plan Review

The project has gone through two (2) rounds of elevated Sketch Plan Reviewed (Sketch Plan was also reviewed by the City Council). The project is eligible to request review of next steps.

1. Zoning Amendment [current step]
2. Preliminary Plat
3. Final Plat

Conditional Zoning Amendment (PUD)

The Planned Unit Development process is outlined in City Code Section 117-123. Additionally, City Code Section 117-50 permits the City to make a Zoning Amendment conditional upon a specific proposal. A concern was raised by the public at a previous public meeting that there was the potential to approve the Zoning Amendment, then have a different project come in based on the new zoning district. These two tools allow the City to protect itself from that scenario. The City Attorney has expressed some hesitation with this approach, but feels the concern can be adequately mitigated with the correct language in an agreement. The City Attorney wants to avoid perceptions of Contract Zoning (approval of a Zoning Amendment in exchange for some material consideration, namely cash), which is not permissible. The Developer (Paxmar) desires to have the Zoning Amendment approved, conditioned on substantial compliance with the current concept, before preparing preliminary plat materials (due to cost to prepare a Preliminary Plat). Ordinarily, the Zoning Amendment would run parallel with the Preliminary Plat, not before.

A Planned Unit Development does allow the City the flexibility to negotiate any zoning standard; however, utilization of this tool requires a public benefit equal or greater than the off-setting flexibility. In this case, the working assumption is that the current Property Owner will dedicate the area necessary for the Lake Itasca Greenway at no additional cost to the City. This is separate from Park Dedication requirements and cannot be combined. While the number of lots proposed by the Developer is less than originally proposed, the flexibility utilized to arrive at the current concept plan nets approximately thirty (30) additional lots than without the utilization of the PUD tool.

The City can, but is not obligated to, approve said amendment. The City has discretion on how to move forward with the request. It is worth noting that an existing goal of the Comprehensive Plan is to provide for more meaningful density transitioning. This goal was in response to the practice of simply relying on landscaping buffer as a means of transition, as opposed to transition of actual lot size. This goal seems to have been confirmed through the early stages of the 2040 Comprehensive Plan Update.

Funding Source:

All costs associated with processing the Application are the responsibility of the Developer. The Developer will be responsible for the costs of construction of all infrastructure internal to the site.

The Developer has requested that a cost share agreement be approved for the final segment of Puma Street. The Developer proposes to share the cost between itself, the City, and Capstone Homes (Owner/Developer of parcel to the west). This will be discussed in detail with the Preliminary Plat. Action at this stage does not obligate or commit the City to any investment in the project.

Recommendation:

When considering a Staff Recommendation, Staff is reviewing the revised concept against the following talking points raised during the first stages of review.

1. Consistency of the Comprehensive Plan
2. Needing a more compelling reason to amend the Comprehensive Plan, or leave as Low Density Residential
3. Creating a more meaningful Density Transitioning Plan (wider lots AND deeper lots)

The Developer has chosen to revise the concept to comply with the Comprehensive Plan. The Developer is requesting a deviation to lot width and lot depth, necessitating a Zoning Amendment to Planned Unit Development. The Developer appears to have attempted to address the desire for wider and deeper lots adjacent to the existing residential neighborhood. The Property Owner has agreed in concept to conveying the area needed for the Lake Itasca Greenway.

With these factors considered, Staff feels that this is a reasonable compromise and would support the Planning Commission and City Council in approving this project. That being said, a reminder that the City is not obligated to approve this project. This is a policy-level decision that requires direction from the City Council.

Action:

Motion to recommend to the City Council that the additional information supports a sufficient public benefit for the North Fork Meadows Planned Unit Development.

Attachments

Site Location Map

Revised Sketch Plan

Planned Unit Development Requirements

Conditional Zoning Amendment Requirements

Staff Review Letter

Lake Itasca Greenway Concept

Draft Planning Commission Minutes dated June 12, 2017

DRAFT City Council Meeting Minutes dated June 27, 2017

DRAFT City Council Meeting Minutes dated August 22, 2017

DRAFT Planning Commission Minutes dated September 7, 2017

Planning Commission Presentation dated October 12, 2017

DRAFT Planning Commission Minutes dated October 12, 2017

Ordinance #17-16

Resolution #17-10-276

DRAFT Conditional Rezoning Agreement

DRAFT City Council Minutes dated October 24, 2017

Greenway Overlay Map

DRAFT Planning Commission Meeting Minutes Dated November 2, 2017

Updated Greenway Corridor and Trail Exhibit

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 11/08/2017

Reviewed By

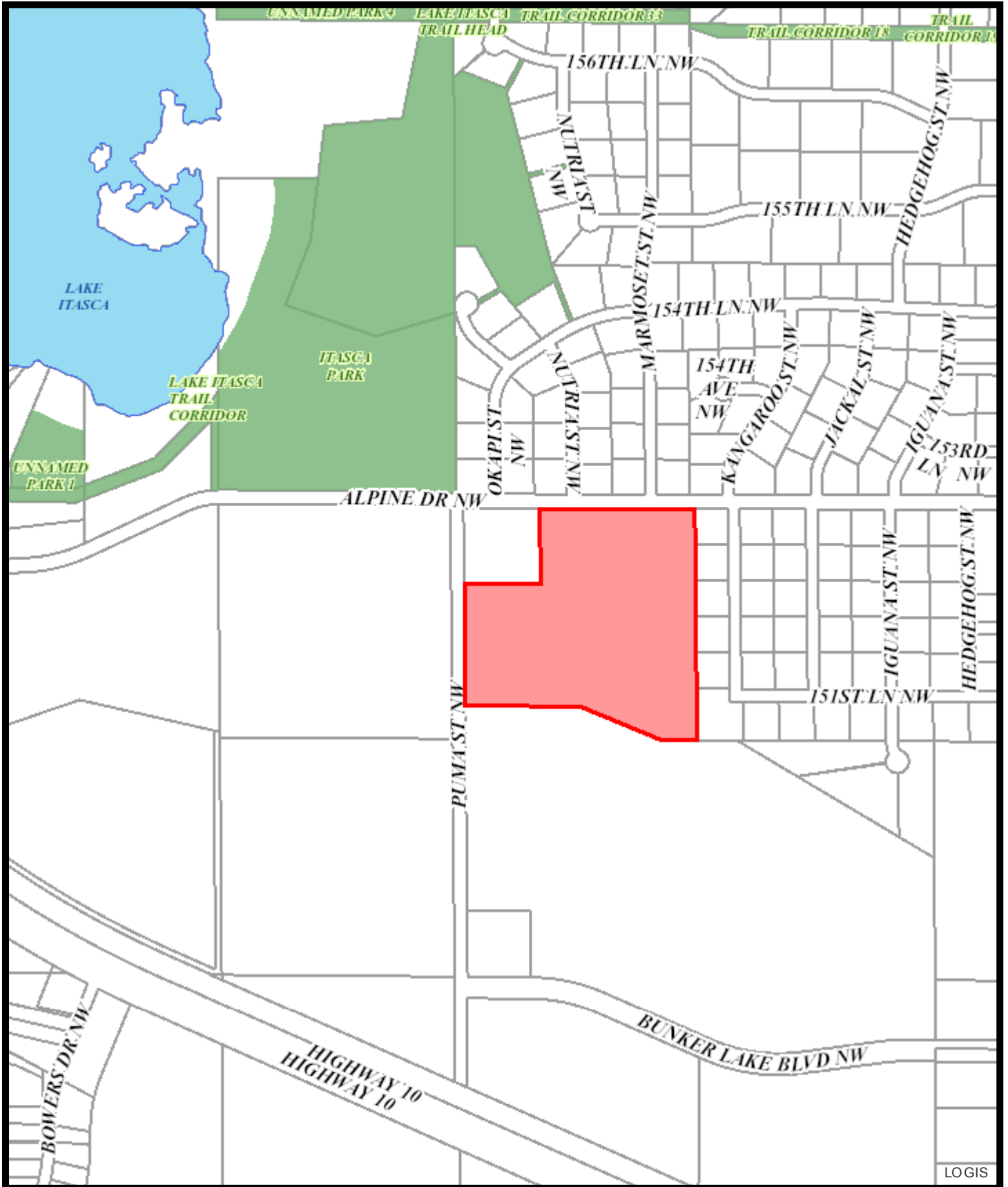
Tim Gladhill

Date

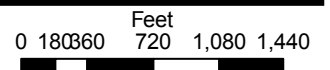
11/08/2017 12:52 PM

Started On: 11/03/2017 12:04 PM

Site Location Map

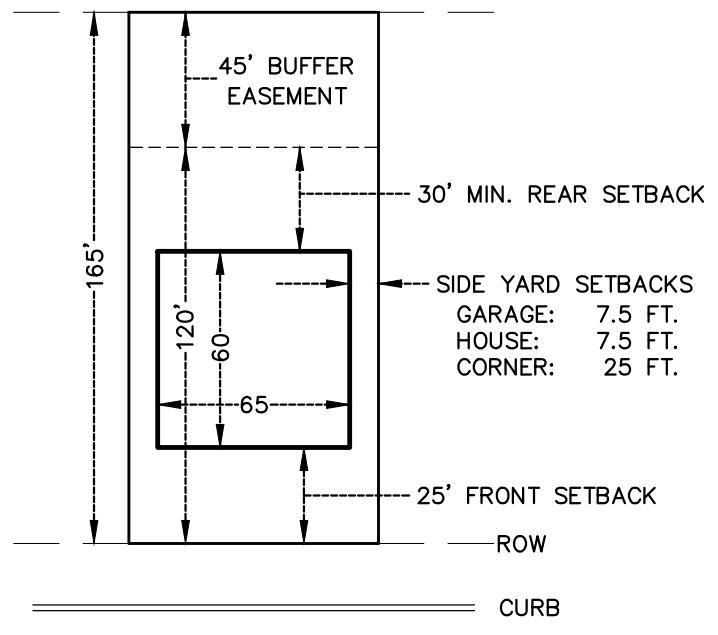


LOGIS

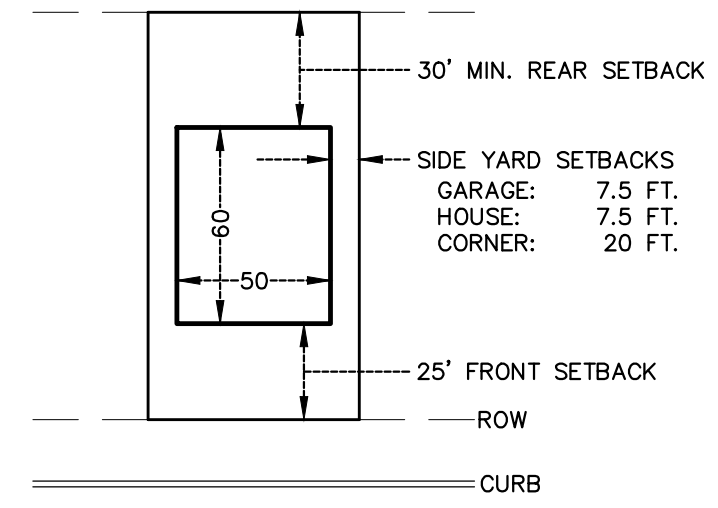




80' LOT DETAIL



65' LOT DETAIL



LEGAL DESCRIPTION

Outlet A and part of Outlet C, ALPHA DEVELOPMENT, Anoka County, Minnesota
 (Outlet C legal description subject to change at a future date.)

NOTES

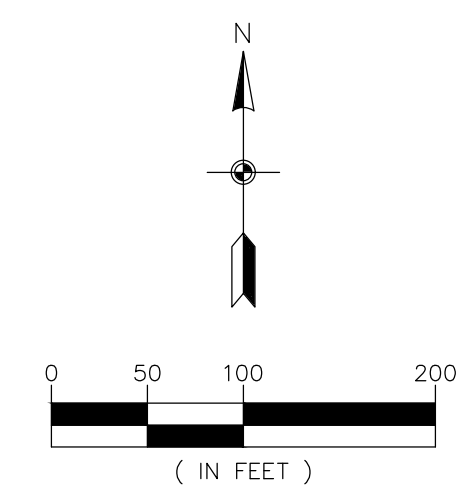
- 1) No field work has been completed at this time.
- 2) Subject property address - Southeast quadrant of Puma Street & Alpine Drive NW, Ramsey, MN 55303.
- 3) Topography shown is LIDAR which was provided by the Minnesota Department of Natural Resources.
- 4) Boundary shown taken from ALTA/NSPS LAND TITLE SURVEY prepared by Anderson Engineering, dated September 28, 2016.
- 5) Wetlands located by Kjalhaug Environmental Services, Inc., September 05, 2017.
- 6) No Title Work has been furnished for this survey, property is subject to all easements of record, if any.

SITE DATA

TOTAL BOUNDARY AREA _____ ±33.5 AC.
 TOTAL NUMBER OF LOTS _____ 97
 65 FT. LOTS _____ 85
 80 FT. LOTS _____ 12
 NET DENSITY _____ 3.69 LOTS/AC
 (EXCLUDES ROW AND WETLAND)

BUILDING SETBACK DATA

FRONT: _____ 25 FT.
 SIDE: _____ 7.5 FT.
 REAR: _____ 30 FT.
 CORNER: _____ 20 FT.



CONCEPT PLAN

NORTH FORK MEADOWS
 Ramsey, Minnesota

PAXMAR
 3495 Northdale, Suite 210
 Coon Rapids, Minnesota 55448

REVISIONS

1.	08/28/17.	Rev. layout.
2.	09/18/17.	Rev. layout.
3.		
4.		
5.		
6.		
DRAWN BY:		C#
ISSUE DATE:		05/04/17
FILE NO:		XXX

Sec. 117-123. - Planned Unit Development District.

- (a) *Intent.* The intent of the Planned Unit Development District is to provide a district that will encourage:
- (1) Flexibility in land development in order to make better use of new techniques in building design and construction and land development.
 - (2) Housing affordable to all income groups.
 - (3) More efficient use of public infrastructure.
 - (4) Energy conservation through the use of more efficient building designs and through the clustering of buildings and land uses.
 - (5) Preservation of desirable land characteristics and open space and protection of sensitive environmental features such as steep slopes, poor soils and trees.
 - (6) More effective and efficient use of land, open space and public facilities through the mixing of land uses and assembly and development of land in larger lots.
- (b) *Criteria.* Every proposal presented to the city for rezoning to Planned Unit Development District (PUD), shall be accompanied by a preliminary site plan as provided in subsection (k)(1) of this section. The city shall consider the following criteria and objectives in reviewing the PUD:
- (1) A high quality of design and design compatible with surrounding land uses, both existing and planned.
 - (2) A wider range of housing types, price ranges and styles than could be accomplished under existing zoning.
 - (3) Public amenities, facilities and open spaces that are greater than the minimum requirements of existing zoning and determined to be in the public good.
 - (4) Compatibility with the purposes and intents of this chapter and the city's comprehensive plan, specifically residential density requirements. Increases in density may be allowed, provided that traffic patterns will not be adversely affected and that public facilities are adequate.
 - (5) Provision for a minimum of 20 percent public open space and/or 50 percent private open space protected by adequate covenants running with the land or by conveyances or dedications. Credit for public open space shall be given pursuant to the following schedule:
 - a. Woodlands, steep slopes, prairie and grasslands: 100 percent credit.
 - b. Water features and wetlands: 50 percent credit.Private open space may include yard space, street boulevards, and other private common areas.
 - (6) The proposal shall exercise no substantial detrimental influence on the market value of surrounding properties.
 - (7) The proposal shall show a favorable economic impact on the community at large.
 - (8) The proposal shall not adversely impact natural features such as wetlands, water features, woodlands, and steep slopes.
 - (9) The proposal shall protect and preserve scenic qualities to the greatest extent possible.
 - (10) The proposal shall not impose any undue burden on public services and facilities, including fire and police protection, schools, streets, water systems, sanitary sewer systems and storm sewer systems.
 - (11) The proposal is designed in such a way to form a desirable and unified environment within its own boundaries, and also will not be detrimental to future land uses in the surrounding areas.
 - (12) The proposal is consistent with all other applicable city and state regulations.

- (c) *Standards.* In order to provide maximum flexibility, PUDs are not required to meet typical zoning code standards when specifically approved as a part of the PUD. At the discretion of the city, certain zoning code standards may be used as guidelines when determined appropriate.
- (d) *Procedure.*
- (1) Prior to the preparation and filing of a preliminary site plan and formal application for the rezoning to the PUD District, the developers or landowners shall meet with city staff to review all applicable ordinances, regulations and plans that will affect the area to be rezoned.
 - (2) The developers or owners of the property shall prepare a preliminary site plan in accordance with the regulations of this chapter and shall submit the plan to the zoning administrator 45 days prior to the required public hearing.
 - (3) The preliminary site plan and the application for a PUD District shall be submitted to the city staff for review and comment, to ensure compliance with other city codes and regulations.
 - (4) The preliminary site plan shall be submitted to the park and recreation commission for its review and comment. The park and recreation commission shall submit in writing to the planning commission its report as to the appropriateness of the preliminary site plan.
 - (5) Upon staff review of the preliminary site plan and the application for rezoning, a public hearing shall be scheduled before the planning commission.
 - (6) The notice for public hearing shall be published in the official newspaper at least ten days, but not more than 30 days, prior to the public hearing, at which time the item will be heard. Notices will also be sent to property owners within 350 feet of the subject property.
 - (7) A written evaluation from the city staff shall be forwarded to the planning commission and the applicant prior to the public hearing.
 - (8) The planning commission shall simultaneously hold a public hearing on the preliminary site plan and proposed rezoning request. Following the public hearing, the planning commission shall submit in writing to the council its report, its findings, and its recommendation as to the appropriateness of the preliminary site plan, and shall recommend approval, modification, postponement, or disapproval based upon the criteria set forth in section 117-49.
 - (9) The preliminary site plan and the rezoning application shall be scheduled for a council meeting within 30 days after the submittal of the planning commission report.
 - (10) The council shall consider the application for rezoning pursuant to section 117-49 and shall approve, postpone, or disapprove the application for the rezoning. If the application for rezoning is approved, and the property is rezoned, the council shall approve or modify and approve the preliminary site plan.
 - (11) The applicant shall file final plans in accordance with the requirements in section 117-49 with the zoning administrator at least 30 days before the council meeting at which the final plans are to be considered.
 - (12) The council, upon receipt of the final plans may approve the final plans if, in its determination, the proposed development is consistent with the preliminary site plan, as approved.
- (e) *Major changes.* If the applicant proposes major changes in the final site plan that are inconsistent with the preliminary site plan, these changes can only be made by re-submission of a new preliminary site plan and rezoning application to the zoning administrator, and scheduling of a new public hearing before the planning commission and review again by the council. The following constitute major changes:
- (1) Increase in density.
 - (2) Change in architectural design or style.
 - (3) Change in type of ownership, private, condominium, or rental.

