

**City of Ramsey**  
**Agenda**  
**Park and Recreation Commission**  
**Thursday, November 9, 2017**  
**6:30 pm**  
**Council Chambers, 7550 Sunwood Drive NW**

1. **Call to Order**
2. **Citizen Input**
3. **Approve Agenda**
4. **Approve Minutes**
  1. Approve Park and Recreation Commission meeting minutes
5. **Commission Business**
  1. Recommend Park Dedication and Trail Fees for the proposed Villas at North Fork subdivision; Case of Paxmar, LLC
  2. 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
  3. 2017 Summer Event Series Recap
  4. Consider Vacating Pedestrian Trail Easement on Lot 6, Block 3, Wildlife Sanctuary Third Addition
  5. 2018 – 2027 Parks Five-Year Capital Improvement Plan
  6. Recommend Cash Contribution Rates for Park Dedication and Trail Fees for 2018.
6. **Commission/Staff Input**
  1. Commission/Staff Input
7. **Adjournment**

**Park and Recreation Commission**

**4. 1.**

**Meeting Date:** 11/09/2017

**Submitted For:** Mark Riverblood, Engineering/Public Works

**By:** MaryJo Warner, Engineering/Public Works

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**Information**

**Title:**

Approve Park and Recreation Commission meeting minutes

**Purpose/Background:**

To review and approve the attached Park and Recreation Commission meeting minutes dated October 12, 2017.

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

n/a

**Recommendation:**

**Action:**

Motion to approve the Park and Recreation Commission meeting minutes dated October 12, 2017.

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**Attachments**

Minutes

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**Form Review**

**Inbox**

Grant Riemer

Form Started By: MaryJo Warner

Final Approval Date: 11/02/2017

**Reviewed By**

Grant Riemer

**Date**

11/02/2017 02:45 PM

Started On: 11/02/2017 02:27 PM

**PARK AND RECREATION COMMISSION  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

The Ramsey Park and Recreation Commission conducted a regular meeting on October 12, 2017, in the Lake Itasca Room, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present:      Chair Shane Bennett  
   Commissioner Russell Bayer  
   Commissioner Jennifer Leistico  
   Commissioner Brandon Sis

Commission Members Absent:      Commissioner Jon Trappen  
   Commissioner Charles Tchuinkwa

Also Present:                              Parks & Asst. Public Works Superintendent Mark Riverblood

**1.      CALL TO ORDER**

Chair Bennett called the Park and Recreation Commission Meeting to order at 6:32 p.m.

**2.      CITIZEN INPUT**

None.

**3.      APPROVE AGENDA**

Motion by Commissioner Sis, seconded by Commissioner Bayer, to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Chair Bennett, Commissioners Sis, Bayer, Leistico. Voting No: None. Absent: Trappen, Tchuinkwa.

**4.      APPROVE MINUTES**

**4.01:    Approve Park and Recreation Commission Meeting Minutes**

**APPROVE MINUTES**

Commissioner Leistico wanted to amend the meeting minutes on page 8 first paragraph to change ‘the Boy Scout are a good place to start’ to ‘the Girl Scouts are a good place to start’.

Motion by Commissioner Leistico, seconded by Commissioner Sis, to approve the following Park and Recreation Commission Regular Meeting Minutes as amended:

1) Park and Recreation Commission Regular Meeting Minutes dated August 10, 2017.

Motion carried. Voting Yes: Chair Bennett, Commissioners Leistico, Sis, Bayer, Voting No: None. Absent: Commissioners Trappen, Tchuinkwa.

## **5. COMMISSION BUSINESS**

### **5.01: Consider Goals and Objectives-Comprehensive Plan, and Park Master Plan**

Parks & Assistant Public Works Superintendent Riverblood stated the purpose of this case is to move the goals and objectives along. He is asking the Commission for any new goals or strategies. Any draft goals that are supported by the Commission by consensus or motion tonight will be titled draft and made available for the October 26, 2017 Comprehensive Plan open house at City Hall at 5:30pm.

Mr. Riverblood started with page 6 of the June 8, 2017 meeting minutes listed in the agenda packet.

a) A comprehensive, balanced park and trail system consisting of large and small scale parks, active and passive parks, natural preserves, and recreation facilities.

Strategies:

1. Incorporate planned parks and trails into all new development where appropriate. Discussion: This reads well.

2. Design for connectivity with local and regional parks. Discussion: Mr. Riverblood suggested adding in description of greenways and trails.

3. Improve coordination of park and trail planning with City and adjacent communities. Discussion: Reads well.

4. Establish a regional trail along the Mississippi River. Discussion: Mr. Riverblood stated this has been established. This is an opportunity to expand that to either call attention to the potential for Trott Brook trail being a regional trail. Also, exploring the discussion of a pastoral element of the Mississippi River trail as we have it mapped out on our plans. The regional trail would follow the most direct route east and west in Ramsey as we have it today.

5. Develop a Trott Brook Trail Corridor being a regional trail.

6. Explore providing pedestrian access from the Mississippi River to the north side of Highway. Discussion: Mr. Riverblood would like to firm it up and we are beyond exploring this. Revise strategy to explore partnerships for funding and operations of the pedestrian bridge.

7. Design trails with a variety of surface appropriate for different uses. Discussion: Mr. Riverblood stated this is not useful to have listed under a strategy because it does not really address much. The Commission agreed with this as well. Strike this.

8. Seek out alliance and partnerships with non-profit and governmental agencies to assist in securing funding and other resources that will assist in implementing the park and trail plan. Update – Rec programming. Discussion: Chair Bennett said he would like the language included for recreation programming because that is what we have been hearing from the community.

9. Improve quality of existing parks, through careful planning, continued maintenance and adequate funding. Discussion: This works well.

10. Explore options for an additional community park. Discussion: This one is good.

11. Where appropriate, consolidate existing parks to improve quality and provide more efficient service. Discussion: Mr. Riverblood would like to strike this. Chair Bennett agreed and stated opportunities are going to be few and far in between and the use and the mix we have right now is pretty good.

Mr. Riverblood stated this review of the strategies is a good example of how we want to clean this language up for clarity.

Chair Bennett wanted to continue with the review of the Strategies listed under b) A system of safe parks and trails to see they fit the purpose and intent of the system of safe parks and trails.

Strategies:

1. Locate trails where appropriate in greenway corridors and natural areas. Discussion: Mr. Riverblood stated this might not fall under the category of safety related; this can be more descriptive. Chair Bennett stated unless the thought process was on roadway options. The 2030 plan had some specific language in it around the width of trails and this may be where this is playing in a little bit.

2. Promote Crime Prevention Through Environmental Design CPTED: Mr. Riverblood felt we naturally already try to do that and recommended to leave this as is.

3. Where appropriate, use existing power/utility easements for the trail system. Discussion: Mr. Riverblood stated this is fine and recommended to leave this as is.

4. Provide adequate signage and pavement marking to warn automobile traffic of park and trail traffic. Discussion: Chair Bennett feels this language is pretty close to a good strategy. Mr. Riverblood recommended a standalone one to address shared streets.

5. Explore use of pedestrian-activated signals, continuous flashing signage, and mid-block crossing where safe and appropriate. Discussion: Mr. Riverblood asked the Commission to be mindful this is expensive. Chair Bennett stated the intent of Strategy 4 is to capture signage and things in a safe manner, calling out those components that are expensive, in a separate sub bullet. The strategy is to look for cost effective ways to ensure the safety through signage and signals, so we don't have to call out the specifics in which types.