- (4) Change of more than ten percent in total floor area of the proposed buildings.
 - (5) Increase in height of any building.
 - (6) Major modification in the landscape plan.
 - (7) Reduction in the proposed open space.
 - (8) Change in the development schedule.
 - (9) Change in the road location or standards.
 - (10) Any other changes determined to be major by the council.
- (f) *Planned unit developments.* The developer shall be required to submit a sign plan for approval, drawn to scale with elevations. The sign plan shall include but not be limited to the following information: number of signs, type of signs, sign sizes, type of construction materials, and sign messages.
 - (g) *Minor changes.* The council may, in its discretion, permit minor deviations from the preliminary site plan that do not change the concept or intent of the proposed development as previously approved.
 - (h) *Denial.* The council shall deny any application if it finds the final plans do not substantially conform to the preliminary site plan as previously approved by the council. If the final plans are subsequently modified to conform to the approved preliminary plan, the applicant may resubmit said final plans to the council for approval.
 - (i) *Rezoning.*
 - (1) If final plan approval is not granted within one year from the time the council approved the rezoning and preliminary site plan, the council may initiate a rezoning to remove the PUD District zoning and rezone the property to the zoning that was in effect at the time of the PUD rezoning application. The applicant may request the council for no more than one six-month extension for final plan approval.
 - (2) If construction has not commenced in accordance with the approved development schedule, the council may initiate a rezoning of all or part of the land to change the PUD District zoning and rezone all or part of the property to the zoning that was in effect at the time of the PUD rezoning application.
 - (j) *Development guarantee.* Prior to the granting of any building permit within a PUD District, a deposit shall be made to the city, in cash or letter of credit, approved by the city, equal to 125 percent of the estimated cost of all site improvements including but not limited to road construction and landscaping improvements as required by the final plans.
 - (k) *Requirements for preliminary plans.*
 - (1) *Preliminary site plan.* The preliminary site plan shall be drawn at a scale of one inch equals 50 feet, 100 feet, or 200 feet. The submission may be composed of one or more sheets and drawings and shall provide the following:
 - a. Location of all proposed buildings and their proposed uses.
 - b. Location of driveways and parking areas (all driveways and parking areas must include curbing).
 - c. Front, side and rear yard setbacks shall be indicated.
 - d. Square footage and dimensions of all proposed lots shall be indicated.
 - e. Location of all easements, width and purpose.
 - (2) *Landscape plan.* The landscape plan shall be prepared at a scale of one inch equals 50 feet and shall provide the following:
 - a. Location of areas for berming and sodding.
 - b. Location of proposed plantings, identify plant materials.

- c. Location of existing vegetation.
 - d. Trees to be removed shall be indicated.
- (3) *Grading and drainage plan.* The grading and drainage plan shall be drawn at a scale of one inch equals 50 feet, 100 feet or 200 feet and shall provide the following:
- a. Existing and proposed, grades with a minimum of two-foot contour intervals to a known sea level datum.
 - b. Sufficient spot elevations on all proposed hard surface areas.
 - c. Estimated runoff of the area based on ten- and 100-year storm events.
 - d. Provisions to carry runoff to the nearest adequate outlet, such as storm drain, natural drainageway, or street.
 - e. Location of proposed ponding areas, indicating the size and depth of the pond and amount of acre feet of water to be stored.
 - f. Finished floor elevations of all buildings.
 - g. Identification of soils by type and location, including identification of the water table, and suitability of soil for the proposed development.
 - h. Areas located in a flood hazard zone as identified by the department of natural resources.
- (4) *Topographic map.* The topographic map shall be drawn at a scale of one inch equals 100 feet and shall contain the following information:
- a. Two-foot contour intervals.
 - b. Watercourses, rock outcroppings, and other significant land features shall be indicated.
 - c. Use U.S. Geological Service datum for mapping.
- (5) *Floor plans and elevations.* All floor plans and elevations shall be drawn to a legible scale and shall provide the following:
- a. Floor plans indicating square footage and dimensions of all proposed rooms and areas within the structures.
 - b. Elevations of the proposed building, identifying exterior treatment, materials to be used, and paint color.
- (6) *Platting requirement.* If a land subdivision is required, the subdivision requirements of article III of this chapter shall be followed.
- (l) *Requirements for final plan.*
- (1) *Final site plan.* The final site plan shall be prepared at a scale of one inch equals 50 feet, 100 feet or 200 feet, and shall provide the following:
- a. Location of proposed structures.
 - b. Location of proposed driveways and parking areas (all driveways and parking must have curbing).
 - c. Front, rear and side yard setbacks shall be indicated.
- (2) *Final landscape plan.* The final landscape plan shall be drawn at a scale of one inch equals 50 feet and shall provide the following:
- a. Plant types (botanical and common names), number, location, and size.
 - b. Areas to be sodded.
 - c. Location of existing vegetation.

- d. Trees to be removed shall be indicated.
- (3) *Final grading and drainage plan.* The grading and drainage plan shall be drawn at a scale of one inch equals 50 feet, 100 feet or 200 feet and shall provide the following:
- a. Existing and proposed grades with a minimum of two-foot contour intervals to a known sea level datum.
 - b. Sufficient spot elevations on all proposed hard surface areas.
 - c. Estimated runoff of the area based on ten- and 100-year storm events.
 - d. Provisions to carry runoff to the nearest adequate outlet, such as storm drain, natural drainageway, or street.
 - e. Location of any proposed ponding areas, indicating the size and depth of the pond and amount of acre feet of water to be stored.
 - f. Finish floor elevations of all buildings.
 - g. Identification of soils by type and location, including identification of the water table, and suitability of soil for the proposed development.
 - h. Areas located in a flood hazard zone as identified by the department of natural resources.
- (4) *Floor plans and elevations.* All floor plans and elevations shall be drawn to a legible scale and shall provide the following:
- a. Floor plans indicating square footage and dimensions of all proposed rooms and areas within the structures.
 - b. Elevations of the proposed building, identifying exterior treatment, materials to be used, and paint color.
- (5) *Final plat.*
- a. If a land subdivision is required, the final plat shall be prepared in accordance with article III of this chapter.
 - b. With the final plans, the developer shall submit, for approval by the city, a development schedule for construction of all structures, open space, and recreational facilities.
- (m) *Compliance.* No development shall occur nor shall any building permits be issued for any construction that is not in accord with the approved final plans.

(Code 1978, §§ 9.12.11, 9.20.31; Ord. No. 86-2, 8-25-1986; Ord. No. 93-06, 4-23-1993; Ord. No. 94-02, 2-28-1994; Ord. No. 02-17, 7-15-2002; Ord. No. 03-21, 8-25-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-50. - Conditional rezonings.

- (a) *Purpose.* The purpose of conditional rezoning is to formalize development standards to ensure consistency and compatibility with surrounding land uses and neighborhoods.
- (b) *Procedure.* The procedure for changing zoning district boundaries (rezoning) shall be as follows: Execution of a conditional rezoning agreement (CRA) recorded with the subject property shall be compulsory for all rezonings to multiple-family commercial, and/or industrial districts, including the following:
 - (1) R-2 Medium Density Residential District.
 - (2) R-3 High Density Residential District.
 - (3) B-1 General Business District.
 - (4) B-2 Highway Business District.
 - (5) E-1 Employment District.
 - (6) E-2 Employment District.
 - (7) P Public Facilities District.
 - (8) PUD Planned Unit Development District.
- (c) *Standards.* The following shall be included in the CRA:
 - (1) Agreement to lay out, develop and maintain the subject property as presented in the accompanying preliminary plat or site plan.
 - (2) Provision to allow the city council to commence rezoning of the subject property to the previous zoning district if the preliminary plat or site plan is not adhered to. Said zoning change shall not be contested by the subject property owner or parties to CRA.
 - (3) Additional standards may be included to protect the health, safety, and general welfare of surrounding land uses.
- (d) *Modifications.* Any modification or revision to the CRA or attached plan shall be prohibited without consent of the city council. Any substantial modification as determined by the city council shall be subject to a public hearing and notification of adjacent property owners pursuant to the public hearing requirements of this chapter.

(Code 1978, § 9.03.04; Ord. No. 73-05, 5-21-1973; Ord. No. 86-2, 8-25-1986; Ord. No. 95-02, 2-13-1995; Ord. No. 00-04, 5-22-2000; Ord. No. 03-20, 8-25-2003)

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

DATE	OCTOBER 6, 2017	PROJECT ADDRESS	TBD
PROJECT. TITLE	NORTH FORK MEADOWS (SKETCH PLAN AND ZONING AMENDMENT – PUD)		
ESCROW #	115697		
DEPARTMENT:	Community Development: Planning Division		
TECHNICAL REVIEWER:	Name: Tim Gladhill Phone: 763-433-9826 Email: tgldhill@cityoframsey.com		

Revised Sketch Plan and Conditional Zoning Amendment Review

We offer the following comments regarding the revised plans submitted for North Fork Meadows as it relates to the City’s Zoning Code. The current submittal includes one (1) sheet prepared by Carlson McCain dated September 18, 2017.

It is noted that the current proposal has been revised from original concepts in order to comply with the City’s Comprehensive Plan (still requires a Zoning Amendment for design standards). This review memo focuses on the current Sketch Plan. The files for previous reviews are available upon request.

Level of Discretion

The proposed development includes a request for a Zoning Amendment to Planned Unit Development (PUD). This increases the level of discretion available to the City.



Source: League of Minnesota Cities

Comprehensive Plan

The project site is located in the Low Density Residential area. Areas guided Low Density Residential must have urban services before development can take place. These areas will average three (3) units per acre and contain single family, detached dwellings, but allows for densities up to four (4) units per acre. The current proposal does not require a Zoning Amendment, as the proposed Net Density is less than four (4) units per acre (subject to confirmation).

Areas guided Low Density Residential must have urban services before development can take place. These areas will average three (3) units per acre and contain single family, detached dwellings.

Where Low Density Residential is directly adjacent to areas guided Rural Developing that contain 2.5-acre lots, strategies for density transitioning will be employed. This means that while an area of Low Density Residential may average three (3) units per acre, those lots directly adjacent to 2.5 acre lots will be closer in size to 2.5 acres in order to provide an effective transition that maintains the existing character of the neighborhood. Screening methods, such as landscaping must also be employed to transition between very low-density areas and urban lots. [Note: In this case, the existing neighborhood has lot sizes at approximately one (1) acres. The density-transitioning goal is to match this lot size, not 2.5 acres].

Zoning District

The project site is currently located within the R-1 Residential (MUSA) District. Standards for said district are found in City Code Section 117-111. The proposed development is deficient in lot width and lot depth.

The Developer is proposing to negotiate lot width and lot size requirements in exchange for the dedication of open space to complete the Lake Itasca Greenway. A requirement of the PUD is a clear public benefit above the minimum requirements of existing City Code. The public benefit cannot count towards other minimum requirements such as park dedication.

Standard	Minimum	Proposed
Lot size	10,800 square feet	7,475 square feet & 10,800 square feet
Density	3 units per acre/4 units per acre with PUD (net)	3.69 units/acre* (need to confirm)
Lot width	80 feet/corner lot 90 feet	65 feet
Front yard setback	30 feet	25 feet
Side yard setback uninhabitable	6 feet	7.5
Side yard setback habitable	10 feet	7.5
Side yard setback for corner lots	30 feet	20 feet
Rear yard setback	30 feet	30 feet
Maximum Building Height	35 feet	Unknown
Minimum Floor Area – Rambler with garage	912 square feet (main floor)	Unknown
Minimum Floor Area – Split Level with garage	720 square feet (total of main living areas)	Unknown
Two Story with garage	720 square feet (main floor)	Unknown

Areas of deficiency highlighted in blue.
 Standards needing clarification highlighted in orange.

Density Transitioning

Residential development transitioning is required for this project, as is it adjacent to an existing neighborhood within the R-1 Residential (Rural Developing) District. Density transitioning is guided by City Code Section 117-110. The project site is currently located within the R-1 Residential (MUSA) District, and is adjacent to an existing neighborhood in the R-1 Rural Developing District. Per Subd. (c)(2)(a)(2), transition is required. However, the City is able to negotiate the attainment level through the PUD process. The City shall have the authority to make a determination on the proper attainment level if determined necessary. There are three (3) options for density transitioning for this project.

1. Match Existing Lot Size
2. 35 foot wide buffer yard with a berm and following planting schedule per 100 feet
 - a. 4 overstory trees
 - b. 4 evergreen trees
 - c. 4 understory trees
3. 45 foot wide buffer yard without a berm and following planting schedule per 100 feet
 - a. 8 overstory trees
 - b. 8 evergreen trees
 - c. 8 understory trees

The Developer has chosen Option 3. This appears reasonable based on discussions with the adjacent neighborhood and utilization of the PUD.

Planned Unit Development

In order to provide maximum flexibility, PUDs are not required to meet typical zoning code standards when specifically approved as part of the PUD. As stated, a PUD requires a public benefit that has a nexus with the level of change. Standards for PUDs are found in City Code Section 117-123. The Developer is responsible for reviewing these standards and contacting Staff in writing if there is any clarification needed.

Conditional Rezoning Agreement

The Developer has requested that the Zoning Amendment be approved prior to Final Plat. In order to accomplish this goal, the Developer must enter into a Conditional Rezoning Agreement. City Code Section 117-123 (Planned Unit Development District) requires certain plan sheets similar to a Preliminary Plat. Those have not yet been provided by the Developer, whom desires to defer these requirements until after a Zoning Amendment is approved. This was raised as a concern during previous review. The Zoning Amendment will be conditioned upon substantial compliance with the Sketch Plan dated September 18, 2017.

The CRA shall include the following:

1. Agreement to lay out, develop and maintain the subject property as presented in the accompanying preliminary plat or site plan.
2. Provision to allow the city council to commence rezoning of the subject property to the previous zoning district if the preliminary plat or site plan is not adhered to. Said zoning change shall not be contested by the subject property owner or parties to CRA.
3. Additional standards may be included to protect the health, safety, and general welfare of surrounding land uses.

It is noted that this scenario increases certain risks to the City (real and perceived). While the City has some concern with this approach, we feel this can be mitigated with the proper agreement. It is hereby noted that the

City is not obligated to take this step, and can require that the Zoning Amendment run parallel with the Preliminary Plat.

Staff provides the following comments that require revision:

The following Sketch Plan requirements are missing from the submittal and must be included in future plan sets, or the Application shall be considered incomplete. These items must be shown on the plan set, not a separate document.

1. The Sketch Plan is deficient in sidewalks. Sidewalks must be added to future plan sets for review, or shall be considered incomplete.
2. Name and Address of Owner of Subject Property
3. Boundary Line Survey for Lake Itasca Greenway. This will need to be deeded to the City as a separate outlot.
4. Net Density calculations (subtracting wetlands)
5. Architectural Renderings of model homes to be utilized within the development.

Greenway Trail Connection



This essential Greenway Trail Connection provides another opportunity within The COR to meet overlapping objectives for multiple use, district systems, wildlife habitat and other desired functional and aesthetic outcomes. While traditional bicycle/pedestrian trails and related amenities will certainly be a key component, the series of ponds, wetlands and other water-resource related features will provide the unique setting and ecological benefit derived from a more innovative approach to greenway design. For the purposes of defining potential costs for future construction, a preliminary list of greenway trail elements (or basic design program) includes:

- Combined bicycle / pedestrian trail
- Multiple locations for rest stops, interpretive / educational elements
- Multiple locations for boardwalk/ bridge crossings
- Integrated drainage / stormwater management system to serve this district

Recommendations

There is an opportunity to explore alignments for this Greenway Trail Connection that might provide greater benefits to the northwest quadrant of The COR- measured in social, economic and environmental value added. With modest enhancements to the existing trail along Bunker Lake Boulevard, and expanded greening initiatives west of the Ramsey Parkway, there is

great potential to frame this quadrant on the north and south with attractive green corridors. Both of these travel routes accommodate multi-modal options, but with heavy emphasis on the automobile.

A third option, a meandering Greenway Trail Connection through the center of this quadrant not only provides a much-needed green amenity in this part of The COR, but also creates another valuable development 'frontage' to enhance land value and encourage private investment. This centrally located alignment will also provide opportunities for innovative approaches to district systems, particularly water resources – with the added benefit of an off-street, dedicated bicycle and pedestrian corridor linking local and regional trail networks.

The location and alignment of the Greenway Trail Connection will have considerable influence on development patterns in this quadrant of the COR. The various scenarios illustrated on pages 10 and 11 attest to the wide range of land use options; from 'super block' car oriented, destination convenience shopping, to finer grained, pedestrian-scaled, residential neighborhoods. This kind of imbedded public amenity will build value across multiple objectives, at individual site and district scale-leading to innovative, economically sustainable outcomes.

5.02: Consider Sketch Plan Review for Northfork Meadows located Near Puma Street and Alpine Drive; Case of Paxmar (Project #17-126)

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review a sketch plan for a 149-lot subdivision (56 detached single-family lots with 65-foot-wide lots, and 93 detached townhome lots). A Sketch Plan affords the Planning Commission the opportunity to review a project before it enters the official Preliminary Plat stage. The Preliminary Plat (future step) is the most important step in the review process and gives the project 'entitlement' to the project. Please note that the request requires a Comprehensive Plan Amendment. The City can approve said amendment, but is not obligated to approve said amendment. The City has discretion on how to move forward with the request.

Commission Business

Chairperson Bauer stated he was not on the Planning Commission when the current Comprehensive Plan was put in place. He understood the Commission had to thoroughly evaluate each change and questioned why the current zoning designation was put in place.

Community Development Director Gladhill explained the current zoning designation (Low Density Residential) has been in place for the past 20 years. However, in the yearly 2000's Pulte homes proposed a housing development which matched the LDR zoning. He indicated this development was never completed. He reported this zoning designation was reconfirmed in the 2030 Comprehensive Plan.

Commissioner Brauer recalled this property had been zoned LDR since before The COR was developed.

Commissioner Gengler asked if the neighborhood to the east was zoned LDR.

Community Development Director Gladhill reported this property was zoned Rural Developing and was outside of the MUSA.

Commissioner Nosan questioned if Capstone's subdivision would be across the street from Paxmar's proposed project.

Community Development Director Gladhill stated this was the case.

Commissioner Nosan inquired what the differences were between the Capstone and Paxmar developments.

Community Development Director Gladhill explained both developments were medium density projects. He described the differing buffers between the two projects.

Kent Roessler, Paxmar Land Development, introduced himself to the Commission and thanked them for their time. He explained he had several national and local builders that were interested in a housing development in Ramsey. He stated he currently had a development in Elk River with 250 to 300 lots, and other developments he was working on in Blaine, Buffalo and North Branch. He discussed the proposed detached townhouse community in further detail with the Commission and indicated these types of units were in demand. He reported this development would have a homeowner's association to maintain the exterior of the units. He provided further comment on the styles and types of detached townhome units

that would be constructed, along with the proposed price points. He then discussed the advantages of his proposed upscale neighborhood.

Commissioner Brauer asked if the developer believed the site was being proposed for multi-family based on the site or current market conditions.

Mr. Roessler stated he had considered both the site location and the market conditions. He discussed the developments that surrounding the subject property and recommended the Commission consider re-guiding the property. He anticipated his development would nicely complement the Capstone development.

Commissioner Brauer commented on the density transition issue. He questioned if the developer could amend his plans.

Mr. Roessler explained there was no easy way to completely buffer the project from the three adjacent homeowners. He reported there was an existing tree line in place that was quite dense. He stated he could work with staff to enhance the rear elevation of the units.

Commissioner Gengler asked what the price range would be for the detached townhome units.

Mr. Roessler stated the single-family homes would be in the high \$200,000 to \$400,000. He noted the detached townhome units would range in price from \$190,000 to \$250,000.

Commissioner Nosan believed Paxmar completed nice developments and noted her daughter lived in a Paxmar development in Monticello. She stated she was having a hard time with the transition between the proposed project and the existing homeowners. She questioned how much space was between the new units and the existing homes.

Mr. Roessler reviewed the rear yard setback (30 feet) with the Commission and noted most of his units were 50 feet from the property line. He encouraged the Commission to consider the greater good for the entire community and not strictly how six properties will be impacted.

Community Development Director Gladhill provided further comment on the City's landscaping and buffer requirements. He understood that more work had to be done to address density transition and stated the City was aware of the fact that the existing residents were important to Ramsey.

Commissioner Brauer recommended that the City keep the promises that it has made to its existing residents.

Commissioner Anderson stated he was not in favor of 28 foot streets as this was too narrow. He reviewed the variances from City Code within the project and suggested these areas of the development be further considered. He questioned if the detached townhouse units would have brick.

Mr. Roessler reported the front of the units would have brick or stone.

Commissioner Anderson indicated he was struggling with the proposed unit types but stated he would be willing to listen to future plans from the developer.

Commissioner Surma expressed concern with the existing homeowners and how their property rights would be impacted.

Steve Bona, Capstone Homes, stated he did not oppose the development of this property. He explained he designed his neighborhood with the understanding the subject property would be zoned R-1. He feared the market would be flooded with too many high to mid-density units if both projects were completed. He believed the Paxmar units did not fit with the character of the surrounding neighborhood and for this reason he encouraged the Commission to keep this property zoned R-1.

Chairperson Bauer recommended a worksession meeting be held on this development to allow for further discussion of the project.

Community Development Director Gladhill stated staff could set a date for a worksession meeting.

Commissioner Brauer stated he would like to see the neighboring property owners involved in the discussions for the proposed development. He did not see how the Planning Commission could move forward on this project until the Commission received direction from the City Council on the Comprehensive Plan amendment. He explained he did not see a compelling reason to change the Comprehensive Plan at this time.

Commissioner Brauer encouraged the developer to continue to work with the City and not take the feedback from the Commission as a no.

Chairperson Bauer recommended a work session meeting be scheduled if the City Council supports the Comprehensive Plan amendment.

Community Development Director Gladhill anticipated that a worksession meeting would not be able to be scheduled until July.

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, June 27, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen
Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember Chris Riley (arrived at 5:35 p.m.)
Councilmember Melody Shryock

Members Absent: Councilmember John LeTourneau
Councilmember Kristine Williams

Also Present: City Administrator Kurtis Ulrich
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
City Planner Chris Anderson
Asst. City Administrator/Economic Development Manager Patrick Brama
Information Technology Manager Jason Fredrickson
Elwyn Tinklenberg, The Tinklenberg Group
Greg Damron, CivicPlus
Jaime Shannon, CivicPlus

1. CALL TO ORDER

Mayor Strommen called the City Council Work Session to order at 5:33 p.m.

2. TOPICS FOR DISCUSSION

2.01: City of Ramsey Website Redesign Update, Recommendation, and Demonstration

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report.

Councilmember Riley arrived at 5:35 p.m.

Greg Damron, CivicPlus, introduced himself noting that his company has been in business for 20 years and has designed over 2,600 websites. He explained that they only work with governmental entities.

Jaime Shannon, CivicPlus, provided examples of other municipal websites that they have created for cities of similar sizes. She highlighted features which allow users to sign up for mobile/email alerts. She stated that the attention span of users is very short, six to 11 seconds and therefore it must be easy for users to find the information they need. She stated that the “how do I” drop down menu makes it easy for residents to find the page they need within the website without having to know which department handles that duty. She noted that a search bar within the website also makes it easy for users to find the information they are looking for.

Mr. Damron stated that they try to make it easy for users to find the information they need through multiple options, so they can choose the option they are most used to using.

Ms. Shannon stated that more pictures and less text also helps to draw people in and keep their attention. She highlighted a City events calendar noting that each department can update their own events which will then load into an overall calendar with the same formatting. She provided details on the ease of uploading information and pictures to the website for City staff members. She provided additional details on how an online forum can be set up on the website in order to gather information from residents and then noted that a select staff person can be set up to receive the forum information. She stated that analytics for online surveys can also be provided. She stated that the website can be set up to accept reservations for amenities such as park shelters, with each amenity linking to its own calendar and able to accept e-payments to complete the reservation.

Mr. Damron stated that all of the features available for the website can also be made available for the City’s intranet, noting that just as residents can reserve park facilities, staff can reserve conference rooms through the intranet. He stated that everything that they use for the site is ADA compliant and mobile responsive. He stated that the City would also have the ability to create an app but noted that he would not necessarily recommend that as the entire site is mobile responsive and therefore the only benefit to an app would be the ability for push notifications.

Ms. Shannon highlighted another city website that features a scrolling newsfeed with items from each department that bring you to the specific department page when clicked on.

Mr. Damron provided an example of a department header. He explained that most companies will create a subsite for each department but noted that his company can carry forward the same type of dropdown menu and features as the homepage but specific to each department.

Councilmember Kuzma asked how the past archives and history would be handled.

Ms. Shannon stated that there is a document center and archive center that would be created in order to be searchable on the site.

Mr. Damron stated that they would also optimize the current content. He explained that they will condense the eight-sentence paragraph into two or three sentences. He stated that they make it simple to update, using the example of an employee that receives a promotion and noting that the title can be updated in one place and it will automatically update that title in each of the locations that title appears.

Councilmember Kuzma stated that it seems that the onboarding process is six to eight months.

Mr. Damron stated that the typical timeline is 16-26 weeks and they have never missed a go live date because of something that they have done. He noted that sometimes there are delays in receiving necessary information from departments, which can push the timeline slightly.

Ms. Shannon stated that website security is one of their priorities. She noted that it is a proprietary system that is hosted in a tier two facility and they have never had a breach of information. She stated that they monitor 24/7 because they manage local government websites.

Councilmember Kuzma asked if there is backup.

Ms. Shannon stated that they have three redundant data centers around the country.

Mr. Damron stated that you will never have to call the company with a security problem, the company would be calling you. He stated that they created and manage the Ferguson, Missouri website and that did not get hacked or go down during that incident.

Councilmember Shryock asked the benefit of having an app.

Mr. Damron stated that if you have multiple products (Civic Engage, Civic HR, Civic Rec), you can manage all of the products within that one app.

Ms. Shannon stated that as a resident if you have signed up for “notify me” you will get a push notification when the City updates a notifying item.

Councilmember Kuzma asked if the package would include the app.

Mr. Damron stated that the package the City has been quoted does not include the app but that could be added if the City desires.

Mayor Strommen stated that this has been a great demonstration. She confirmed the consensus of the Council to select this vendor based upon what they have seen tonight. She asked staff at what point the Council will be brought in to give some update.

Information Technology Manager Fredrickson stated that they are just getting the Civic Engage package. He noted that the City can select additional aspects if they would like.

Asst. City Administrator/Economic Development Manager Brama stated that he has tracked the questions tonight and can bring some information back to the Council along the way.

2.02: Update on WiFi Service

Information Technology Manager Fredrickson reviewed the staff report. He noted that he has begun to research the dead spots within the City Hall and confirmed that there are funds available through QCTV to address the problem.

2.03: Update on Past Legislative Session and Other Transportation Related Legislative Activity

Elwyn Tinklenberg, The Tinklenberg Group, provided an update on recent legislative action. He stated that the work that has gone on within the community from staff and the Council has made a huge difference to make people understand why these rail crossing projects are so important. He stated that they were not able to get in the House or Senate bonding bill for the crossings. He commended Senator Abeler for his efforts and his willingness to assist but noted that both Senator Abeler and Representative Whelan had other priority items that they were working on as well. He provided additional details on the process that was followed to get language added specifying that any excess funding from the Hanson Boulevard crossing would be used for another priority project, which would be Ramsey. He stated that was done within the last two hours and the only reason that happens is because of the work the community has done. He stated that \$1,500,000 was included in the Hanson Boulevard crossing for Ramsey and it is equally important that the funds be made available to Ramsey rather than waiting for the Hanson crossing to be completed before releasing the remaining funds for Ramsey.

Mayor Strommen asked at what point the County can specify the portion of the funds that Hanson Boulevard will use and declare the remainder surplus that can be used for Ramsey.

Mr. Tinklenberg stated that Hanson Boulevard has already received additional funds and he believes that the County can move forward and determine funds that will be surplus and can be used for Ramsey. He also advised of additional funds that may be available for work near the Armstrong interchange. He stated that Representative Hortman would also like a list of projects that can be available for the next legislative session, which is good for the projects along Highway 10. He stated that it was an interesting session that opens the door for what can be done in the future.

Councilmember Riley asked what the Council needs to do.

Mr. Tinklenberg stated that the discussion tomorrow will be important as there were a lot of people that were not in the room when the last-minute legislative discussions were occurring. He stated that it will be important for the elected officials to be a part of the discussion with the County.

City Administrator Ulrich stated that tomorrow the meeting is for the Highway 10 Working Group. He stated that they have a clear agenda and talking points set.

Mayor Strommen stated that it is important for all of the folks at the meeting tomorrow to get into the loop on what the funds are meant for and noted that the discussion on timing and when Ramsey can have access to the funds will most likely occur in a separate meeting with the County. She thanked Mr. Tinklenberg for his continued efforts.

2.04: Consider Options for Proposed Plat Known as Northfork Meadows Located Near Puma Street and Alpine Drive; Case of Paxmar (Project #17-126)

Community Development Director Gladhill reviewed the staff report.

Mayor Strommen noted that the discussion tonight should focus on whether the City is willing to entertain more conversation to this and not alternative plans.

Councilmember Riley asked why staff would prefer a PUD rather than changing the zoning.

Community Development Director Gladhill noted that the PUD is a change to the zoning but it also allows flexibility for other items.

Councilmember Kuzma stated that if the density was able to be figured out for Capstone, he would not have a problem with this but would like to see a wider street.

Community Development Director Gladhill stated that with Capstone was consistent with the Comprehensive Plan with massaging at the edges while this would be a change.

Kent Roessler, Paxmar Development, stated that they are a local developer and brought this request to staff. He stated that the problem with this is the infrastructure and the investment that would be needed for Puma Street. He stated that they went back to the drawing board and came up with a version that would allow them to fund \$800,000 in infrastructure. He stated that all the units, single family and townhomes, would be involved in the homeowners' association. He stated that there are several users interested in this site. He stated that they develop single family lots for home builders. He stated that Ramsey is an up and coming community and builders want to build products in the community. He stated that this would add multiple builders, up to six, to build products in Ramsey. He noted that the problem is that in order to fund the \$800,000 on Puma investments, you cannot do a straight R-1 development without reaching \$400,000 homes. He stated that they would like direction from the Council on whether they should invest the funds to move forward on this process or not. He stated that they would like to be here and work with the City.

City Administrator Ulrich stated that the developer would be willing to work with the neighborhoods, noting that this is an extraordinary step to change the Comprehensive Plan. He stated that if the developer is willing to work with the neighbors, hopefully they can develop a compromise as it moves along.

Councilmember Shryock agreed that they should try to do work with the existing residents in the area. She stated that she is supportive of the option to work with different builders and would like to see a different transition option.

Councilmember Johns echoed the comments regarding the public process and density transition.

Councilmember Riley stated that he is absolutely interested in working with the developer and looking at different options for density transition. He stated that they are probably aware of what the neighborhood thinks and therefore that should be fairly short.

Mayor Strommen stated that she shares the concerns regarding density transition but also has a concern that in the past when Ramsey was going through a housing boom and did several Comprehensive Plan amendments, the Plan became kind of a non-plan. She stated that she is interested in remaining true to the essence of the plan but also keeping that fluid when necessary. She stated that she is not interested in reopening the wounds of the community in the constant changing of the Comprehensive Plan.

Councilmember Shryock stated that perhaps through this process it would be helpful to have comparison drawings of what could occur under the current zoning and what would be proposed. She stated that helps to remove the fear of the unknown and provides a comparison.

Councilmember Johns stated that she agrees that the public process piece is important to not just the adjacent neighbors but the community as a whole as this would be a change to the Comprehensive Plan.

Mayor Strommen stated that it comes down to whether you can rely on what the Comprehensive Plan says, noting that she has experience with a piece of park land that no longer became park land.