6. Minimize at-grade crossing of trails and roads and other interactions between trail users and automobiles, with underpasses or overpasses. Discussion: Mr. Riverblood stated this is a worthy goal and worthy strategy but expensive.

Park and Assistant Public Works Superintendent Riverblood continued the discussion with c) A variety of park facilities and programs that meet the life cycle needs of residents.

Chair Bennett felt this is important in this section because as part of the comprehensive planning sessions and public engagement that is something many people talked about, parks for all, amenities for all, programming for all. It is important to capture that language.

Strategies:

1. Work with the schools and community organization to plan for athletic fields and facilities that will accommodate the growing community. Discussion: Mr. Riverblood said this makes a lot of sense.

2. Explore options for a revenue source for recreational facilities and programming. Mr. Riverblood agrees with this.

3. Study the need for a Community Center that offers a variety of recreation uses for all age groups. Discussion: Mr. Riverblood agrees with this.

## **6. COMMISSION/STAFF INPUT**

Parks & Assistant Public Works Superintendent Riverblood reviewed the following Commission/Staff Input items:

- Native Landscape Renovations: Alpine, Sunfish Lake Parks and Monarch Trail
- Greenway Planning – Resilient Communities Project
- Trott Brook Trail, boardwalk project

Commissioner Sis wanted to add to the Commission Input that in talking to residents in Brookfield they are excited for the trail and are asking when is it going to be here.

**7. ADJOURNMENT**

Motion by Commissioner Bayer, seconded by Commissioner Sis, to adjourn the meeting.

Motion carried.

The Park and Recreation Commission meeting adjourned at 6:55 p.m.

Respectfully submitted,

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Mark Riverblood  
Parks & Assistant Public Works Superintendent

Drafted by Mary Jo Warner  
Engineering & Public Works Administrative Assistant

**Meeting Date:** 11/09/2017

**By:** Mark Riverblood, Engineering/Public Works

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**Information**

**Title:**

Recommend Park Dedication and Trail Fees for the proposed Villas at North Fork subdivision; Case of Paxmar, LLC

**Purpose/Background:**

The purpose of this case is to provide a Park Dedication and Trail Fee recommendation for a proposed Sketch Plan (100 lot subdivision) known as Villas at North Fork.

Note that the Planning Commission will have reviewed this proposed plat as a Sketch Plan on November 2nd, 2017. This review also includes consideration of two very important steps that would be required for the proposed subdivision to have the densities and lot sizes as depicted in the Sketch Plan, these are:

1. Comprehensive Plan Amendment from Rural Developing to Medium Density Residential
2. Zoning Amendment from Planned Unit Development to R-2 Residential

Community Development Director Tim Gladhill is anticipated to be the Park and Recreation Commission meeting, and can provide an update on the Planning Commission's action and other aspects of this proposed project.

**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

Sketch Plan review affords the Planning Commission and Park and Recreation Commission the opportunity to provide recommendations on the general layout of the project before the Developer incurs expenses related to the preparation of the Preliminary Plat (next step). The Preliminary Plat is the most important approval granted to a project, as it gives entitlement to the project. The Final Plat is the legal instrument recorded to subdivide the property into multiple parcels and includes construction-ready plans.

The plan for Parks and Trails in the area

As the Commission may recall, considerable planning and community discussion went into envisioning the future park and trail system in this area. In summary, without respect to housing density, the understanding was that the future Lake Itasca Park, together with the Lake Itasca Greenway would satisfy the park needs and associated connections to the rest of the community for the existing and future residents west of Armstrong Boulevard and south of Alpine Drive. This planning endeavor led to the acquisition of the remaining land to bring the future Lake Itasca Park to abut Alpine Drive and consist of a total of 73 acres.

As part of the aforementioned acquisition, Park Dedication and Trail Fee credit was deemed satisfied for 16 residential lots on the land now considered for the proposed Villas at North Fork. As the park and trail *land* needs are met, or will be met once the Lake Itasca Greenway is in place, staff is accordingly recommending that Park Dedication and Trail Fees be satisfied by a cash payment.

## Required Improvements

For approximately two decades, developers (residential, as well as commercial/industrial) have been required to pave a trail along any arterial streets or roadways in the City, as part of basic infrastructure. The same with sidewalks along at least one side of the street for those areas within the residential Urban Service Area. These two elements of infrastructure are not eligible for Park Dedication or Trail Fee credit, but shall be required to be installed as a Stage 1 improvement of the plat.

The Commission will note a small passive area of open space within the proposed subdivision, as well as internal trails within the proposed plat. These are not credit eligible, and at this time, it is not known if the trails would be closed for public use.

### **Funding Source:**

The Developer will be responsible for the costs of construction of all infrastructure internal to the site.

### **Recommendation:**

Staff recommends that Park Dedication and Trail Fees consist of a cash contribution per lot, less the 16 units for which these development fees have been previously satisfied, in an amount specified at the time of platting.

### **Action:**

Motion to recommend to City Council, that Park Dedication and Trail Fees consist of a cash contribution per lot, less the 16 units for which these development fees have been previously satisfied, in an amount specified at the time of platting.

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## **Attachments**

Site Location Map

Open house on proposed park

Park plans west of Armstrong

Sketch Plan

Trail along Alpine Dr

Comprehensive Plan - Land Use Plan

Staff Review Letter

City Code Section 117-112

Exhibit

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## **Form Review**

### **Inbox**

Tim Gladhill

Form Started By: Mark Riverblood

Final Approval Date: 11/03/2017

### **Reviewed By**

MaryJo Warner

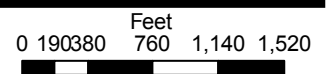
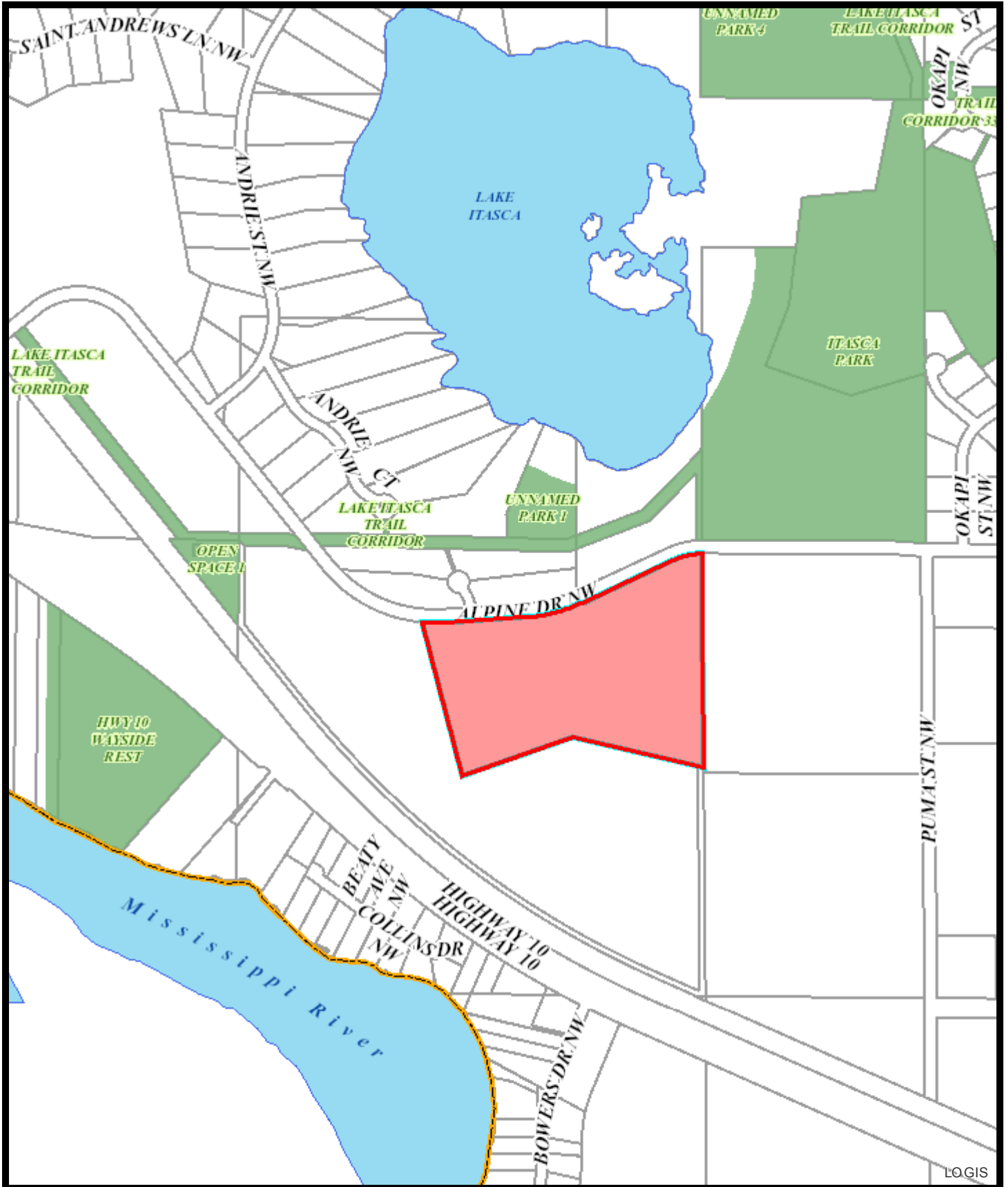
### **Date**

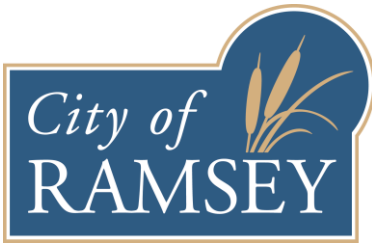
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Started On: 11/01/2017 11:30 AM

# Site Location Map

Villas at Northfork





7550 Sunwood Drive NW • Ramsey, MN 55303

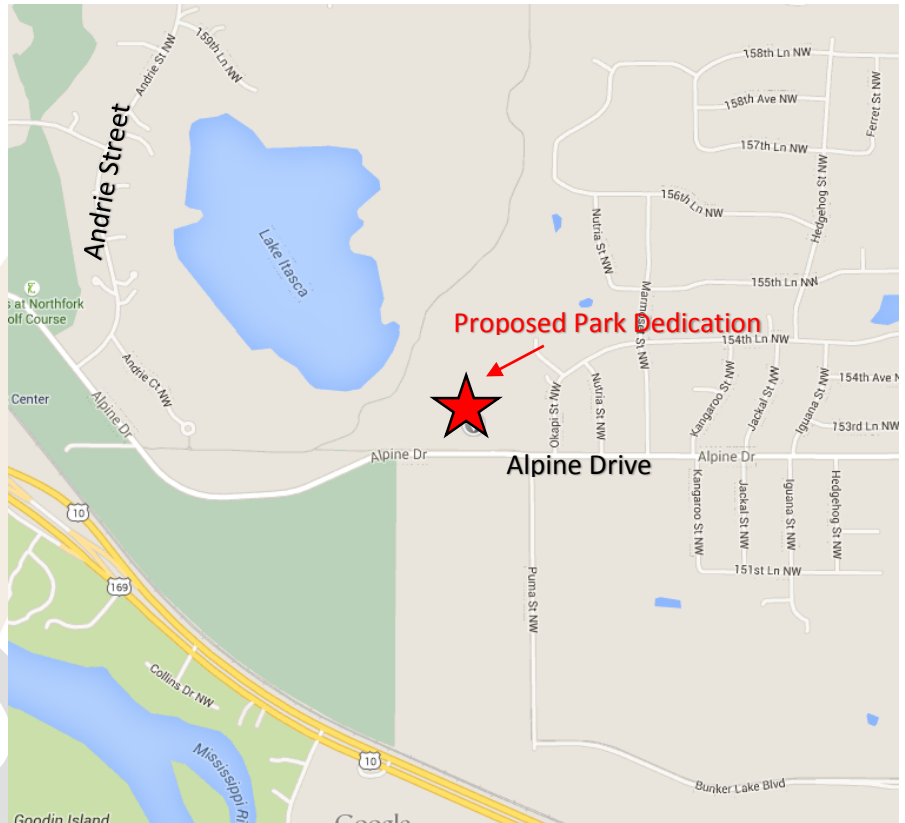
City Hall: 763.427.1410 • Fax: 763.427.5543

[www.cityoframsey.com](http://www.cityoframsey.com)

**The City wants to hear from you. What value can a new park bring to your neighborhood?**

The City of Ramsey has been approached by Northfork, Inc., the owner of undeveloped portions of the Northfork development, proposing to satisfy existing and future park dedication obligations by donating a 37 acre lot along the north side of Alpine Drive. The City desires your feedback to help us determine whether this is an appropriate location for a City park. If so, what improvements should be made?

The City invites you to a workshop to assist the City in its review of the concept and creating ideas to these important policy questions collaboratively with the neighborhood. Please consider joining us to be part of the discussion and solution. You may also submit comments to [mriverblood@cityoframsey.com](mailto:mriverblood@cityoframsey.com) or by calling 763-433-9853. If you are unable to attend, the City welcomes your comments and ideas at any time. For more information, please visit [www.cityoframsey.com/NorthforkPark](http://www.cityoframsey.com/NorthforkPark).



**Thursday, August 13, 2015 at 5:30 p.m. to 8:00 p.m.**

**Ramsey Municipal Center,**

**7550 Sunwood Drive NW, Ramsey, MN 55303**

Sincerely,

CITY OF RAMSEY

Mark Riverblood  
Parks and Assistant Public Works Superintendent

*It is our mission to work together to responsibly grow our community,  
and to provide quality, cost-effective, and efficient government services.*