Additional written comments were received from Stephen Bona, Capstone Homes, Inc. and Mary and George Tafoya, 15130 Kangaroo Street NW, Ramsey, after the agenda was published. Those written comments are attached to be a part of the permanent record for this case.\

The consensus of the Council was to continue the discussions and to include a public process.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:58 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

DRAFT

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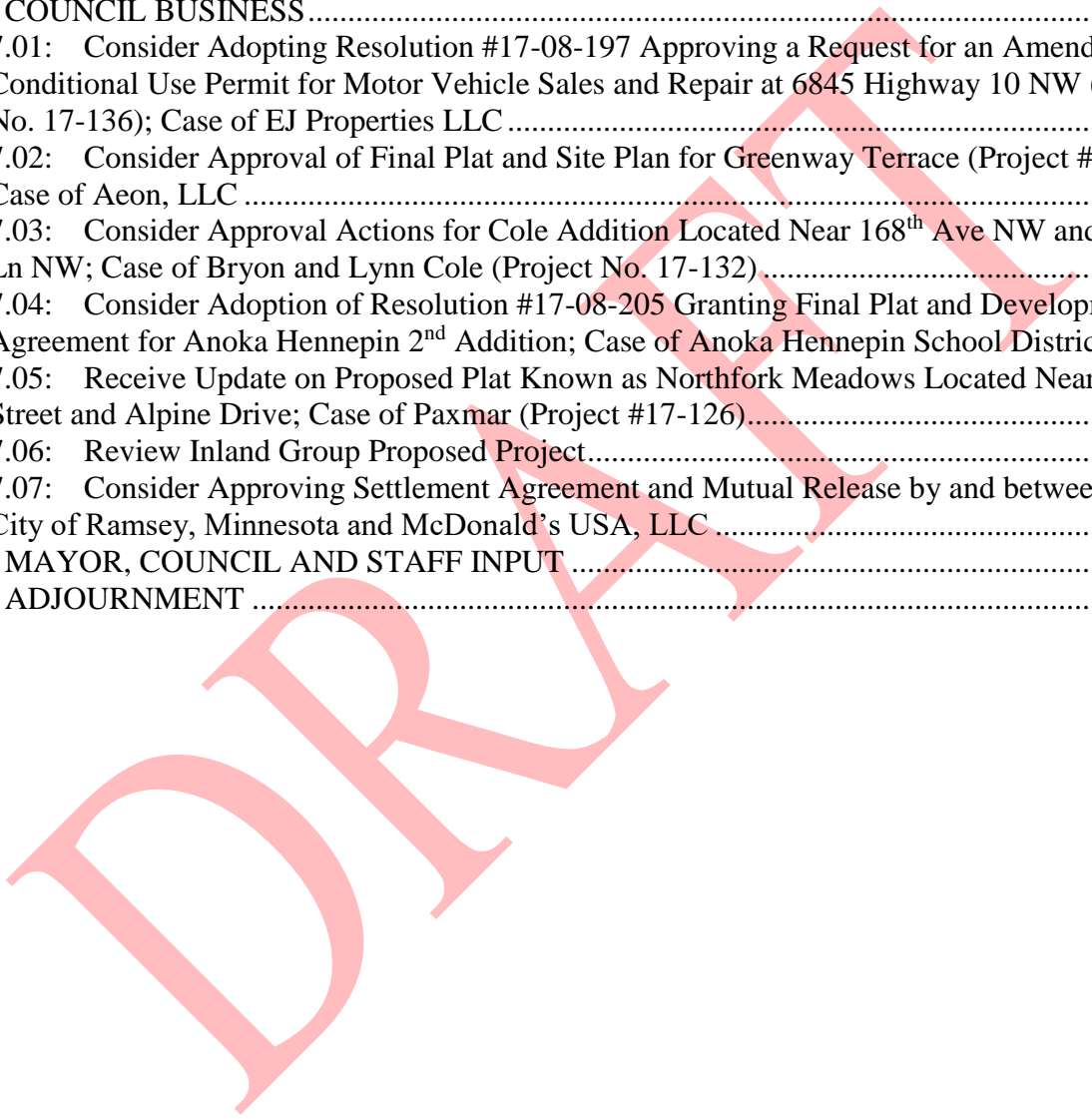
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**CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a regular meeting on Tuesday, August 22, 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
Councilmember Melody Shryock
Councilmember Kristine Williams

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
Community Development Director Timothy Gladhill
City Engineer Bruce Westby

1. CALL TO ORDER

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:02 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

2. PRESENTATION

None.

3. CITIZEN INPUT

Patrick Surma, 161st Avenue NW, stated that there are big events, such as the Game Fair, where the parking fills up. He stated that with the trail connection the crosswalk needs to be improved. He noted that there also needs to be a way to move people down the road to the crosswalk and wanted to make sure that the topic stays on the top of the agenda for the City. He noted that he intended to attend the County Board meeting earlier today but was not able to.

4. CONSENT AGENDA

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to approve the following items on the Consent Agenda:

- 4.01: Receive July 2017 Financial Reports – General Fund and Enterprise Funds
- 4.02: Note the Following Boards and Commissions Meeting Minutes:
- Planning Commission Meeting Minutes dated June 1, 2017
 - Economic Development Authority Meeting Minutes dated June 8, 2017
 - Park and Recreation Meeting Minutes dated June 8, 2017
 - Special Planning Commission Meeting Minutes dated June 12, 2017
 - Environmental Policy Board Meeting Minutes dated June 19, 2017
- 4.03: Approve Licenses:
- Transient Merchant
JWT Heavenly Springers/5900 75th Ave SE, St. Cloud/8241 161st Ave NW
- Transient Merchant
FML Solutions Inc./429 Minnesota St N, Ortonville/8154 161st Ave NW
- Transient Merchant
Ice Coffee Girl/14540 Bowers Dr NW/8404 161st Ave NW
- Transient Merchant
G.I. Joe’s Food Truck/10006 Oakwood Ct N, Brooklyn Park/8204 161st Ave NW
- Therapeutic Massage Establishment
Balance Through Bodywork, LLC/14141 Iodine St NW
- Therapeutic Massage Therapist
Michele Reid – Balance Through Bodywork, LLC/14141 Iodine St NW
- 4.04: Approve Rental Licenses
- 4.05: Approve the following Meeting Minutes:
- 1) City Council Work Session dated August 8, 2017
 - 2) City Council Regular dated August 8, 2017
- 4.06: Approve Lease Agreement Amendment: Northern Light Church: 6701 Highway 10 Office Space
- 4.07: Adopt Resolution #17-08-204 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received during the Period of August 3, 2017 through August 6, 2017
- 4.08: Adopt Resolution #17-08-203 Approving an Encroachment Agreement for a Chain Link Fence in a Drainage and Utility Easement at 7066 167th Crossing NW

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Johns, Kuzma, Riley, Shryock, and Williams. Voting No: None.

5. APPROVE AGENDA

Motion by Councilmember Shryock, seconded by Councilmember Johns, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Shryock, Johns, Kuzma, LeTourneau, Riley, and Williams. Voting No: None.

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Consider Adopting Resolution #17-08-197 Approving a Request for an Amended Conditional Use Permit for Motor Vehicle Sales and Repair at 6845 Highway 10 NW (Project No. 17-136); Case of EJ Properties LLC

Community Development Director Gladhill reviewed the staff report and recommendation to approve Resolution #17-08-197 granting an Amended Conditional Use Permit to allow additional motor vehicle sales/repair tenants to operate on the subject property; as long as the applicant brings the property into compliance with the terms of the Conditional Use Permit and Zoning Code. He noted that staff and the Planning Commission support this recommendation.

Motion by Councilmember Kuzma, seconded by Councilmember LeTourneau, to Adopt Resolution #17-08-197 Approving the Issuance of an Amended Conditional Use Permit to EJ Properties LLC, to Allow Motor Vehicle Repairs and Motor Vehicle Sales in the H-1 Highway Business District and Declaring Terms of Same, contingent upon bringing the subject property into compliance with the terms of the Conditional Use Permit and Zoning Code.

Further discussion: Councilmember LeTourneau stated that obviously the issues on the site would need to be brought into compliance and wanted to ensure that it remain a high priority. He stated that he would like an effort to be put together to ensure that this property remains in compliance and was unsure how the property keeps getting out of compliance. He stated that it is odd that a user would not be in compliance with code and then would ask for a conditional use permit for an exception outside of that code. Community Development Director Gladhill noted that the easy to address items have been addressed and confirmed that would continue to remain a focus as that is a goal of the City Council.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Kuzma, LeTourneau, Johns, Riley, Shryock, and Williams. Voting No: None.

7.02: Consider Approval of Final Plat and Site Plan for Greenway Terrace (Project #16-84); Case of Aeon, LLC

Community Development Director Gladhill reviewed the staff report and recommendation to approve the requested Final Plat and Site Plan. He noted that the proposed project appears to comply with the bulk standards of The COR Design Framework and the proposed use would be an asset to The COR development as well as the City of Ramsey. He stated that staff supports this recommendation contingent upon compliance with the Staff Review Letter.

Councilmember LeTourneau stated that the Council has seen this a number of times and noted that he does support the request. He recognized that the Planning Commission recommended approval, the project meets objectives of the Strategic Plan, provides housing that is needed and

also helps the City to accomplish goals that the rest of the community wants in terms of retail and entertainment. He noted that as more housing units are provided, that inches the City towards the goal of getting more businesses.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to Adopt Resolution #17-08-188 Granting Final Plat Approval of Greenway Terrace and Resolution #17-08-189 Granting Site Plan Approval for Greenway Terrace, contingent upon compliance with the Staff Review Letter.

Further discussion: Mayor Strommen stated that this will provide an opportunity for the other amenities in The COR that the rest of the community desires. She stated that the original vision for The COR included apartments and townhomes and a large amount of density. She stated that the idea was always to concentrate density around the transit oriented development. She noted that while people may have thought those elements would all come in together, the timing may not be coordinated in the way people may want, as it comes in pieces. Community Development Director Gladhill stated that the piece that people often forget is the strategy for the community to plan for growth in order to maintain the rural character of the community that has been echoed throughout by many residents. He noted that this strategy allows the City to better manage its growth to reach goals and maintain that rural character while still providing options for life cycle housing. He noted that there are now housing products available for those moving out of their parent's home, buying their own home with their family, and for the senior stages when people often downsize or move into senior housing.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Shryock, Johns, Kuzma, Riley, and Williams. Voting No: None.

7.03: Consider Approval Actions for Cole Addition Located Near 168th Ave NW and 168th Ln NW; Case of Bryon and Lynn Cole (Project No. 17-132)

- 1. Introduce Ordinance #17-12 Vacating Certain Drainage and Utility Easements**
- 2. Adopt Resolution #17-08-202 Approving Final Plat and Development Agreement**

Community Development Director Gladhill reviewed the staff report and recommendation to introduce Ordinance #17-12 Vacating Drainage and Utility Easements on the subject property and adopt Resolution #17-08-202 granting Final Plat approval for Cole Addition contingent upon compliance with the Staff Review Letter. He noted that the developer has revised the plans to meet the minimum design standards for the cul-de-sac and provided sufficient documentation to verify that no wetlands exist on the subject property.

Councilmember Kuzma asked for more information on the variance on the sidewalk and if that would delay the project.

Community Development Director Gladhill stated that variances are issued by the Planning Commission and therefore the developer would need to make that request to be reviewed by the Planning Commission. He stated that the deadline for the September meeting is tomorrow and he was unsure that could be met. He noted that the variance would be reviewed by the physical

conditions of the site and therefore he was unsure that would be granted. He stated that in the position of the developer, time is of the essence, and therefore they have decisions to make as well. He noted that the developer can choose to take the decision of the City Council or could choose to pursue the option for a variance but noted that there is no guarantee the variance would be approved.

Brian Cole, 6918 118th Avenue NW, thanked Community Development Director Gladhill and his staff for getting the process to this point as he began working on this years ago. He stated that he has been a Ramsey resident for 40 years, 20 of that at his current home. He stated that the only issue is the sidewalk issue. He stated that he has no problem putting the sidewalk on his plat, if that is required by the Code, but asked who would be responsible for the cost outside of his plat, as he does not believe he should be responsible for that cost. He noted that there are four cul-de-sacs within Brookfield and only one has a sidewalk. He thanked Community Development Director Gladhill and his staff for all their time and hard work throughout this process.

Councilmember Kuzma asked if it would make a difference if there is a sidewalk or not.

Mr. Cole stated that it does not matter to him. He stated that he spoke with the neighbor to the north last week and told him he did not think there would need to be a sidewalk. He stated that once he heard from staff he updated the neighbor. He stated that it is not a hardship for him but he cannot speak for the neighbor.

Councilmember Kuzma stated that if it does not affect the project, he would support this going back to the Planning Commission to see if a variance could be granted to waive the sidewalk requirement.

Mayor Strommen stated that the applicant would need to apply for that variance and he is not asking for that.

Councilmember Johns stated that there was a mention that there would be a credit for the portion for the sidewalk not within his plat and asked for more information.

Community Development Director Gladhill stated that the estimate was \$10,000 to extend the sidewalk outside of this parcel and believed the trail credit would be about \$4,800, which would leave a gap. He stated that the Council could direct staff to look for a funding mechanism to fill the gap if desired. He identified the parcel that is opposed to the sidewalk, noting that the property owner prefers to park vehicles that would then overhang the sidewalk. He advised that the portion of land is still within the public right-of-way.

Motion by Councilmember Johns, seconded by Councilmember Williams, to introduce Ordinance #17-12 vacating certain drainage and utility easements in the City of Ramsey, Anoka County, Minnesota and to Adopt Resolution #17-08-202 Granting Approval of a Development Agreement and Final Plat for Cole Addition, contingent upon compliance with the staff review letter.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Johns, Williams, Kuzma, LeTourneau, Riley, and Shryock. Voting No: None.

7.04: Consider Adoption of Resolution #17-08-205 Granting Final Plat and Development Agreement for Anoka Hennepin 2nd Addition; Case of Anoka Hennepin School District

Community Development Director Gladhill reviewed the staff report and recommendation to approve of the Plat. He noted that this is a Minor Plat (with three or less lots and no public infrastructure at this time) and therefore the request was not reviewed by the Planning Commission. He noted that the Commission will review all future steps in the review process.

Chuck Holden, Anoka Hennepin School District, stated that they have great plans for Ramsey noting that it is an exciting time. He stated that part of the global referendum going to the voters in November is a new school in Ramsey which would be a sister school to Oxbow Elementary and Rum River Elementary which are two-story schools. He provided a mockup of the new school which would align the entrance to 170th Street. He stated that the site would be about 34 acres in size and could house 1,000 students with 42 classrooms. He reviewed the two-story design and explained that the two-story concept would allow pods of grade levels around the gym, media center and cafeteria while still providing additional classroom space on the upper level. He stated that they spoke with staff at Oxbow and Rum River in order to obtain tips on what works and does not work in the layout and design. He noted that the two-story design works well and would be an attractive building and site. He stated that they are looking to do the same thing in Blaine on Lever Street as the population in that city is increasing even more quickly than Ramsey. He stated that if approved and if the referendum is approved they would bid the project this winter and begin construction in the spring with the intent to open in the 2019/2020 school year. He noted that the intent with the referendum would also be to remodel Anoka High School. He stated that the use of portable classrooms is a safety risk as they require children to walk outside in all types of weather. He noted that they would intend to remove the portable classrooms as Anoka High School and Anoka Middle School. He noted that the referendum would also support remodel of other facilities including libraries to meet the demand of the current time. He stated that the tax impact for the entire referendum is about \$11 per month for the average home price in the School District at \$200,000.

Councilmember Riley stated that this looks great and asked if this would keep all the Ramsey kids in Ramsey.

Mr. Holden confirmed that would be the intent, to cut down the population at Ramsey Elementary and allow growth for both locations. He noted that middle school students would still attend Anoka Middle School with upgrades to those classrooms as well.

Councilmember LeTourneau asked for information on the rumor that he has heard that Ramsey Elementary is at capacity and is not allowing additional enrollment.

Mr. Holden noted that the current enrollment for Ramsey Elementary is 1,330 which is over capacity. He stated that there are 145 Ramsey kindergarten students that will attend Wilson Elementary.

Mayor Strommen stated that she has a student that recently graduated Ramsey Elementary and attested that the school is busting at the seams.

Councilmember LeTourneau stated that he has heard many comments about this topic from residents and is happy to see this solution coming forward.

Mayor Strommen noted that Councilmember Williams participated in the Task Force for the School District on this topic.

Councilmember Williams acknowledged that there was a lot of thoughtful discussion on the topic, the needs, issues of capacity, and the referendum. She stated that the School Board took into consideration all the input received from the public to make an informed discussion. She commended the teachers and administrative staff that have done an amazing job using buildings that are past their lifespan. She expressed the importance of getting out and speaking and finding a way to plan for the future.

Mr. Holden thanked Councilmember Williams for her work and thoughtful contributions.

Motion by Councilmember Williams, seconded by Councilmember Johns, to Adopt Resolution #17-08-205 Granting Final Plat and Development Agreement Approval of Anoka Hennepin 2nd Addition.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Williams, Johns, Kuzma, LeTourneau, Riley, and Shryock. Voting No: None.

7.05: Receive Update on Proposed Plat Known as Northfork Meadows Located Near Puma Street and Alpine Drive; Case of Paxmar (Project #17-126)

Community Development Director Gladhill reviewed the staff report and stated that staff believes that it is reasonable to move to the next step in the review process to include Preliminary Plat and a Comprehensive Plan Amendment. He noted that taking this step does not obligate the City Council to approve the project but will continue discussions and continue momentum towards compromise.

Community Development Director Gladhill confirmed that the majority of the site would require a Comprehensive Plan amendment, although a portion of the site could go by without it. He stated that another opportunity would be to use a Planned Unit Development, which would provide flexibility in addition to the Comprehensive Plan Amendment.

Mayor Strommen asked if any of the discussions have included the issue of whether the City has the right designation in the Comprehensive Plan. She stated that she has a high threshold for

significant amendments to the Comprehensive Plan. She questioned if something has changed and whether that should be considered from a higher-level planning perspective.

Community Development Director Gladhill stated that staff has not done a full market study but the developer brings up a number of points as to what is happening around there and what can be sustained as well as what needs to be pulled through that site in terms of infrastructure. He stated that staff is trying to work towards something in the middle in terms of density. He stated that the property owner is willing to provide conservation easements and contributions towards the Itasca Trail Corridor which would be a benefit to the community. He stated that the big picture would look at the overall development in this area and what would be appropriate density transition. He noted that the same developer owns another parcel and similar conversations will occur for that parcel.

Councilmember Riley asked for information from the resident meetings and asked whether the residents agree that the density transitioning is a good compromise.

Community Development Director Gladhill stated that some supported that transitioning as a compromise but there is still some sentiment that this property has been guiding as low-density residential for years.

Councilmember Shryock stated that there are still a lot of comments from residents regarding the density transitioning. She stated that there are also comments regarding the public utilities and infrastructure and whether existing residents in already built developments would be required to hook-up.

Community Development Director Gladhill stated that the public sewer and water would only be pulled into this parcel and not existing developments. He noted that even if the infrastructure were being pulled through previous developments, the City Charter specifies that existing residential properties would have the option whether or not to hook-up to services and would not be required to hook-up.