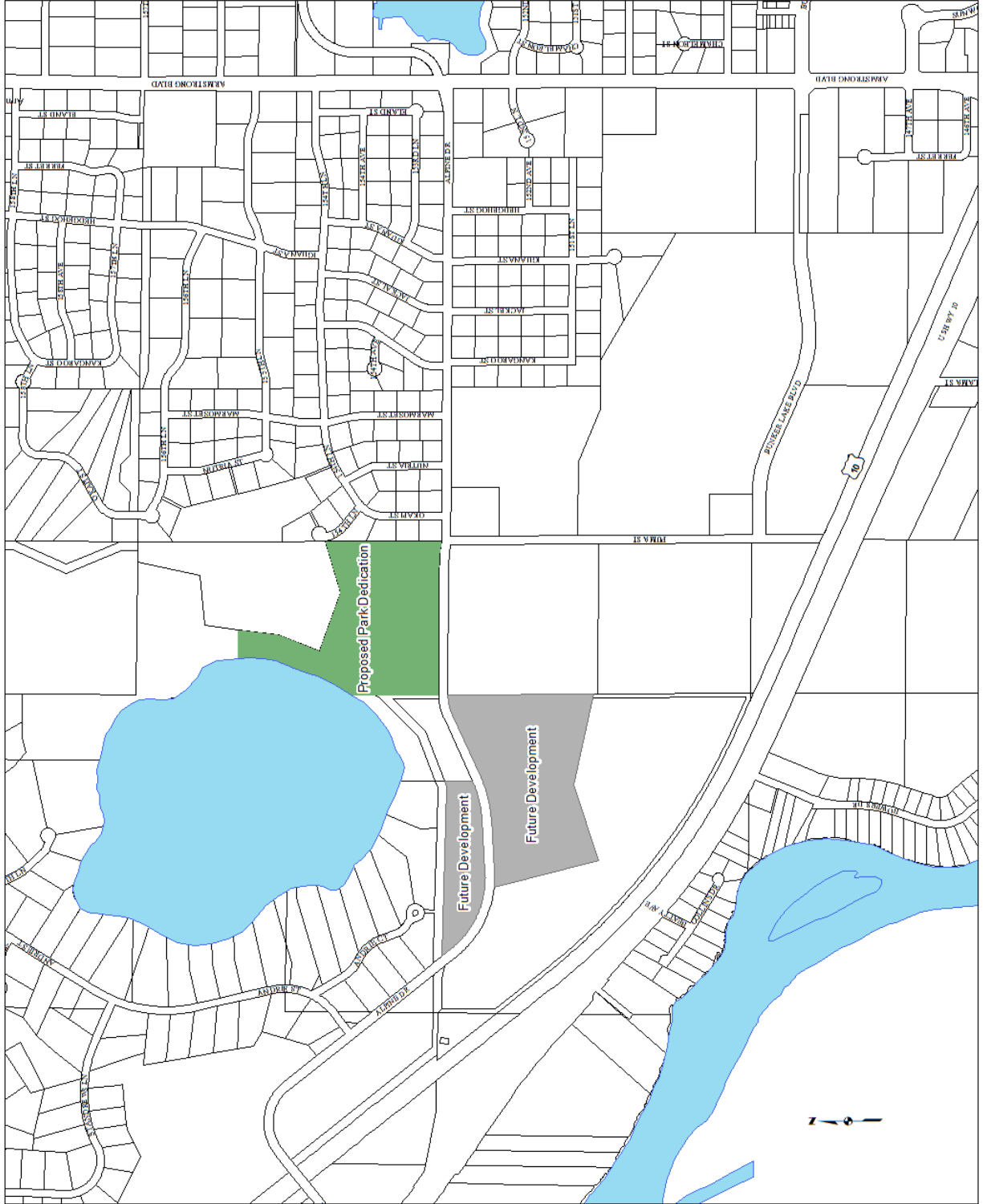


# Northfork Area Park Dedication Workshop

Descr

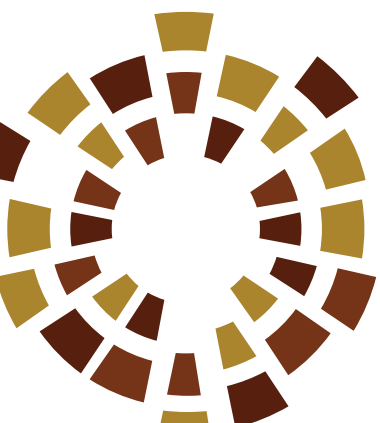
Future Development

Proposed Park Dedication





*The COR Public Realm Framework*



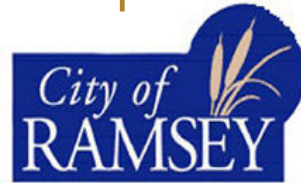
# The COR Parks + Public Places City of Ramsey, Minnesota

Public Realm Framework + Cost Evaluation  
December 2015



Lake Ramsey Commons Rendering (Satoko Muratake, 2016)

Prepared For



Prepared By

*BRUCE JACOBSON*  
LANDSCAPE ARCHITECT



PERFORMANCE  
DRIVEN DESIGN.

# History & Context

In the late 1990's, following a citizen-led referendum calling on the City of Ramsey to develop a 'town center', Ramsey has forwarded an innovative vision for a new downtown district (The COR, an acronym for City of Ramsey), defined through a sequence of adopted plans that have led to a variety of successful development projects in all categories including; housing, school, medical, office, municipal, commercial and the focus of this study, new additions to the city park and trail system—within and connecting to The COR.

*(Excerpts from the 'Mississippi Skyway Preliminary Engineering Report' – SRF et al. 2014)*

*"The City of Ramsey, with the Metropolitan Council, has envisioned a multi-modal town center, with access via commuter rail, car, bicycle, and on foot. The 'COR' development is a planned 400 acre mixed-use and transit-oriented development site that includes a mix of residential housing choices for people of all incomes.*

*Establishing parks and creating quality recreational and open space opportunities remains a high priority for the City. The CITY OF RAMSEY 2030 COMPREHENSIVE PLAN UPDATE identifies the need to "Create vehicular and non-vehicular linkages to neighboring communities and between city neighborhoods, trails, recreation, work and shopping" as a component of their future planning checklist.*

*The Mississippi Skyway pedestrian bridge will provide a critical direct pedestrian and bicycle connection between the City of Ramsey's pedestrian-oriented 'COR' development, the Ramsey Northstar Station, Ramsey Park & Ride and the resources associated with the Mississippi River and attendant regional amenities. Currently, Trunk Highway 10 (TH 10) and the parallel BNSF Railway Company*



Ramsey Town Center Master Plan (CLOSE, 2001)



Proposed Mississippi Skyway (SRF, 2014)



Development Plan 6.0 (Landform 2012)

*and Metro Transit Northstar Commuter Rail railroad corridor are barriers to safe pedestrian and bicycle access between The COR and the river.*

*At its heart, the Mississippi Skyway project is about overcoming boundaries to safe bicycle and pedestrian circulation while expanding and enhancing multi-modal transportation, economic development and recreational options to promote a livable, vibrant region and community."*

More recently, The City of Ramsey invited a team of consultants to work with City Department Leadership to set baseline assumptions that would help inform ongoing decisions related to future park and trail projects within The COR. This process outlined expected uses, facilities and features (a very basic design program), that was translated into a preliminary estimate of potential construction costs for each of the primary COR area components. Study conclusions included a summary of possible 'Scenarios + Strategies' available to support project funding and implementation.

# Public Realm Framework



COR Public Realm Framework Plan (Jacobson/LHB 2015)

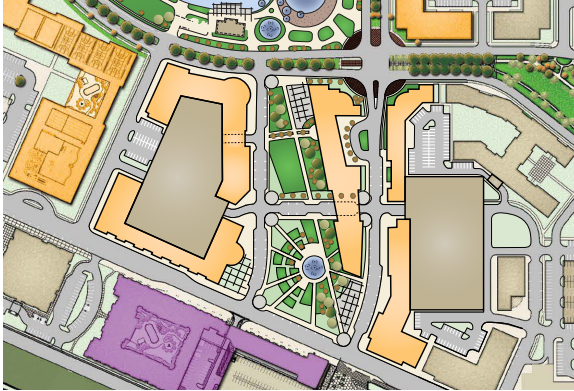
The Public Realm is what gives cities, districts and neighborhoods their identity - their unique sense of PLACE. Typically the public realm includes streets, parks, plazas, trails and other amenities, oftentimes integrating both public and private property. For the City of Ramsey, it is this network of connected spaces (illustrated in the Public Realm Framework Diagram above), that sets the stage for further development, defines the qualities and character (the Brand), and also promotes The COR as a vibrant, dynamic, must-experience local and regional destination.

The COR is designed to put the pedestrian first, by creating a safe and completely walkable environment. Active uses along the street reinforce its vitality, as does traffic-calming measures and accommodations for bicycles. Pedestrian through-block pathways connect destinations, providing equally inviting alternatives to the more traditional sidewalks along the street.