Councilmember LeTourneau stated that he appreciates the input and participation from staff and the public along with the developer. He stated that he continues to be curious how to best move forward as he would like to learn more and encourage the engagement between staff and the community. He stated that he supports the continuation of this adventure.

Community Development Director Gladhill stated that staff intends to continue the trend of resident participation and noted that there would be more opportunities to continue the community engagement process.

Mayor Strommen stressed that decisions have not been made at this point one way or the other.

Councilmember Riley stated that he likes the density transitioning and from that standpoint it would make sense.

Councilmember Kuzma stated that he would like to hear input from residents.

Mayor Strommen stated that they could allow resident input but encouraged the input to remain on a high level as this is very early in the process.

Val Kruger, 15021 Kangaroo Street, thanked the Council for allowing her to present her opinion on the proposed Comprehensive Plan amendment, noting that 97 percent of her neighbors have signed a petition of the same opinion. She stated that she and her husband have lived in Ramsey for over 40 years and have lived in a quite atmosphere as they desired even though the City continued to grow. She stated that they always knew that the land near them would be developed under low density residential as identified in the Comprehensive Plan. She stated that her worry is that if the density is changed that would change the quiet life that people in that area have enjoyed for years. She stated that the increased density would increase traffic and noise. She acknowledged that those items would still exist with lower density but the stress on traffic and noise would be lessened with lower density. She stated that they oppose the change in zoning but are not opposed to development of the parcel. She stated that they support low density residential, which would be a good transition from the rural residential lots that they live on. She stated that they attended the public meeting with the developer and staff and while the revised plan is a step in the right direction, they still question if changing the Comprehensive Plan is the right decision for Ramsey. She noted that the developer is asking for a lot of changes that make the development work for the developer only. She stated that they would support the larger lot size required under the zoning. She stated that if the Council does allow this to move forward she would ask that the lot size be made 80 feet for the homes along Kangaroo Street, which has been provided in the revised plan. She also asked for a noise buffer along the homes on Kangaroo Street through a landscape berm and trees. She referenced the comparison of the Capstone development and noted that includes a lot of open space for its residents to play on while this proposal does not include any. She stated that they are not opposing the growth of the City but the change to the Comprehensive Plan and zoning code.

Lonnie Brock, 14215 Kangaroo Street, stated that her property has already been reduced because Alpine is growing in what it was designated to be. She asked which direction the City sewer and water would come to reach this site, whether it would come from Alpine or Bunker. She stated that if it comes down Alpine she would not have to hook-up to it but believed that she would have to pay for it to come past her house. She stated that if the density is too high, it would be hard for the residents on her street to get onto the roadway. She stated that she built on her property because it was an open, rural community and noted that if the City starts putting in high density housing, when the land is zoned low density, she would hope not to live long enough to see it happen. She stated that it would be such a change in what she intended and has been able to live on her property for years. She believed that her opinion should count at least a little bit.

Community Development Director Gladhill noted that the utilities would come from Bunker and Puma Street. He noted that eventually a line may come down Alpine in order to loop the watermain to provide redundancy in the system. He noted that even if there is a line in the future to loop the trunk line, existing residents would not have to hook-up to the service. He noted that if the utility is pulled past a home, that would not be the obligation of the homeowner. He provided an example of Garnett Street in which sewer and water were provided but the homeowners were only charged if they desired to hook-up to the utility.

Leslie Clark, 15150 Kangaroo Street, stated that when they purchased their property they did their research to determine the homes that would eventually be built behind them. She stated that Kangaroo Street has the least number of trees behind their property and the concern would be that she would see 4.5 homes behind her. She stated that she could envision two to three homes, which would be the 80-foot lot width, but did not want to see 4.5 homes behind her home as that would change the rural character of her home. She stated that while she likes the idea of trees or a berm that was suggested by another resident, she loves to be around people and the opportunity to meet new neighbors and therefore felt that a trail would be a great amenity. She stated that she would also want to see a park as there would be a lot of homes in that area without a park to play in. She stated that this would also put more pressure on the schools so she was glad to hear the presentation from Mr. Holden. She noted that her home is in the boundaries for Franklin Elementary in Anoka and therefore do not attend school in Ramsey.

May Tafoya, [redacted] Kangaroo Street, echoed the comments made by Val and Lonnie and urged the City not to change the Comprehensive Plan.

Mayor Strommen thanked the residents for their input tonight and throughout the process thus far.

Kent Racer, Paxmar, stated that they had the opportunity to meet the residents at the public meeting and are happy to meet some of their desires. He noted that it would not be feasible to build homes with 80-foot lots. He stated that they have a lot of experience and know what would work and what would not work. He stated that they have incorporated the concessions that the residents asked for at the public meeting into the revised plan except for making all the homes 80-foot lots. He stated that they decreased the density by 19 lots, extended the lot lines along the homes on Kangaroo Street to 80-foot lots and added the additional screening between those homes. He stated that they are here tonight to get the input of the Council before they invest more money into this process. He stated that if the Council is not interested, they would like to hear that now before they go further.

Mayor Strommen stated that she would not want to cut off the conversation prematurely. She stated that the Comprehensive Plan looks at the big picture to infrastructure and roadways. She recognized the concern with traffic and the impacts on Highway 10. She stated that therefore the risks to changing the plan needs to be considered. She agreed with the comments regarding greenspace. She noted that with this many families there needs to be places close to home for those kids to play rather than expecting families to get in the car to travel to a bigger park further away.

Councilmember Shryock stated that through the planning process she always appreciates everyone being able to comment. She noted that the residents have been great stepping up and Paxmar has been listening to find something that everyone can live with. She was confident that they would be able to find something that everyone will like in the end. She agreed that keeping communication open would be important.

Councilmember LeTourneau stated that he cannot provide an opinion at this point and would like more time to process all the information to understand the underlying reasons are for the concerns.

Councilmember Riley stated that this seems to fit pretty well with what was approved with Capstone and would seem to be an extension of that. He noted that the decision for Capstone was not slaved over, most likely because of the lack of neighbors that came forward.

Councilmember LeTourneau agreed that is what he is struggling with.

Community Development Director Gladhill noted that the super majority of the Capstone parcel was already zoned correctly for that development but acknowledged that a Comprehensive Plan amendment was needed for a portion of that site that was designated commercial.

Councilmember Kuzma stated that the landowner has land that he wants to sell to a developer and acknowledged the concern of the neighbors but noted that there is a balance there.

Lonnie Brock asked if there could be a signal light at Alpine and Highway 10, noting that you cannot get onto Highway 10 from Alpine because of the traffic.

Mayor Strommen replied that the City is in the business of eliminating the lights on Highway 10 rather than putting more lights onto the highway.

Community Development Director Gladhill noted that there is a Highway 10 planning study which identifies an improvement for that intersection outside of a stoplight.

7.06: Review Inland Group Proposed Project

City Administrator Ulrich reviewed the staff report. He noted that the Planning Commission and EDA have reviewed this information and based on the input from the developer, EDA and Planning Commission, Concept Layout C appears to be the preferred site. He asked for input from the Council.

Keith James, Inland Group, thanked the Council for their time. He noted that this is his third time out to meet a body of the Ramsey government and stated that he continues to be impressed. He stated that Inland began about 30 years ago with a focus on multi-family construction. He stated that they branched out into affordable senior housing as well as traditional retirement housing. He stated that there seemed to be a gap in the affordable senior housing and the traditional retirement housing which left a gap for seniors in the middle of those two groups that did not qualify for the income limits of the affordable product and did not need the service provided in traditional retirement communities/assisted living. He stated that the Affinity brand was then born. He stated that they came to Minnesota with their product and they like to have a node within a market. He provided a summary of the units that would be available at the development. He noted that the Affinity product does not use an activities staff person to draw people out and instead use a grassroots effort. He explained that there are many residents with gardening knowledge and therefore they are beneficial to the gardening program. He noted that

the grassroots concept helps to build a sense of community between the residents. He stated that while they are based in Washington, they would hire local contractors, builders, and architects. He stated that they are not attempting to rebuild the wheel and would instead use local expertise. He hoped that the welcome they received from the EDA and Planning Commission would continue with the Council.

Councilmember Kuzma asked for more information on the financial stability and how the project would be funded.

Mr. James replied that of the 20 communities that have been built or under construction have been privately financed. He stated that they have a portfolio that would support private financing and they would use their own equity. He estimated 18 months to construct and about 12 months to stabilize at which point they would get permanent funding noted that they have substantial relationships with lenders such as USBank.

Councilmember Shryock stated that this is a timely product and agreed that there is a needed niche in the market. She stated that she agrees with Concept C and appreciates that the residents would have access to the park and the other residents in the community would also have access to that park that has always been desired.

Mr. James stated that Concept C was their clear choice as well, mostly because of the view of the park that would be provided to residents. He stated that they also like that Concept C did not have a building along Sunwood, noting that if his building was placed along Sunwood that could create a canyon affect along the roadway. He stated that he much prefers the building setback with the ability for commercial and retail buildings to fill in on Sunwood.

Councilmember LeTourneau stated that he is happy that Mr. James is here and believes that the project is worthy and likes the idea of 55 plus housing. He stated that he likes that Mr. James understands the needs in the market and the gap that this project would fill. He stated that he would prefer the building to be along the roadway to understand why the early concept for The COR was to have building on the roadway and not parking lots. He stated that he does like the integration of retail but is unsure of the awkward visual that could create.

Mr. James stated that these are conceptual plans and not the actual concept of the developer. He stated that their intent would be to park within a garage structure under the building and therefore would shoot for less surface parking than what is shown. He stated that they like the idea of a central park and having that open on all sides.

Councilmember LeTourneau stated that he is more concerned with the retail space and parking along Sunwood that would be proposed. He stated that Concept D aligns more with his perception.

Community Development Director Gladhill confirmed that these concepts were developed by economic development staff in order to discuss possible locations and not from the developer.

Mayor Strommen stated that part of the confusion is that this discussion is regarding site location and the layout is different for each concept because it was developed by staff.

Councilmember Williams stated that in the EDA meeting the group liked Concept C because it would allow the commercial development to remain on Sunwood Drive and would push the residential development further from the roadway. She provided additional details on the road alignment and how that could be moved. She stated that there was also discussion with what a four-story building might look like compared to the existing buildings in The COR. She noted that Concept C was the preference of the EDA.

Councilmember Johns stated that she is very excited to see this product come to Ramsey as it is a very needed product here. She agreed with Councilmember LeTourneau that she does not want to see parking lots lining Sunwood Drive and perhaps drawing the building forward. She believed that either Concept C or D would be a good fit. She was very supportive of the project and would love to see it move through to the next stage.

Mayor Strommen also agreed that this is a good project and agreed that Concept C is a good fit. She stated that people seem to be caught up on the parking for the remnant commercial parcel that would be left and noted that if the concept was drawn differently with the parking that could have eliminated the comments on that element. She noted that this appears to be heading in the right direction and hoped to see Mr. James back in the future.

7.07: Consider Approving Settlement Agreement and Mutual Release by and between the City of Ramsey, Minnesota and McDonald's USA, LLC

City Administrator Ulrich reviewed the staff report and recommendation to approve the settlement agreement mutual release by and between the City of Ramsey and McDonald's USA, LLC.

Councilmember Riley asked if this would release the City from all claims.

Jason Asmith, Brigs and Morgan, confirmed that the settlement would give both parties release from any claims the other party may have. He stated that by virtue of filing the resolution and quick claim deed the title would be returned to the City.

Mayor Strommen stated that this has been a thoroughly frustrating and disappointing experience.

Councilmember Williams stated that while a McDonald's would have been preferred, she is excited to see what better options may come forward.

Motion by Councilmember Williams, seconded by Councilmember LeTourneau, to approve the settlement agreement and mutual release by and between the City of Ramsey, Minnesota and McDonald's USA, LLC.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Williams, LeTourneau, Johns, Kuzma, Riley, and Shryock. Voting No: None.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

Motion by Councilmember Shryock, seconded by Councilmember Kuzma, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 9:05 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

6.01: Receive Update on Proposed Plat Known as Northfork Meadows located Near Puma Street and Alpine Drive; Case of Paxmar (Project No. 17-126).

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to receive an update and provide general policy direction prior to the Developer (Paxmar) submitting a Preliminary Plat for official review. The City Council previously reviewed this case on June 27. Direction at that time was to host a public engagement workshop. The City Council noted two (2) topics to focus on:

1. Density Transitioning
2. Reliability/Consistency of the Comprehensive Plan

Community Development Director Gladhill reported the original concept has undergone Sketch Plan Review with the Planning Commission. The Planning Commission outlined a number of concerns indicated in the attached minutes from June 13. The City then held a public workshop on August 3, 2017. The City Council discussed next steps for review of this project on August 22nd. Concept #1 as outlined below was presented to the City Council. Subsequent to that discussion, the Developer provided a second concept to consider at this time (all 65-foot-wide, detached single-family lots, no detached townhomes). Staff provided a more detailed presentation of the requested and requested feedback from the Commission.

Commission Business

Chairperson Bauer summarized the comments made by the Planning Commission at a previous meeting. He asked if Paxmar would be willing to consider another parcel for their project to eliminate the need for a rezoning.

_____, Paxmar Development, commented on the proposed development and stated all plans were preliminary in nature. He reported one parcel would be geared toward empty-nester villas. He noted the other parcel would be 132 units. He explained the proposed lot width (65 feet) was necessary in order to make this development economically possible. He understood there were a lot other parcels in the City that would accommodate 80-foot lots. He anticipated this parcel would have to sit and wait it out, if the Commission did not support the proposed lot width. He described how his proposed development would assisting in raising property values for surrounding property owners. He understood that this was only a sketch plan and noted he appreciated any feedback from the Commission.

Val Kruger, 15210 Kangaroo Street, stated she and her husband live just east to the proposed development and have lived there for the past 43 years. She expressed concern with the proposed amendment to the Comprehensive Plan. She did not support there being no buffer between her rurally zoned home and the proposed medium density subdivision. She commented that 93% of her neighbors have supported a petition that opposes the proposed project. She recommended the City uphold the Comprehensive Plan and current zoning for this site (low density residential). She feared the proposed development was lacking green space and would greatly increase traffic in her neighborhood.

Chairperson Bauer questioned how many lots would be within the development if the project was low-density residential.

Mr. _____ stated the project was originally 150+ lots and was scaled down to 132 lots. However, after hearing from the neighbors this project was reduced even further to 101 lots. He explained the project did not work financially with 80 foot lots as this would only yield 70 to 80 lots.

Leslie Clark, 15150 Kangaroo Street, asked if Paxmar would be willing to keep the 80-foot property width for the homes that will abut the existing neighborhood. She explained she did not have a large number of trees in her rear yard and was hoping she wouldn't have to look into a wall of homes.

Jan Groth, 15240 Kangaroo Street, commented the second proposal seemed a fit better given the size of the adjacent lots. She understood that the field would be built on at some point in the future, but stated the parcel was not zoned for 65-foot lots.

Community Development Director Gladhill understood PUD requirements and density transition were issues that still needed to be addressed by the City.

Commissioner Anderson questioned if the developer would consider having 80-foot lots adjacent to the existing homes.

Mr. _____ stated on the east side of the development he could support having 80-foot lots if this would gain him neighborhood support. It was noted this would reduce the project by three lots.

Ms. Clark explained she opposed the development having townhome units on small lots. She stated her biggest concern was the need for a buffer or transition area between the new development and existing homes.

Ms. Kruger agreed a buffer between the two neighborhoods was key.

Commissioner VanScoy asked if any of the diagrams presented this evening met the Council's requests.

Community Development Director Gladhill stated the Council has not seen the most recent scenario with the wider and deeper lots.

Commissioner VanScoy stated he could not support a PUD at this time as he was not understanding the benefits to the City from the proposed project.

Mr. _____ explained the benefits were the neighborhood would have covenants that would ensure high quality homes and building materials. In addition, he could dictate which

homes got built on which lots, while also requiring additional landscaping along the east property line. He commented on how he could work with the City on Puma Street.

Community Development Director Gladhill anticipated the City could continue to work with the applicant to refine the PUD further.

Mr. _____ stated he was willing to compromise to have 80 foot lots along the east property line and would be willing to have additional screening in order to create a buffer.

Commissioner VanScoy encouraged staff to speak further with the applicant regarding the 80 foot lots along the east property lone, along with a potential buffer.

Commissioner Nosan stated she was originally against this development, but was pleased how all parties were coming together to improve the buffer and spacing of the houses along the east property line.

Community Development Director Gladhill asked if the Commission was willing to support a Comprehensive Plan Amendment for the proposed project.

Commissioner VanScoy stated he would have difficulty supporting a Comprehensive Plan Amendment.

Chairperson Bauer thanked everyone for their input and he looked forward to all parties continuing to work to reach a compromise for this development.



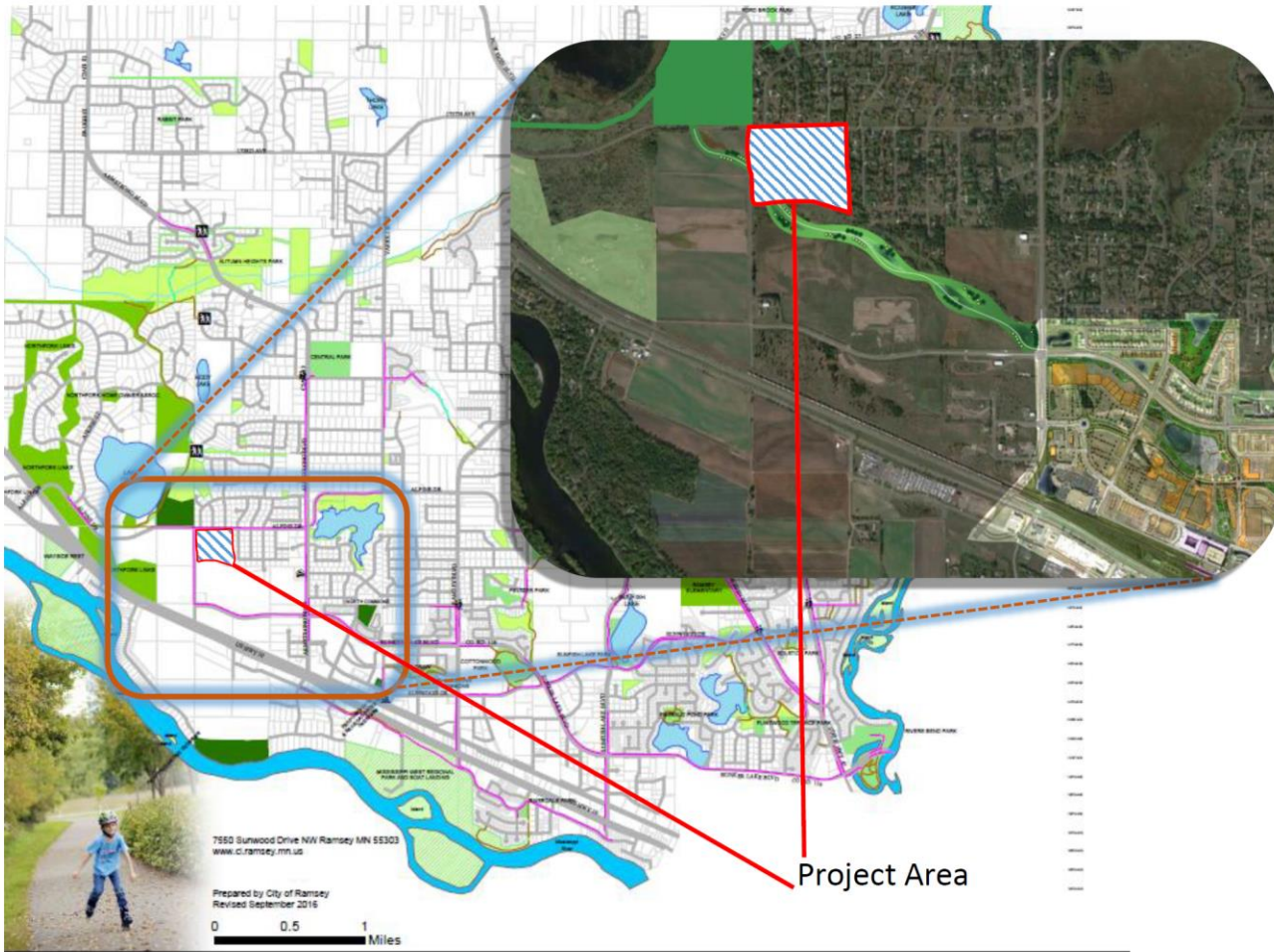
NORTH FORK MEADOWS

Sketch Plan and Zoning Amendment

CURRENT LAYOUT



PUBLIC BENEFIT TEST



City of Ramsey, Lake Itasca Greenway



PREVIOUS LAYOUTS (COMPROMISE AND CONSENSUS)



5.03: Public Hearing: Consider Conditional Zoning Amendment to Planned Unit Development for proposed Plat known as Northfork Meadows located near Puma Street and Alpine Drive; Case of Paxmar (Project No. 17-126).

Public Hearing

Chairperson Bauer called the public hearing to order at 7:24 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to consider a recommendation on a Zoning Amendment for R-1 Residential (MUSA) to Planned Unit Development. The Planning Commission has reviewed this project on multiple occasions. The current proposal has been modified by the Developer in order to address comments received by the Public, Planning Commission, and City Council. Key issues at that time included, but were not limited to the following.

1. Density Transitioning
2. Reliability/Consistency of the Comprehensive Plan

Community Development Director Gladhill explained the original concept has undergone Sketch Plan Review with the Planning Commission. The Planning Commission outlined a number of concerns indicated in the attached minutes from June 13. The City then held a public workshop on August 3, 2017. A follow up workshop was scheduled to be held on Thursday, October 12.

Community Development Director Gladhill reported the original proposal was classified as a medium density residential development (4-7 units per acre). This area is guided as low density residential (2-4 units per acre) in the City's Comprehensive Plan. The original proposal would have required a Comprehensive Plan Amendment and a Zoning Amendment. There were subsequent revised concepts prepared and reviewed.

Community Development Director Gladhill indicated the current proposal has been modified in an attempt to remain in the low density residential category. This is the fifth revised concept prepared by the Developer. The gross density is 3.69 units per acre. However, the City (and Metropolitan Council) calculate Net Density, which would subtract wetlands from the net buildable area. Staff has requested this calculation, as the net density appears to be close to the maximum density allowed within the low density residential classification. Finally, the proposal still requires a Zoning Amendment to Planned Unit Development (PUD). While the density of the current concept is within the range of the Comprehensive Plan (planning/visionary document), the actual proposed lot sizes and lot widths are deficient of the minimums required by the Zoning Code (official controls/implementation tool) for the R-1 Residential (MUSA) District. Said Zoning District does allow density up to four (4) units per acre with the use of a PUD.

Community Development Director Gladhill reported the City has significant discretion in review of this project. Since the project requires a Zoning Amendment, the City is not obligated to approve

and the Developer must demonstrate a compelling reason to approve the change. This results in a higher standard of review compared to projects that meet all minimum standards of their respective zoning district. Finally, since the concept has changed significantly from the original proposal when the current set of public comments were received, Staff has removed these comments from the agenda packet and is re-setting the public hearing and public comment period.

Citizen Input

Chairperson Bauer commended the neighbors and developer for working together on this proposal.

Commissioner VanScoy asked if the greenway could be marked on the site plan.

Community Development Director Gladhill reviewed the location of greenway on the site plan with the Commission noting it would continue to the south and east. Further discussion ensued regarding the trail within the proposed project and surrounding area. It was noted no dead-end trail segments would be created.

Commissioner Brauer questioned how many lots could be within this development if the developer followed the R-1 zoning requirements.

Community Development Director Gladhill stated this would be approximately 70 lots.

Commissioner Surma inquired if the proposed project layout was more acceptable to the adjacent homeowners than was previously discussed.

Community Development Director Gladhill commented he did not want to speak for the adjacent homeowners. He encouraged the Commission to take comments from the public. He stated it was his understanding that the neighbors have reached a compromise with the developer.

Commissioner Surma asked if the developer supported the proposed project design.

Community Development Director Gladhill reported the developer did not support this design.

Allen Roessler, Paxmar, thanked staff for the thorough presentation. He reviewed the steps that he had gone through to date and commented on how the project plans have changed from 150 units down to 97. He believed the trail corridor and landscape buffer was addressing the neighbors' concerns. He explained that if the project were only 70 units within the development, he would not be pursuing the project as it was not economically feasible.

Commissioner VanScoy requested further information regarding the landscaping buffer.

Mr. Roessler commented on the proposed landscaping berm and noted the property owner was proposing to donate the greenway to the City.

Commissioner Nosan asked if the properties on the north side would have a transition space.

Mr. Roessler explained the road would provide a natural buffer and no additional plantings were being proposed.

Commissioner Nosan stated she would like to see a row of trees along this roadway.

Val Kruger, 15210 Kangaroo Street, thanked the Commission for raising interesting questions. She commented on the process this development has taken and was pleased to learn that the City had a choice in the matter. She was pleased the neighbors would not have to compromise given the fact the property was zoned R-1. She fully supported the proposed development having 80-foot lots.

Leslie Clark, 15150 Kangaroo Street, stated she would prefer 80-foot lots. She stated she was willing to compromise with slightly smaller lots, but she wanted to see the greenway remain in place.

Michael Altimari, Hagman Holding (landowner), thanked staff for their work on this project. He stated he appreciated the collaboration efforts between the City, the developer and the neighbors. He explained the developer has made it clear this project would not work with only 70 lots. He reported he was willing to donate the greenway space to the City in order for the parkway to be completed. He encouraged the City to continue to work with the developer in order to reach a compromise for this property.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Brauer, Gengler, and Nosan. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 8:06 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to recommend that City Council approve the Conditional Zoning Amendment to Planned Unit Development, conditioned upon substantial compliance with the Sketch Plan dated September 18, 2017.

Further discussion

Commissioner Brauer stated he was a person of principle and noted he was a first generation American. He explained his grandfather put together a coalition that opposed Hitler and was sentenced to death in 1933. He was told that was the best he could get. He expressed frustration that all he has heard from the developer were financial concerns and noted the Comprehensive Plan has never been changed in the past for this reason. He believed that this development was not the best it could be. He reported he has been on the Planning Commission for the past 16 years and he has made a promise that this property would remain R-1.

Community Development Director Gladhill explained the City does not have to amend the Comprehensive Plan for this development, however, a Zoning Amendment was required.

Commissioner Brauer thanked staff for their hard work on this development.

Commissioner VanScoy understood that a PUD was needed for this development and noted the greenway portion of the project would greatly benefit the City. However, believed the proposed transition was still inadequate. He recommended more be done for this portion of the project.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Gengler, and Nosan. Voting No: Brauer, Surma and VanScoy. Absent: None.

DRAFT

ORDINANCE #17-16

**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 (MUSA) to PUD (Planned Unit Development), contingent upon compliance with the Sketch Plan prepared by Carlson McCain dated September 18, 2017 and the owner (Hageman Holdings) and developer (Paxmar) entering into a Conditional Rezoning Agreement with the City:

Outlot A, Alpha Development, Anoka County, Minnesota

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. Publication will not occur until a Conditional Rezoning Agreement is executed.

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 #17-10-276

RESOLUTION AUTHORIZING A CONDITIONAL REZONING AGREEMENT FOR NORTH FORK MEADOWS

WHEREAS, Paxmar, hereafter referred to as “Developer”, properly applied for a conditional rezoning agreement from R-1 Residential (MUSA) to Planned Unit Development (PUD) on the following described property located in the City of Ramsey:

Outlot A, Alpha Development, Anoka County, Minnesota

(the ‘Subject Property’);

WHEREAS, on October 12, 2017, the Planning Commission conducted a public hearing regarding the conditional rezoning.

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 approves a Conditional Rezoning Agreement with Paxmar and authorizes the Mayor and City Administrator to sign on behalf of 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 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 the 24th day of October, 2017.

Mayor

ATTEST:

City Clerk

CITY OF RAMSEY
CONDITIONAL REZONING AGREEMENT FOR OUTLOT A, ALPHA DEVELOPMENT

This Agreement (hereinafter the “Agreement”) is dated as of this __ day of ____, 2017 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the “**CITY**”), **PAXMAR, LLC** a Minnesota Corporation (the “**PERMITTEE**”), and **HAGEMAN HOLDINGS, LLC**, a Minnesota Corporation (the “**OWNER**”). .

Recitals

- A. The **OWNER** is the owner of land legally described on the attached Exhibit A (the “Subject Property”).
- B. The **PERMITTEE** requested a Zoning Amendment to Planned Unit Development in advance of preliminary plat review.
- C. Said zoning amendment would normally be processes concurrent with preliminary plat review.
- D. City Code section 117-50 entitled “Conditional rezonings” allows a process to consider a zoning amendment prior to preliminary plat approval.

Agreement

- 1. Recitals. Recitals incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.
- 2. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:
 - a. The **PERMITTEE’S** Execution of this Agreement. That the **PERMITTEE** enter into this Agreement.
 - b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a

- currently certified abstract, registered property abstract or title insurance commitment or policy.
- c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the **PERMITTEE'S** execution of this Agreement. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.
 - d. Conformance with Sketch Plan. The Conditional Rezoning must be consistent with the Sketch Plan prepared by Carlson McCain, Inc. dated September 18, 2017 (the "Sketch Plan"). The **PERMITTEE** agrees to layout the preliminary plat and site plan consistent with the Sketch Plan.
 - e. No Contest. The **PERMITTEE** agrees not to contest a rezoning commenced by the **CITY** if the preliminary plat and site plan do not conform with the Plans.
 - f. Additional Standards. The **PERMITTEE** agrees that the **CITY** may include additional standards to protect the health, safety, and general welfare of surrounding land uses.
 - g. Public Benefit/Lake Itasca Greenway. The plat is being proposed as a planned unit development (PUD). Planned unit developments must pass a public benefit test. The **PERMITTEE** agrees to convey all land necessary to achieve completion of the Lake Itasca Greenway as illustrated on Exhibit B attached hereto.
3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Carlson McCain, Inc., dated September 18, 2017. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.
 4. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:

Paxmar
Attn: Kent Roessler
3495 Northdale Blvd NW #210
Coon Rapids, MN 55

TO THE CITY:

City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

TO OWNER:

Hageman Holdings, LLC
Attn: Michael Hageman
13200 43rd St NE
Saint Michael, MN 55376

[The remainder of this page is intentionally left blank.]

DRAFT

THE CITY:

CITY OF RAMSEY

By: _____

Its: Mayor

By: _____

Its: City Administrator

STATE OF MINNESOTA)
)ss.

COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this _____ day of _____ 2017, by Sarah Strommen and Kurtis G. Ulrich, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

Notary Public

This document drafted by:

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

This document reviewed by:

Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

EXHIBIT A

Legal Description of the Subject Property

Outlot A, ALPHA DEVELOPMENT, Anoka County, Minnesota

DRAFT

EXHIBIT B

Greenway Trail Connection



Greenway Trail Connection Plan (Jacobs + Associates, Inc. 2012)

This essential Greenway Trail Connection provides another opportunity within The COR to meet overlapping objectives for multiple use, district systems, wildlife habitat and other desired functional and aesthetic outcomes. While traditional bicycle/pedestrian trails and related amenities will certainly be a key component, the series of ponds, wetlands and other water-resource related features will provide the unique setting and ecological benefit derived from a more innovative approach to greenway design. For the purposes of defining potential costs for future construction, a preliminary list of greenway trail elements (or basic design program) includes:

- Combined bicycle / pedestrian trail
- Multiple locations for rest stops, interpretive / educational elements
- Multiple locations for boardwalk / bridge crossings
- Integrated drainage / stormwater management system to serve this district

Recommendations

There is an opportunity to explore alignments for this Greenway Trail Connection that might provide greater benefits to the northwest quadrant of The COR- measured in social, economic and environmental value added. With modest enhancements to the existing trail along Bunker Lake Boulevard, and expanded greening initiatives west of the Ramsey Parkway, there is

great potential to frame this quadrant on the north and south with attractive green corridors. Both of these travel routes accommodate multi-modal options, but with heavy emphasis on the automobile.

A third option, a meandering Greenway Trail Connection through the center of this quadrant not only provides a much-needed green amenity in this part of The COR, but also creates another valuable development 'frontage' to enhance land value and encourage private investment. This centrally located alignment will also provide opportunities for innovative approaches to district systems, particularly water resources – with the added benefit of an off-street, dedicated bicycle and pedestrian corridor linking local and regional trail networks.

The location and alignment of the Greenway Trail Connection will have considerable influence on development patterns in this quadrant of the COR. The various scenarios illustrated on pages 10 and 11 attest to the wide range of land use options; from 'super block' car oriented, destination convenience shopping, to finer grained, pedestrian-scaled, residential neighborhoods. This kind of imbedded public amenity will build value across multiple objectives, at individual site and district scale-leading to innovative, economically sustainable outcomes.

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

The Ramsey City Council conducted a regular meeting on Tuesday, October 24, 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
Councilmember Melody Shryock

Members Absent: None

Also Present: Asst. City Administrator/Economic Development Manager Patrick Brama
Police Chief Jeff Katers
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
City Planner Chris Anderson

1. CALL TO ORDER

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:05 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

2. PRESENTATION

2.01: Congressional Update

Stacy Morse, District Director from Congressman Emmer's Office, stated that the framework for tax reform was recently introduced and provided an update of some of the proposed changes. She stated that the framework will go through a series of committee meetings and would be amended along the way, but noted that it is believed that these changes should be completed before the end of the calendar year.

Mayor Strommen expressed appreciation for the update and thanked Ms. Morse for taking the time to speak to the Council tonight.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to approve the following items on the Consent Agenda:

- 4.01: Receive September 2017 Financial Reports – General Fund and Enterprise Funds
- 4.02: Note the Following Boards and Commissions Meeting Minutes:
 - Park and Recreation Commission Meeting Minutes dated August 10, 2017
 - Planning Commission Meeting Minutes dated September 7, 2017
 - Economic Development Authority Meeting Minutes dated September 14, 2017
- 4.03: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated October 10, 2017
 - 2) City Council Regular dated October 10, 2017
- 4.04: Approve Rental Licenses
- 4.05: Approve Amending Council and Public Works Meeting Schedule for December
- 4.06: Adopt Resolution #17-10-275 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of October 5, 2017 through October 18, 2017
- 4.07: Adopt Resolution #17-10-245 Approving the Issuance of a Conditional Use Permit to Anoka Ramsey Farm and Garden, located at 7435 Highway 10 (Project No. 17-148) to Increase Square Footage of a Ground Sign on a Property in the H-1 Highway 10 Business District and Declaring Terms of Same
- 4.08: Adopt Resolution #17-10-265 Authorizing Partial Payment to North Valley, Inc. for IP #17-00, Sunwood Drive Reconstruction
- 4.09: Adopt Resolution #17-10-266 Authorizing Partial Payment to North Valley, Inc. for IP #17-01, Alpine Drive Reconstruction
- 4.10: Adopt Resolution #17-10-267 Authorizing Partial Payment to Metro Utilities, Inc. for IP #17-09, Bunker Lake Boulevard Utilities Extension
- 4.11: Adopt Resolution #17-10-248 Authorizing Partial Payment to Douglas-Kerr Underground, LLC for IP #16-20, Riverdale Drive Extension Improvements
- 4.12: Adopt Resolution #17-10-270 Ordering Feasibility Report for Improvement Project #18-03, 2018 Overlay Improvements
- 4.13: Adopt Resolution #17-10-277 to Authorize Hiring a Police Officer

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Shryock, Johns, Kuzma, and Riley. Voting No: None.