With increasing demand for efficient and innovative design, the public realm is frequently both a working landscape as well as a beautiful one. Water is captured and used. There is potential for energy generation in the form of sun, wind and geothermal to be harvested and distributed beneath parks, streets and pathways to serve projects within the community. Plants are selected to help clean the air and sequester carbon, and urban agriculture creates productive landscapes within available open space.

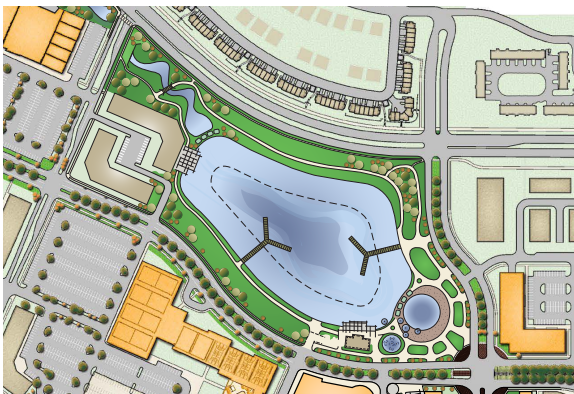
This study values the many contributions made by others, both in previous planning work and completed projects. While this study acknowledges the overall context of these various accomplishments, the primary focus here is on three primary components within The COR including: the Municipal Plaza, Lake Ramsey Commons, and the Greenway Trail Connection.

# Framework Components



## *Municipal Plaza*

In each of the many different planning frameworks over the years, the Municipal Plaza has been identified as the primary civic space at the very heart of The COR. Located directly across Sunwood Drive from Ramsey City Hall, this crucial public amenity will serve as the central gathering space for day-to-day activities and will certainly attract heightened private sector interest in development of adjacent properties.



## *Lake Ramsey Commons*

As the major public amenity illustrated in the Development Plan 6.0, Lake Ramsey Commons will become a spectacular water-centric addition to the emerging park and trail system that connects the whole community. It holds a key position as the connecting hub between The Draw to the east, the proposed Greenway Trail Connection to the west, the Municipal Plaza and Commuter Rail Station to the south, with the proposed Mississippi Skyway linking the regional park and trail to The COR.



## *Greenway Trail Connection*

Various scenarios and alignments were studied, and each in their own way serve to illustrate the strategic opportunity to connect amenities in The COR with Lake Itasca to the west via a public greenway trail. The greenway provides visual continuity east-west through The COR, and becomes the preferred access route for the hundreds of residential units between Lake Itasca and the retail destinations within The COR—strengthening the vitality of these commercial enterprises.

## *Frame of Reference - Examples of Park Construction Costs*

The 'Estimates of Potential Construction Costs' included on the following pages are somewhat conservative and general in content. For the purposes of this study, costs will serve as a solid foundation for further discussion/decision as detailed design work proceeds for each component.



Gold Medal Park  
~\$15/SF

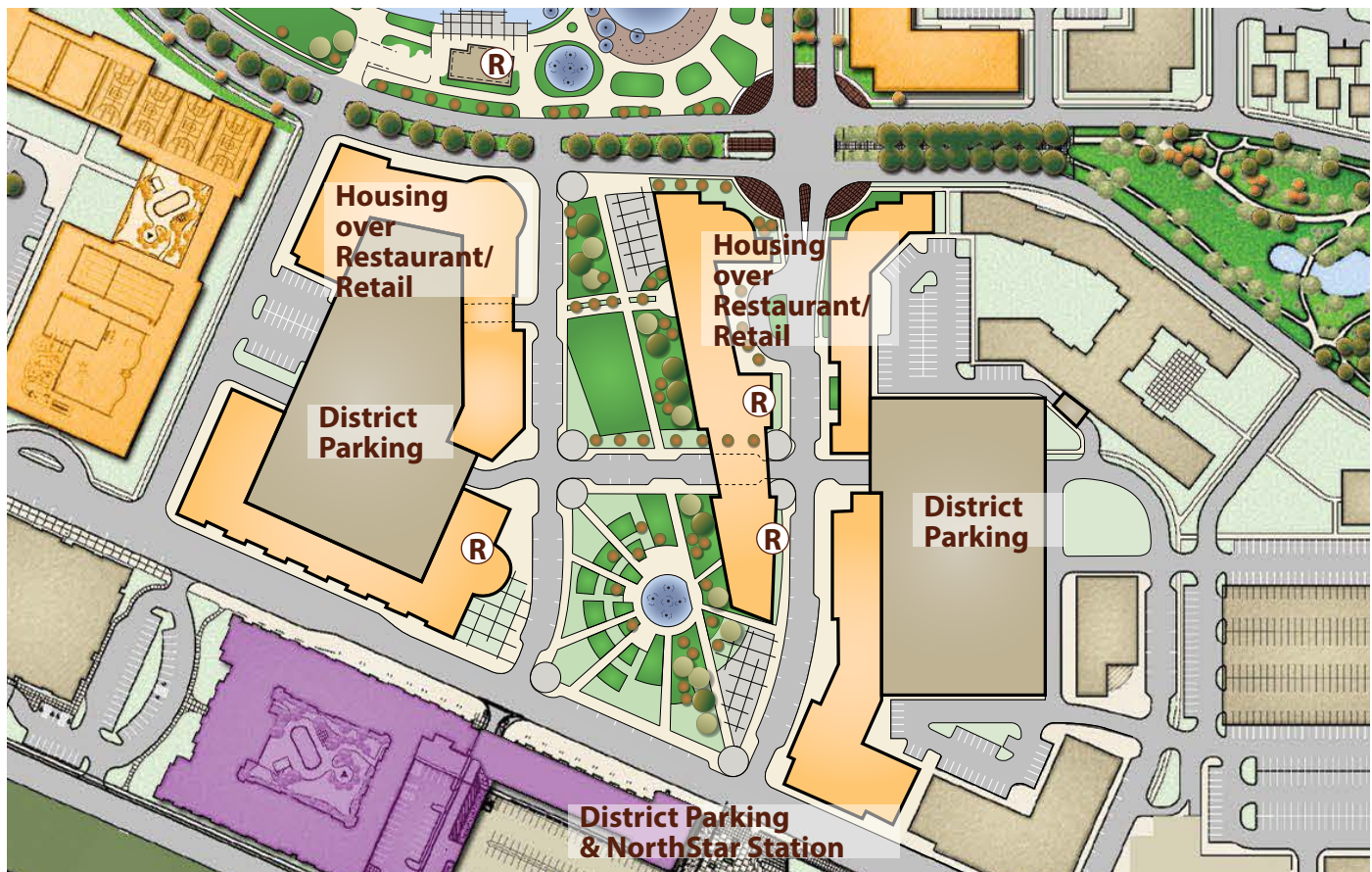


Bloomington Central Station  
~\$50/SF



Target Field Plaza  
~\$100/SF

# Municipal Plaza



Alternative Plan for Consideration (Jacobson/LHB 2015)

Simply stated, Municipal Plaza is the single most important component of the COR Public Realm Framework. It is the place to meet, the orientation point for wayfinding in The COR, and serves as the gateway to other public amenities and attractions nearby. Sitting at the crossroads of strong civic presence, residential density, transit options and retail storefronts, this location brings together all the elements of innovative and sustainable city-building.

Exploring several possible configurations confirmed the need to fully integrate uses, amenities and materials with Sunwood Drive (Ramsey's Main Street) while creating a clearly visible and accessible connection between the proposed Mississippi Skyway and Lake Ramsey Commons. This vital 'public promenade' along Center Street provides the primary north/south armature through The COR and also links a variety of facilities and amenities such as the Regional Park, The Draw, North Commons and other destinations. (See also the document addressing a realigned Regional Trail through The COR along Center Street, entitled 'Central Anoka County Trail and connection to Mississippi West Regional Park'.)

For the purposes of defining potential costs for future construction, a preliminary list of park elements (or a basic design program) was discussed including:

- Flexible use, paved plaza area to accommodate special events such as Happy Days
- Interactive, decorative, sculptural water feature as a City icon
- Integrated stormwater management and other infrastructure systems
- Formalized planting design representing Minnesota landscapes (lake, prairie, woodland, etc.)
- Lighting, furniture, art and other elements to create unique identity and character

## Recommendations

The Municipal Plaza will clearly identify the center of civic life and support a variety of daily activities within The COR. This key public PLACE represents a rare opportunity within the City of Ramsey to encourage vertical mixed-use development, with restaurants (and future retail stores) fronting the plaza. The relationship between The COR's Main Street (Sunwood Drive) and the Municipal Plaza as completely integrated pieces of the whole, is critical for the success of this district.

When completed as envisioned, the combined presence of these two public realm components, The Plaza and Main Street, will create a signature destination, and will leverage additional private-sector investment in this area. 'Restaurant Row', as part of the unique mix of uses within and adjacent to the Municipal Plaza, will contribute to the intensity and vibrant street life that characterize successful placemaking. To realize its full potential at this location (in contrast to sites along Lake Ramsey) will require a solid commitment from both public and private participants to integrate these types of ground floor uses within development projects near the Plaza.

District parking strategies need to be explored and pursued to address issues related to vehicle movement, convenient access, and to provide maximum benefit/support for mixed-use development throughout The COR—and this is true for the park spaces too. While district parking is likely to begin with centrally located surface lots, over time, as new development intensifies, these will be converted to structured parking, either as stand-alone facilities (meeting specific design standards) or fully integrated within creatively designed development sites close to the Plaza. There are many precedent projects, local and national examples, which illustrate the variety of options available, from traditional approaches to the latest advancements in flat floor, flex-use/convertible strategies.

## Primary Project Elements



Fountain and open space



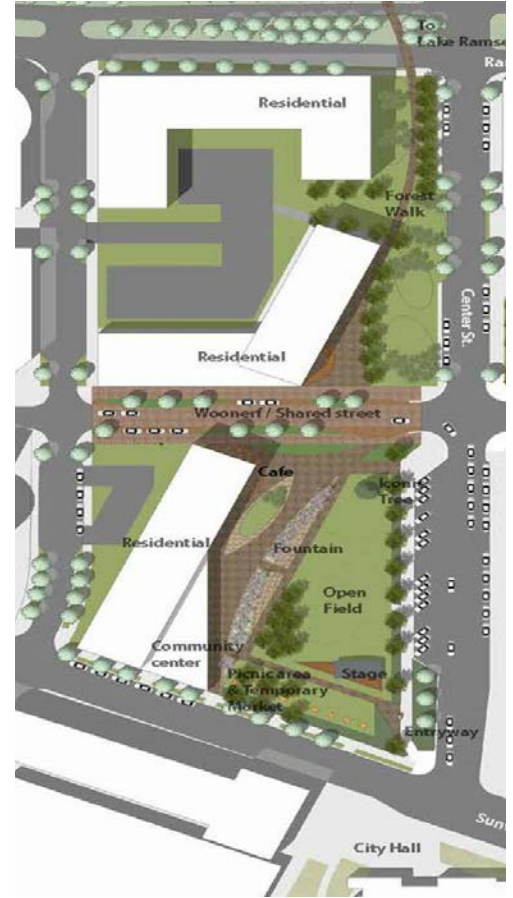
Shared street in commercial district



Welcoming edges, gateway to park



Forest walk to Lake Ramsey



Illustrative Plan (Cunningham Group 2013)

## Municipal Plaza

Basic assumptions that support Estimate of Potential Construction Costs:

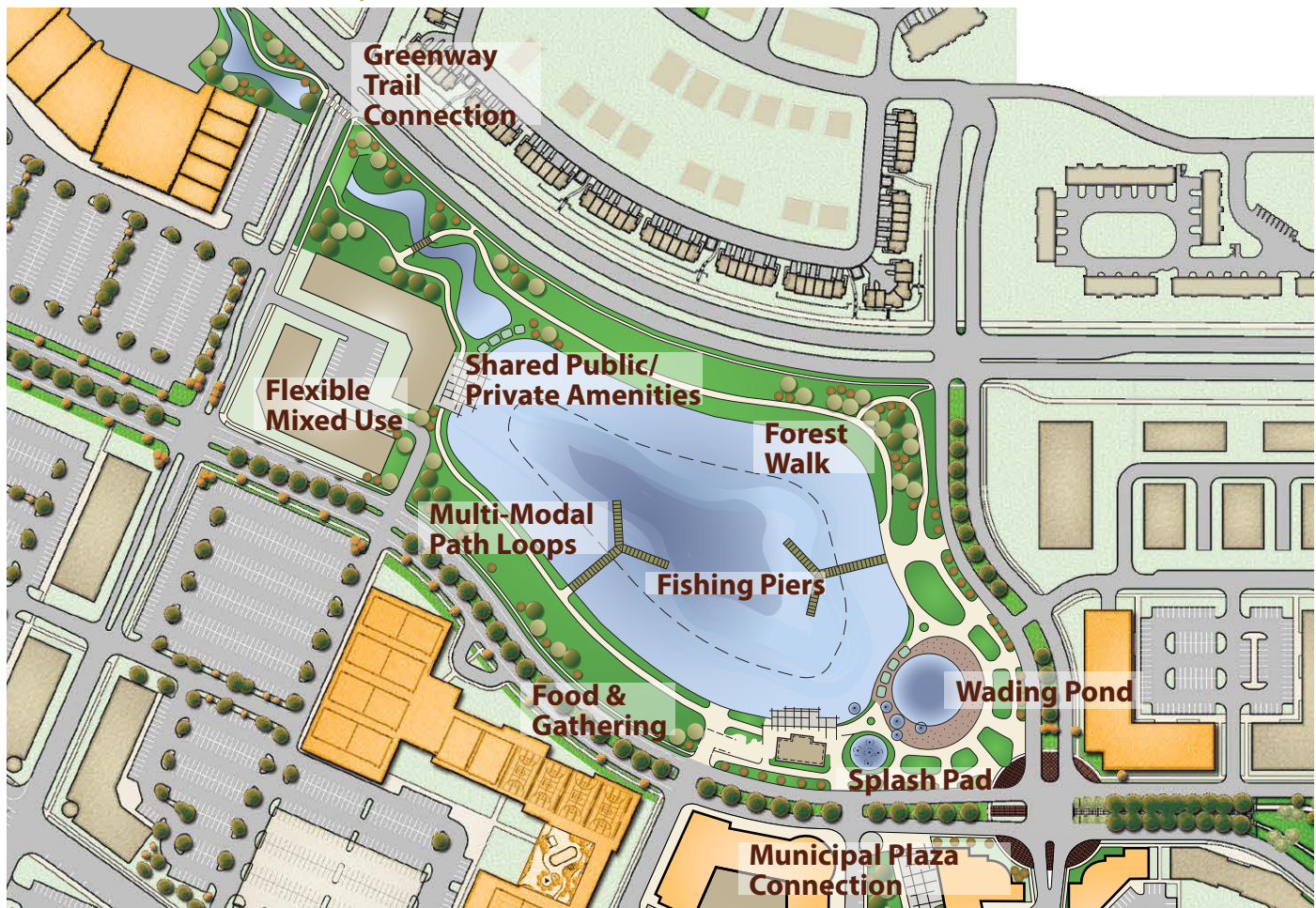
- Total acres/square footage (approximate): 2 acres/87,120 square feet