5. APPROVE AGENDA

Mayor Strommen noted that it has been requested to remove Item 7.02 (Consider Introduction of Ordinance #17-15) from the agenda and to move Item 7.03 (Consider Adoption of Resolution #17-10-278) to be considered after Item 7.06 (Consider Adoption of Resolution #17-10-273).

Motion by Councilmember Riley, seconded by Councilmember Johns, to approve the agenda as amended.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Riley, Johns, Kuzma, LeTourneau, and Shryock. Voting No: None.

6. PUBLIC HEARING

6.01: Public Hearing to Consider Introducing Ordinance #17-17 to Vacate Drainage and Utility Easements on Outlot A, Estates of Silver Oaks (Project No. 17-119); Case of Royal Oaks Realty

Presentation

City Planner Anderson reviewed the staff report and recommendation to introduce Ordinance #17-17 to vacate the drainage and utility easement over, under, and across Outlot A, Estates of Silver Oaks.

Public Hearing

Mayor Strommen called the public hearing to order at 7:14 p.m.

Citizen Input

Jay Guimont, 5720 164th Avenue NW, asked why the easements are proposed to be removed, noting that his property is adjacent to the proposed development. He explained that the previous development that occurred caused drainage problems on his property and is concerned that continued development in this area will make the problems even worse.

City Planner Anderson explained that while it is proposed to vacate these underlying drainage and utility easements, new drainage and utility easements would be dedicated with the plat. He noted that the proposed plat has come forward and drainage and utility easements are shown on the plat and would be recorded with that plat. He noted that he can provide a copy of Final Plat showing the proposed easements to the resident. He noted that the City Engineer has also reviewed the plans for stormwater management to ensure that the development would not cause problems on neighboring properties.

Mr. Guimont stated that he continues to have drainage problems from the last development and urged the City staff to ensure that the stormwater management will be sufficient before vacating any drainage and utility easements.

Mayor Strommen stated that City staff can follow-up with Mr. Guimont to provide additional information on the easements that would be dedicated with the Final Plat. She noted that the City Engineer could also have discussions with the resident to ensure that his drainage concerns with the previous development are also considered. She noted that the action tonight is to introduce the ordinance and therefore the item will still come back to the Council for adoption at a future meeting.

Councilmember Kuzma thanked Mr. Guimont for expressing his concerns, noting that the public hearing is the appropriate place for residents to express concerns with the proposed action.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to close the public hearing.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Kuzma, Johns, Riley, and Shryock. Voting No: None.

The public hearing was closed at 7:19 p.m.

Council Business

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to introduce Ordinance #17-17 Vacating Drainage and Utility Easements on Outlot A Estates of Silver Oaks.

Further discussion: Mayor Strommen asked that staff report back to the Council when the case comes forward for adoption of the Ordinance to ensure the comments of the adjacent property owner have been addressed.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Kuzma, Johns, LeTourneau, Riley, and Shryock. Voting No: None.

7. COUNCIL BUSINESS

7.01: Consider Adopting Resolution #17-10-274 Accepting Quotes and Awarding Contract for Improvement Project #17-13, Potassium Street Cul-De-Sac Improvements

City Engineer Westby reviewed the staff report noting that in order to ensure that maintenance, service, and emergency response vehicles are able to turn around at the north end of Potassium Street within the near future, staff recommends adoption of Resolution #17-10-274 accepting quotes and awarding a contract to Dave Perkins Contracting, Inc. in the amount of \$34,877 for Improvement Project #17-13, Potassium Street Cul-De-Sac Improvements. He noted that approving this option would also allow this matter to be resolved without incurring additional legal fees that would be required if the City were to seek a declaratory judgement through Anoka County District Court; however, anticipated legal fees associated with seeking a declaratory judgement on this matter could be much less than the cost to construct the temporary cul-de-sac.

Mayor Strommen asked if staff believes that Shade Tree Communities, LLC understands the time constraints the City is under.

City Engineer Westby replied that it was a quick email conversation and the timeline was not addressed. He stated that he did mention timing in his response and that he would provide an update to Shade Tree the following day.

Councilmember Kuzma referenced the funding of the project, which would come from the public improvement revolving fund and asked if that fund typically is used for this type of improvement.

City Engineer Westby stated that fund is used for unfunded or unexpected projects and therefore this would be a typical use.

Councilmember Kuzma asked the balance of the fund.

City Engineer Westby stated that he was not certain of the balance but noted that the balance is substantial, estimating over \$500,000.

Councilmember Riley asked how the price of \$1 per square foot was determined and whether that was included in the projected estimate for the project.

City Engineer Westby stated that is the high-end that the City would pay for easement and therefore staff would hope the easement cost would be less than that cost. He stated that the higher-end limit was included for proposed Council action in order to keep the project moving along but again hoped that the negotiation would come in lower.

Mayor Strommen provided the opportunity for the Schmitzs to speak and they declined. She referenced the counter-offers made by the Schmitzs and the cost change that would occur if the December 31st timeline is exceeded. She believed that the language of the motion should be clear to identify that timeline and noted that if the project is not complete by December 31st, the case should return to the Council.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to Adopt Resolution #17-10-274 Accepting Quotes and Awarding Contract for Improvement Project #17-13, Potassium Street Cul-De-Sac Improvements contingent upon staff obtaining an easement, for the proposed cul-de-sac, from Shade Tree Communities LLC, in an amount not to exceed \$1 per square foot and authorize staff to enter into a settlement agreement with the Schmitzs that in consider of an \$8,050 contribution, the City will proceed with the project, retain any necessary easements upon the Schimitzs' property, and negotiate a reasonable time for completion of December 31, 2017 (if not complete by that date the case shall return to the Council), subject to the review and approval of the City Attorney.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Johns, LeTourneau, Kuzma, Riley, and Shryock. Voting No: None.

~~7.02: Consider Introducing Ordinance #17-15 Vacating Pedestrian Trail Easement on Lot 6, Block 3, Wildlife Sanctuary Third Addition (Item removed from the agenda)~~

~~7.03: Consider Adoption of Resolution Approving Drainage and Utility Easement Encroachment for Eave Overhangs in the Riverstone Subdivision; Case of Capstone Homes/Riverstone Development, LLC (Item moved to be considered following 7.06)~~

7.04: Consider Adoption of Resolution #17-10-271 Accepting Feasibility Report and Ordering Public Hearing for Improvement Project #18-00, Stanhope Terrace Street Reconstructions

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-10-271 accepting the Feasibility Report and ordering a public hearing for November 14, 2017, for Improvement Project #18-00, Stanhope Terrace Street Reconstructions. He noted that this will allow the project to be constructed as part of the 2018 Street Maintenance Program and to allow for the use of special assessments to pay for a portion of the project costs per the applicable provisions of the City Charter, the City's Special Assessments Policy, and Minnesota Statute, Chapter 429.

Councilmember Riley asked if the City would be testing depths to ensure the correct amount of aggregate is provided.

City Engineer Westby noted that the City conducts that action with all projects, noting that there is a standard required and City staff does provide testing to ensure the appropriate result is provided to ensure consistent aggregate is provided to the City standard.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to Adopt Resolution #17-10-271 Accepting the Feasibility Report and Ordering Public Hearing for Improvement Project #18-00 Stanhope Terrace Street Reconstructions.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Shryock, Johns, Kuzma, LeTourneau, and Riley. Voting No: None.

7.05: Consider Adoption of Resolution #17-10-272 Accepting Feasibility Report and Ordering Public Hearing for Improvement Project #18-01, North Forty Street Reconstructions

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-10-272 accepting the Feasibility Report and ordering a public hearing for November 14, 2017, for Improvement Project #18-01, North Forty Street Reconstructions. He noted that this will allow the project to be constructed as part of the 2018 Street Maintenance Program, and to allow for the use of special assessments to pay for a portion of the project costs per the applicable provisions of the City Charter, the City's Special Assessment Policy and Minnesota Statute, Chapter 429.

Motion by Councilmember Kuzma, seconded by Councilmember LeTourneau, to Adopt Resolution #17-10-272 Accepting Feasibility Report and Ordering Public Hearing for Improvement Project #18-01 The North Forty Street Reconstructions.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Kuzma, LeTourneau, Johns, Riley, and Shryock. Voting No: None.

7.06: Consider Adoption of Resolution #17-10-273 Accepting Updated Feasibility Report and Ordering Public Hearing for Improvement Project #17-02, River's Bend Street Reconstructions

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-10-273 accepting the updated Feasibility Report and ordering a public hearing for November 14, 2017, for Improvement Project #17-02, River's Bend Street Reconstructions. He noted that this will allow the project to be constructed as part of the 2018 Street Maintenance Program, and to allow the use of special assessments to pay for a portion of the project costs per the applicable provision of the City Charter, the City's Special Assessments Policy, and Minnesota Statute, Chapter 429.

Councilmember LeTourneau noted that this project was postponed in order to tie into the Stanhope project with an anticipated benefit related to economies of scale. He asked if there was actually a benefit received.

City Engineer Westby stated that the same contractor would perhaps bid all three projects and noted that while he would anticipate a benefit related to economies of scale, that would be unknown until the bids are received.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to Adopt Resolution #17-01-273 Accepting Updated Feasibility Report and Ordering Public Hearing for Improvement Project #17-02 River's Bend Street Reconstructions.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Shryock, Johns, Kuzma, and Riley. Voting No: None.

7.03: Consider Adoption of Resolution Approving Drainage and Utility Easement Encroachment for Eave Overhangs in the Riverstone Subdivision; Case of Capstone Homes/Riverstone Development, LLC

Community Development Director Gladhill reviewed the staff report and recommendation to adopt the resolution based on past practice and updates to overall City Code design standards over the winter.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to Adopt Resolution #17-10-278 Approving Drainage and Utility Easement Encroachments for Eave Overhangs in the Riverstone Subdivision.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Riley, Kuzma, Johns, LeTourneau, and Shryock. Voting No: None.

7.07: Consider Introducing Ordinance #17-18 Amending Street Names in the Riverstone Subdivision; Case of Capstone Homes/Riverstone Development, LLC

Community Development Director Gladhill reviewed the staff report and recommendation to introduce Ordinance #17-18 amending street names in the Riverstone subdivision.

Councilmember Johns asked if the public works and fire departments were asked for input on Snowy Owl and whether that would be an issue since Andover uses bird names. She also asked if the street names would carry over in other areas of the City.

Community Development Director Gladhill noted that the Public Works Committee had provided input throughout this process and Chief Katers has also been involved. He stated that there would not be a conflict with the use of these names as they do not exist in the other communities. He stated that the street names could be carried over throughout the City but noted that there is not a lot of developable area in this area of the grid that would use the same names.

Councilmember LeTourneau stated that the Council did agree with these name changes in concept in previous discussion.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to introduce Ordinance #17-18 amending street names in the Riverstone subdivision.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Johns, Kuzma, Riley, and Shryock. Voting No: None.

7.08: Consider Actions Related to Pearson Place (Project No. 16-31); Case of Development Consulting Services, LLC

- a) **Adopt Ordinance #17-10 Approving Zoning Amendment**
- b) **Adopt Resolution #17-10-269 Granting Approval of Final Plat and Development Agreement for Pearson Place**

City Planner Anderson reviewed the staff report and recommendation to approve the Final Plat and Zoning Amendment for Pearson Place, contingent upon compliance with the Staff Review Letter. He stated that the bulk standards of the R-1 district and the new Mississippi River Critical Corridor Area (MRCCA) district standards are generally met with this proposal with the exception of the use of private utilities rather than municipal sewer and water. He explained that the use of private utilities matches the existing development pattern on Bowers Drive and includes both primary and alternate locations for septic system on each lot. He stated that since this is a transition time between the existing MRCCA rules and the new MRCCA rules, staff would support the use of a PUD to address the difference in standards with the inclusion of the outlot that will serve as a buffer for the existing homes along Bowers Drive against potential development in the future. He noted that the Planning Commission also supports these actions.

John Dobbs, the applicant, stated that he agrees with all the comments made by City Planner Anderson. He stated that Capstone will most likely be the builder for the homes, which he is excited about.

Councilmember LeTourneau stated that he is a neighbor on the Bower's Drive cul-de-sac and the consensus is to support the project as this would be an adequate use of the property.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to waive the City Charter requirement to read the ordinance aloud and adopt Zoning Amendment Ordinance #17-10 Amending Section 117-90 “Map” of Chapter 117 of the City Code of Ramsey, Minnesota.

Further discussion: Councilmember Johns stated that there are certain elements required for a PUD, including a 20 percent requirement for public open space, and asked if the buffer would help to establish that 20 percent. City Planner Anderson replied and confirmed that the buffer and corridor together would address the 20 percent requirement.

A roll call vote was performed by the Recording Secretary:

Councilmember Riley	aye
Councilmember Shryock	aye
Councilmember LeTourneau	aye
Councilmember Johns	aye
Councilmember Kuzma	aye
Mayor Strommen	aye

Motion carried.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to Adopt Resolution #17-10-269 Granting Approval of the Final Plat and Development Agreement for Pearson Place.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Johns, Kuzma, Riley, and Shryock. Voting No: None.

7.09: Preliminary Approvals Related to Proposed North Fork Meadows Subdivision; Case of Paxmar, LLC (Project No. 17-126)

- 1. Introduce Ordinance #17-16 Approving a Conditional Zoning Amendment to Planned Unit Development**
- 2. Adopt Resolution #17-10-276 Authorizing Conditional Rezoning Agreement**

Community Development Director Gladhill reviewed the staff report. He noted that Planning Commissioner Surma actually voted in support of the action and wanted to clarify that as the record did not reflect that action. He noted that when considering a recommendation, staff reviewed the concept again the following points raised during the first stages of review: consistency with the Comprehensive Plan; the need for a more compelling reason to amend the Comprehensive Plan, or leave as Low Density Residential (LDR); and the desire to create a more meaningful Density Transitioning Plan (DTP), with wider lots and deeper lots. He stated that considering those factors, staff feels that this is a reasonable compromise and would support the Planning Commission and City Council in approving this project. He noted that as a reminder, the City is not obligated to approve the project and this is a policy level decision that requires direction from the City Council.

Councilmember Kuzma asked the potential consequences could result from this action.

Community Development Director Gladhill stated that this request would fall under the conditional rezoning request, which is acceptable to the City. He noted that the City Attorney provided input and did not feel that this would be contract rezoning. He stated that the applicant can also provide input on why they would want the conditional rezoning before spending the large amount that will be required to move through the process for this proposed development.

[REDACTED], Paxmar, stated that they have spoken with the Council, Planning Commission, and the neighborhood in previous meetings. He stated that they have significantly changed their proposal throughout this process in attempt to appease all parties. He noted that the current proposal would include 97 units, would not require a Comprehensive Plan amendment, would fit within the R-1 zoning standards and density, would provide a buffer zone and the required buffer zone plantings, and would provide the trail easement for the greenway corridor. He reviewed the concerns that they heard from adjacent residents about the original development proposal and reviewed the related elements that were made to the plan to address those concerns. He stated that there were some comments from residents at the meeting of the Planning Commission expressed that the residents would like the property to simply develop under R-1. He noted that the properties along the eastern border match the R-1 lot width and therefore the views of those neighbors will be the same regardless.

Councilmember Kuzma asked why the zoning amendment is requested prior to the Preliminary Plat.

[REDACTED] replied that the Preliminary Plat is the most expensive part of the preparation process. He stated that they would not want to spend that \$200,000 without some assurance that the requested density for the project would be allowed, as that item would be the deciding factor in whether the project would be financially viable.

Councilmember Riley stated that staff identified some risks to rezoning prior to the project and asked if there are also tools in place that would appease those concerns.

Community Development Director Gladhill confirmed that there are tools in place that require the necessary protection. He noted there will also be an additional agreement recorded through this process to ensure that what is agreed upon is provided.

Councilmember Johns asked if the buffer would become City property. She referenced the greenway corridor and noted that it was mentioned that is off this plat and asked for additional details.

Community Development Director Gladhill confirmed that the greenway corridor is off this plat but will become a part of the plat during this process. He stated that the City will not own the buffer area. He stated that the depth for R-1 is not met by the eastern boundary lots and wanted to ensure that it is clear that is part of the PUD. He stated that a separate easement would be placed over the buffer, similar to what occurred with the Woodlands development.

Councilmember Shryock asked for information on the lot depth and buffer that would exist between the existing homes and the proposed development.

Mayor Strommen stated that she does not feel that she has enough information on whether the public benefit being received is commensurate for the additional lots. She appreciated the compromises that have occurred thus far but noted that she is not using that original request as the starting point but instead is using the existing City standards as the starting point with this proposal as the comparison. She stated that typically the open space being provided for a PUD is within the same plat. She noted that a lot of the open space is wetland and the trail corridor and therefore she is not sure if that is of equal benefit or whether that would be gained through park dedication under normal development of this property. She stated that she is on board with the process of a greenway corridor but she was unsure if that is something that would only be provided in this proposal or whether that would come in through the development of this area. She stated that the language states that the permittee controls the greenway land but the owner actually controls the land. She did not feel that she had enough information to make a decision on this. She stated that the eastern boundary should meet the design standards of the R-1 zoning district and was still unsure that the public benefit is equal to the additional density and flexibility being provided. She noted that the decision needs to be made as to whether the deviation from the Comprehensive Plan and zoning standards is equal to the public benefit that would be provided.