Estimate based on park elements illustrated on Concept Studies:

1. pavement (1/2 of total park area) 43,560 x \$15/square foot	\$ 650,000
2. plantings (1/2 of total park area) 43,560 x \$12/square foot	\$ 525,000
3. stage area canopy (space frame/awning)	\$ 250,000
4. lighting 70 pedestrian scale fixtures x \$5,000 each	\$ 350,000
5. furniture i.e. planter walls, benches, bike racks, receptacles, etc	\$ 300,000
6. signage including large monument, information, direction	\$ 100,000
7. water feature (decorative, interactive, sculptural)	\$ 200,000
8. excavation/grading 25,000 cubic yards x \$3/cubic yard	\$ 75,000
9. stormwater (surface / below ground), utilities, infrastructure*	\$ 250,000
Subtotal	\$ 2,700,000
Contingency and Soft Costs	\$ 810,000
<b>TOTAL</b>	<b>\$ 3,510,000</b> or \$ 40.29 per square foot

\*District systems approach vs. site by site.

# Lake Ramsey Commons



Lake Ramsey Commons Plan (Jacobson/LHB 2015)

As a major new public amenity, Lake Ramsey Commons has the potential to fulfill a list of much-discussed objectives related to water-oriented recreational uses in the community. This is an opportunity to integrate natural systems, with a focus on water resources and native landscapes, within an urban, pedestrian-oriented environment. As an added benefit, this will create an inviting backdrop for new development, active and passive recreation venues and other attractions. A destination in and of itself with proposed loop walkways and bicycle trails, The Lake also makes important connections to similar systems at The Draw and to points west as part of the proposed Greenway Trail connection to a proposed new community park at Lake Itasca. For the purposes of defining potential costs for future construction, a preliminary list of park elements (or basic design program) was discussed including:

- Concrete lined wading pond and sand beach
- Splash pad play area / water feature
- 6 to 7 acre lake with fishing pier(s) and other public access locations
- Pavilion/picnic shelter designed as a multi-purpose structure

## Recommendations

Prepare a preliminary (schematic design) drawing set for the Lake Ramsey Commons land parcel to guide ongoing, and future excavation in this area. Define a prescribed phasing

sequence that supports both future park construction and the need for fill material in the rest of The COR. Complete a detailed survey of this land parcel; stake out the extent of proposed lake boundaries and other park elements to clearly define the limits of disturbance and the potential for tree planting and other restorative landscape installations relating to the lake and greenway connections.

Survey a specific parcel along the lake edge to be reserved for future food / concession venue; promote the idea of one lakeside restaurant similar to Tin Fish (Lake Calhoun) or Bread and Pickle (Lake Harriet) in Minneapolis. This singular food venue will provide the desired lakeside dining experience without diminishing the level of intensity and street activity needed to support successful mixed-use and restaurant development around the Municipal Plaza.



Lake Ramsey Commons Rendering (Satoko Muratake, 2016)

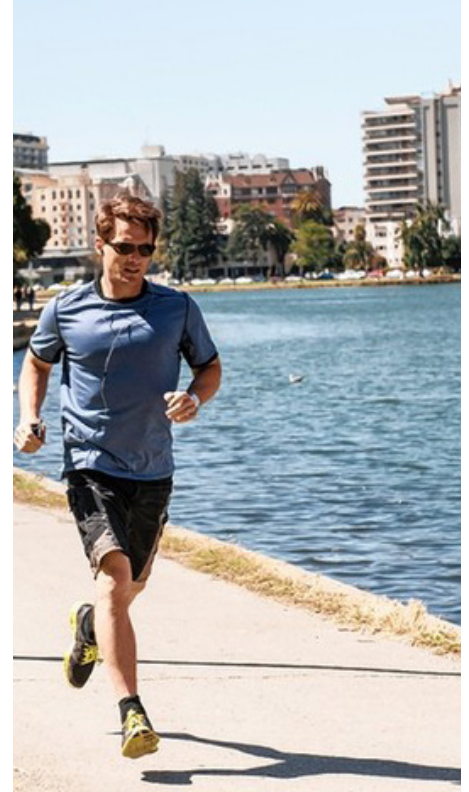
## Primary Project Elements



Bike trail and path



Wading Pond and splash pad



Pedestrian paths



Planted, soft edges



Flex use pavilion

## Lake Ramsey Commons

Basic assumptions that support Estimate of Potential Construction Costs:

- Total acres/square footage for park area (approx.): 13.5 acres / 588,060 square feet
- Total acres/square footage for lake (surface area approx.): 6 acres / 261,360 square feet

Estimate based on park elements illustrated on Concept Studies:

1. concrete wading pond, overlook; \$6/sf	\$130,800
2. concrete bike trail and pedestrian path; \$5/sf	\$ 270,000
3. plantings ~ 200,000 square feet x \$5/square foot	\$ 1,000,000
4. lighting 70 pedestrian scale fixtures x \$5,000 each	\$ 350,000
5. furniture, signage and lighting	\$ 750,000
6. splash pad play water feature (interactive, sculptural)	\$ 300,000
7. entry plaza including pavement, sculpture	\$ 100,000
8. fishing pier	\$ 30,000
9. pavilion (flex use, picnic shelter, no rest rooms)	\$ 250,000
10. excavation/grading 183,000 cubic yards x \$3/cubic yard	\$ 540,000
11. lake liner 300,000 square feet x \$3.50/square foot	\$ 1,050,000
12. stormwater (surface / below ground), utilities, infrastructure*	\$ 300,000
Subtotal	\$ 4,710,800
Contingency and Soft Costs	\$ 1,413,240
<b>TOTAL</b>	<b>\$ 6,224,040</b>
	or \$ 10.58 per square foot

\*District systems approach vs. site by site.

# Greenway Trail Connection



Greenway Trail Connection Plan (Jacobson/LHB 2015)

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

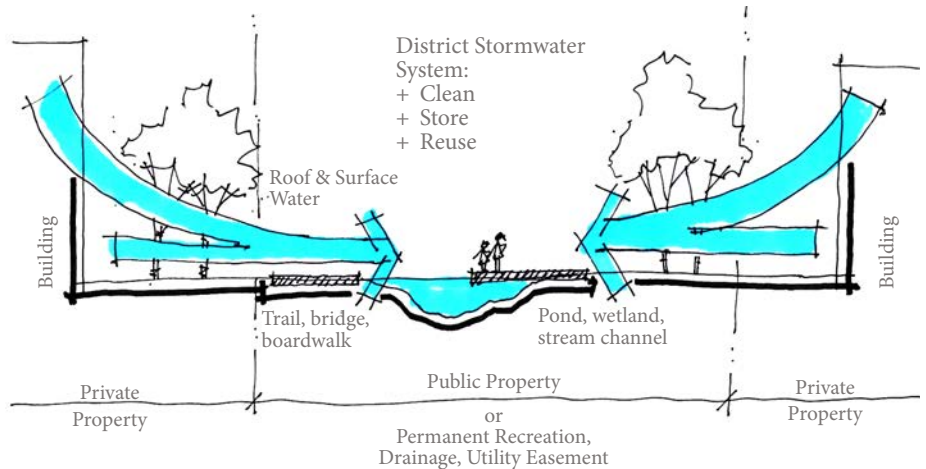
There is an opportunity to explore alignments for this Greenway Trail Connection that might provide greater benefits to the northwest quadrant of The COR – measured in social, economic and environmental value added. With modest enhancements to the existing trail along Bunker Lake Boulevard, and expanded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