Community Development Director Gladhill noted that the item was reviewed by the Park Commission and noted that minutes from that meeting can come back to the Council when this is discussed again. He asked if there is conceptual consensus with this proposal.

Mayor Strommen stated that she does not have enough data to move forward in a concept. She stated that she does not see the comparable data and is not comfortable moving forward without that input from the Park Commission and Environmental Policy Board (EPB).

City Planner Anderson stated that the EPB reviewed this information at their October meeting and generally supported the proposal. He noted that the group focused on density transitioning and did support on the public benefit of securing the land for the greenway corridor. He noted that the group did not discuss the upland/wetland ratio.

Councilmember Shryock stated that she also shared the concern of Mayor Strommen and agreed that the Park Commission would discuss whether to accept land or funds for park dedication and therefore she wondered whether this would be provided under normal development.

Councilmember Riley stated that he was unsure if the greenway would become part of the plat.

Community Development Director Gladhill stated that the greenway could be included as an outlet as part of the plat itself.

Councilmember Riley stated that these are two very different issues of park dedication and the public areas that would be gained.

Community Development Director Gladhill agreed that if this is accepted as the public benefit, he would feel that the next iteration would need to show the park dedication in addition to this public benefit.

█ stated that they would not be contributing park land and would pay park dedication in addition to the greenway and trail contribution. He explained that the density was determined by reviewing the property values of the existing homes in the area and the values proposed by Capstone. He explained that they would need to match the values of the surrounding area and would not want to be a “unicorn” in terms of pricing in that area. He stated that if you were to develop the property at the R-1 standards throughout the development, the prices would far exceed the values of the neighboring developments and therefore they attempted to provide a range of units that would fall around that range.

Councilmember Johns stated that if this is going to move on as a PUD she would like to see additional public benefit provided above the greenway. She agreed that there are additional details that need to be provided before this moves forward.

█ replied that the 45-foot buffer is without the berm and therefore the density transitioning berm can be created and the difference in the lot depth would only fall five feet short of the R-1 requirement.

Mayor Strommen stated that while that would help to know that, she still does not feel that there is sufficient information to make this decision.

Councilmember LeTourneau stated that there seems to be too much moving around in this discussion. He stated that the attempt is to try to develop land in the community that will increase the population and could result in additional benefits to the City, such as bringing in additional service businesses. He stated that the input of the neighboring residents has been provided and considered throughout this process. He stated that the addition of the greenway was a little late in the game and is somewhat separate from the reason of this request. He stated that he is willing to take a bit of a risk to conceptually approve the PUD today so that the Council can learn more about it tomorrow. He stated that while he does not want to dismiss the concerns brought forth tonight, he also wanted to remind the Council of their purpose tonight. He stated that he would like the Council to accept that there is still a lot of work to do and this would be taking a step, in good faith, to continue to work on this development.

Mayor Strommen stated that she did not feel that she would not be able to support this request but stated that she did not have enough information. She stated that in order to approve a PUD there has to be a public benefit provided and therefore she is attempting to determine if this public benefit is commensurate for the flexibility requested. She stated that her starting place for review is what is allowed today and then weighing that against what is being asked for and what is being received in terms of public benefit in return. She stated that this site will develop eventually. She appreciated that she and Councilmember LeTourneau are coming from different points of view.

Councilmember LeTourneau stated that he also appreciates the different points of view and noted that he also agrees that there would be additional information required but felt that this would be the first step.

Community Development Director Gladhill asked for the input the Council would like to receive before this comes back.

Councilmember Shryock stated that she would like to see a comparison of what would be provided through normal development of this property and then a comparison of what would be provided through this proposal.

Councilmember Kuzma asked for input on the timeline of the developer.

█ provided input on the timeline for the potential project. He noted that there is flexibility but advised that delaying action for one month could delay the construction from April to May.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to direct this case to go back before the appropriate Commissions/Boards for additional input for the Council to review.

Further discussion: Councilmember LeTourneau asked what would result from the Commissions/Boards reviewing this request again. Community Development Director Gladhill summarized the discussion points that were made tonight, noting that staff would attempt to develop a proforma that the Commissions/Boards could review to determine what would be provided under normal development compared to this proposal. █ stated that he would have concern spending funds on a survey if this is not going to move forward. Mayor Strommen noted that this would not have be a formal survey and provided additional details noting that the City's corridor map could be used.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Kuzma, Johns, LeTourneau, and Shryock. Voting No: Councilmember Riley.

7.10: Consider Filling Vacancies on Commissions, Committees, and/or Boards Created by Resignation of Councilmember Williams

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to ratify Mayor Strommen's appointment of Councilmember LeTourneau to serve as the representative for the EDA with Councilmember Johns to serve as the alternate, and to delay filling the other vacancies until the Council vacancy is filled.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to ratify Mayor Strommen's appointment of Councilmember LeTourneau to fill the vacancy on the Economic Development Authority and Councilmember Johns to fill the position of alternate.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Kuzma, Riley, Johns, LeTourneau, Riley, and Shryock. Voting No: None.

7.11: Consider Adoption of Resolution #17-10-279 Amending Policy for Donation of Surplus Equipment to a Nonprofit Organization

Police Chief Katers reviewed the staff report and recommendation to replace the definition of “surplus equipment” in the City of Ramsey Donation of Surplus Equipment Policy to include the following language:

- A. Any tangible property or furnishings which are owned, retained, or in possession of City operated departments or facilities. It specifically includes equipment that is no longer needed by the City departments.
- B. Unclaimed, lost, or confiscated property which has been retained by the Police Department for over 90 days. This shall include, but is not limited to, unclaimed bicycles and other non-evidentiary items.
- C. Equipment or property obtained through administrative or judicial criminal forfeiture under Minnesota State Statutes 169A.63 or 609.5315 cannot be deemed surplus property and thus municipalities are prohibited from donation and restricted on the sale of such property.

He stated that included in the case is a strike-through version of the policy which identifies the language proposed to be added and deleted.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #17-10-279 Amending Policy for Donation of Surplus Equipment to a Non-Profit Organization.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Kuzma, Johns, LeTourneau, Riley, and Shryock. Voting No: None.

8. MAYOR, COUNCIL AND STAFF INPUT

Asst. City Administrator/Economic Development Manager Brama announced upcoming meetings and events.

Councilmember Riley noted that the School District is having an election on November 7th and encouraged residents to become informed voters and vote.

Mayor Strommen noted that a long-time resident and City contributor Bruce Bacon recently passed away. She stated that she has been touched by the many stories she has heard about him.

9. ADJOURNMENT

Motion by Councilmember Kuzma, seconded by Councilmember LeTourneau, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 9:17 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

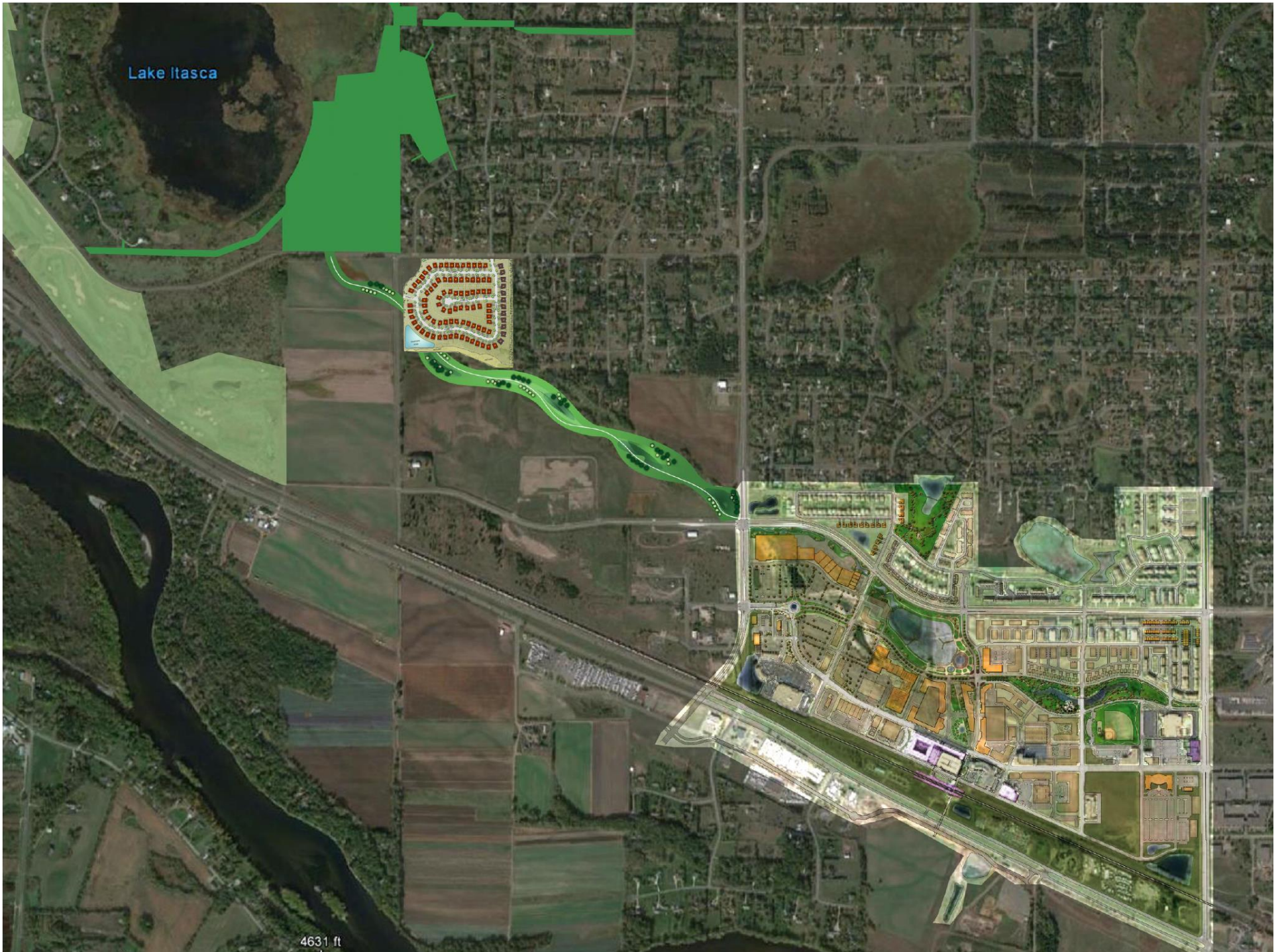
Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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6.03: Preliminary Approvals related to proposed North Fork Meadows Subdivision; Case of Paxmar, LLC (Project No. 17-126).

- 1. Introduce Ordinance #17-16, Approving a Conditional Zoning Amendment to Planned Unit Development.**
- 2. Adopt Resolution #17-10-276, Authorizing Conditional Rezoning Agreement.**

Presentation

Community Development Director Gladhill presented the Staff Report stating the City Council tabled action on this case for additional information. The City Council requested a better delineation of the Lake Itasca Greenway boundary as well as a Park Dedication/Trail Development Fee and Open Space Pro-Forma comparison. Staff is currently working on this request along with the Developer. Staff provided further comment on the request and recommended the Commission approve the PUD approach.

Commission Business

Chairperson Bauer commented on the public benefit of this project, which was necessary for a PUD.

Commissioner Surma asked what it would take to fast track this item for the applicant.

Community Development Director Gladhill stated to move this item forward to the City Council staff was looking for a recommendation on the additional information presented this evening.

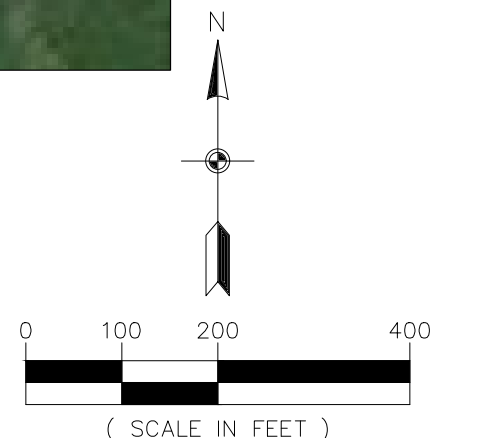
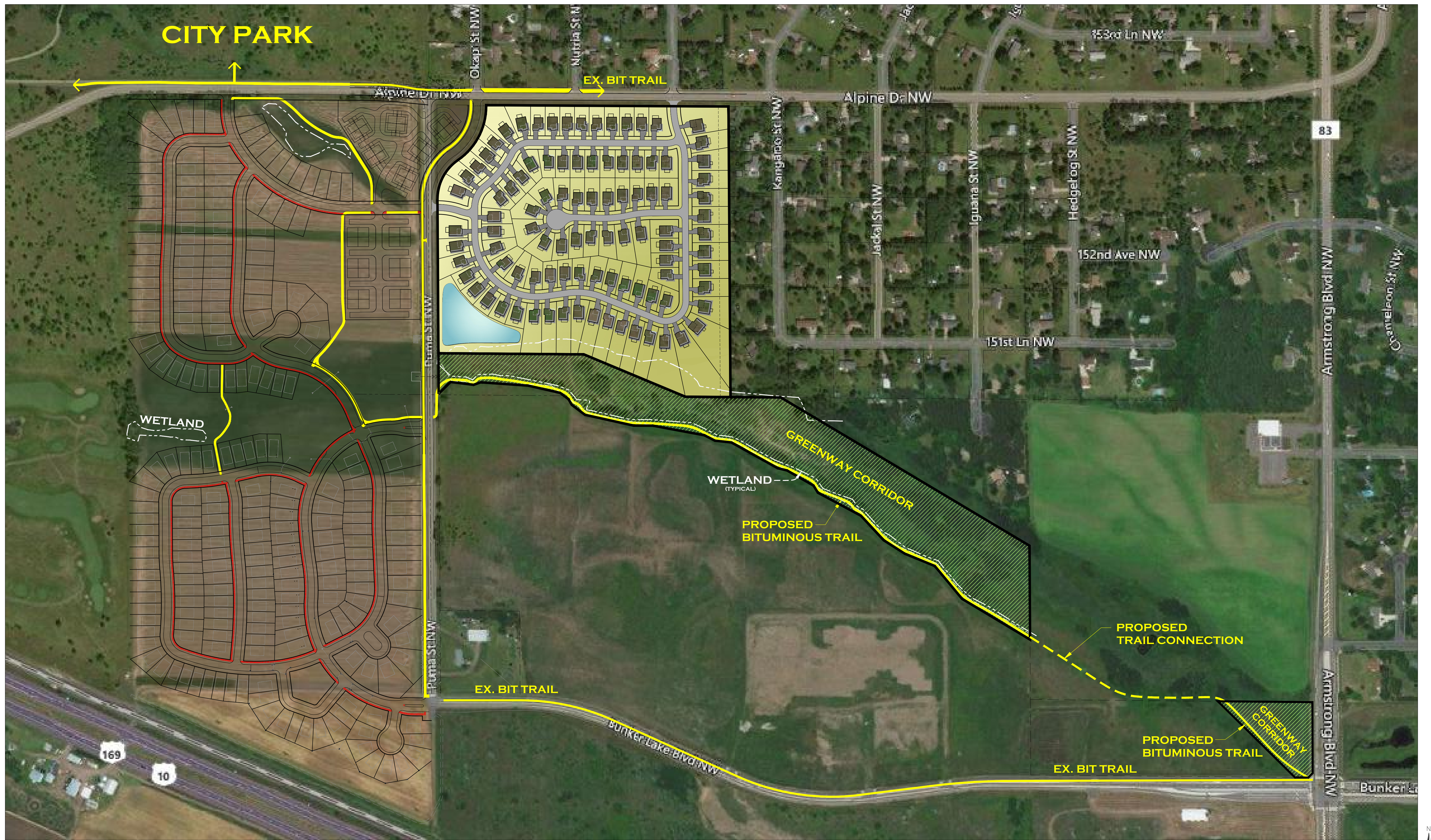
Commissioner VanScoy requested further information on the plans for the Greenway.

Community Development Director Gladhill reviewed the location of the existing Greenway with the Commission and noted the areas that would be added through the proposed development. He commented on how closing instructions would be provided to the developer for the Greenway corridor.

Commissioner Anderson supported the plans for the Greenway and believed this amenity was a huge public benefit.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend to the City Council that the additional information supports a sufficient public benefit for the North Fork Meadows Planned Unit Development.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Nosan, Anderson, Gengler, and Surma. Voting No: None. Absent: Commissioner Brauer.



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Environmental Policy Board (EPB)

6. 1.

Meeting Date: 11/13/2017

By: Chris Anderson, Community
Development

Information

Title:

Consider Updates to City's Environmental Webpage(s)

Purpose/Background:

The City is in the process of replacing its current website to create a more intuitive and user friendly system for the customer. Staff would like to request that the EPB review the website with a keen focus on the recycling and natural resources information and provide comments/feedback to Staff in terms of what improvements should be made. This process can be done over the course of the next one to two months and suggestions or feedback can be sent directly to Staff rather than taking up additional meeting time to discuss.

Action:

Attachments

No file(s) attached.

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 11/08/2017

Reviewed By

Tim Gladhill

Date

11/08/2017 12:48 PM

Started On: 11/03/2017 11:47 AM