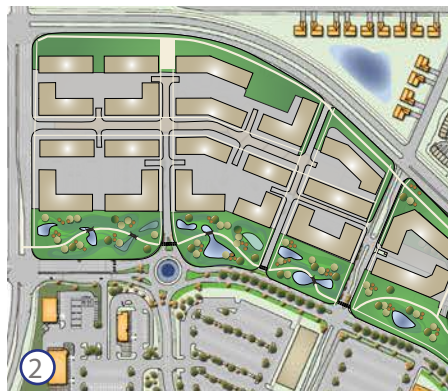
A third option, a meandering Greenway Trail Connection through the center of this quadrant not only provides a much-needed green amenity in this part of The COR, but also creates another valuable development ‘frontage’ to enhance land value and encourage private investment. This centrally located alignment 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.

## Greenway Trail Alternative Alignments



6.0 Plan Greenway Trail Opportunity (Jacobson/LHB 2015)



Alternative: South Greenway Trail Alignment (Jacobson/LHB 2015)



Ramsey Town Center Master Plan (CLOSE, 2001)

## Greenway Trail Connection

Basic assumptions that support Estimate of Potential Construction Costs:

- Total acres/square footage for COR Greenway Connection (approx.): 2.5 acres / 108,900 square feet

Estimate based on park elements illustrated on Concept Studies:

1. excavation/grading 2,000'L x 30'w x 10'd x \$3/cubic yard	\$ 100,000
2. concrete combined trail (10') 20,000 square feet x \$5/square foot	\$ 100,000
3. rest stops along trail including pavement, bench, canopy (4)	\$ 120,000
4. pedestrian/bike bridges across stormwater features (4)	\$ 200,000
5. lighting 20 pedestrian scale fixtures x \$5,000 each	\$ 100,000
6. signage including large monument, information, direction	\$ 50,000
7. miscellaneous utilities/infrastructure	\$ 50,000
8. plantings 100,000 square feet x \$5/square foot	\$ 500,000
9. stormwater (surface / below ground), utilities, infrastructure*	\$ 300,000
Subtotal	\$ 1,520,000
Contingency and Soft Costs	\$ 366,000
<b>TOTAL</b>	<b>\$ 1,886,000</b> or \$17.30 per square foot

\*District systems approach vs. site by site.

# Funding Scenarios and Strategies

## Scenario 1 - Proximity to Parks; Revenue Producing Factors

This Scenario is based on a series of studies conducted by the Trust for Public Land (TPL), and more specifically their 2011 study for the City of Seattle (see attached). Similar calculations for The COR might offer several strategies to capture revenue specifically allocated for park and trail improvements.



- Value of properties within 500 feet of parks
- Value attributable to parks (4.84%)
- Property tax revenue from properties within 500 feet of parks
- Tax revenue attributable to parks (4.84%)

Strategies:

1. Capture a portion of increased property value – park and trail fees calculated as a percentage of property values attributed to nearby parks (adjusted premium per acre land sale cost)
2. Capture a portion of increased tax revenue – park and trail improvements calculated as a percentage of tax revenue attributed to nearby parks (then defined within the Parks' CIP)

## Scenario 2 - District Stormwater Management System; Shared Costs for Infrastructure

This Scenario is based on recent work with the Mississippi River Watershed Management Organization to design and implement a district stormwater management system for the Prospect North redevelopment project in Minneapolis. Through additional research/design provided by Barr Engineering (and other sources) overall project objectives and design parameters were defined that would yield savings (and produce better overall outcomes) for both the City and property owners/developers. This approach used the following baseline assumptions:



To meet city standards for stormwater management through a traditional site-by-site approach, property owners/developers would typically spend between \$90,000 – 150,000 per impervious acre to be treated.

To meet city standards for stormwater management through a district/shared system approach, costs will typically range from \$50,000 – 90,000 per impervious acre to be treated (depending on the level of detail/intensity of the final design).

A couple things to note: The ranges shown above include both engineering/design fees and final construction costs. Ultimately this demonstrated multiple benefits and project efficiencies that meet functional (permitting) requirements and yield significant cost savings using the district/shared system approach, while at the same time raising the bar in terms of aesthetics, habitat creation, recreational use, increased property values and other positive outcomes.

Strategies:

1. Secure commitments from potential/future property owners/developers to pay to the City, no more than they typically would for site stormwater management components (site-by-site), but discounted per the savings realized for participating in a district stormwater management approach. For example: agreeing to pay \$75,000 per impervious acre instead

of something around \$100,000 per impervious acre – and using the northwest quadrant of the COR to demonstrate how this might work, take the approximately 30 acres (north of the parkway and west of the Lake Ramsey), multiplied by 80% impervious land cover (buildings, parking lots, streets, etc.) equals 24 acres, multiplied by \$75,000 per acre (mid-range cost for shared approach) and the City would receive \$1,800,000 from property owners/developers to design and build the system (see Estimate of Probable Construction Costs – Greenway Trail + Stormwater Management Corridor).

2. Define permanent stormwater/utility/recreation/access easements (that run with the land) that will reserve adequate acreage to accommodate district system design and construction.
3. Draft agreements (we have a successful template/model for this) between property owners/developers and the City to clearly define relationships, roles/responsibilities, timelines and other considerations.

### *Scenario 3 - Metropolitan Council – Livable Communities Demonstration Account (LCDA)*

This Scenario is based on recent success securing grant monies from the Metropolitan Council to support design and construction of public realm improvements. Over the past several years, their project selection/award criteria has changed somewhat to reflect more contemporary and innovative development approaches. Toward that end, they are no longer funding purely infrastructure projects, but are more interested in proposals that link specific development sites with public transit, district systems (stormwater, parking, etc.) and creative design of ‘signature public places’.

For example, in a recent successful application for the Prospect North Redevelopment District, the Metropolitan Council LCDA awarded one million dollars for improvements to Fourth Street (named “Green Fourth”), but also to be shared with the adjacent Cornerstone Development (mixed-use, housing over retail). Basically this one-third, two-thirds split is a mandate intended to thoughtfully integrate design solutions for both projects, including streetscape, stormwater management and other district system elements.

Strategies:

1. Seek willing development partners who will participate in shared-project scenarios similar to the example described above; with a specific focus on joint funding applications to help pay for various elements of your proposed signature parks and public spaces.
2. Carefully blend the interface between public and private property, particularly along the edges of proposed signature parks and public spaces, promoting flexible use, vibrant/inviting destinations and universal access. This will build a strong case for shared funding while illustrating the many shared benefits of an integrated design and project implementation approach.



# Funding Scenarios and Strategies, con't

## Scenario 4 - 'Pilot Cities' + Demonstration Projects – Renewable Energy Corridors

This Scenario is a bit more complicated and potentially involves the shared efforts of the City, the Metropolitan Council, the McKnight Foundation and the Metropolitan Design Center (University of Minnesota, College of Design). For the next round of Comprehensive Planning (required for all/most cities), the Metropolitan Council and other participants have suggested an updated approach and expanded planning criteria that perhaps better respond to the “Grand Challenges” of our time (U of M President Kaler). These include at the very least; climate change, equity and health.



To support cities, both large and small, already beginning the process to update their Comprehensive Plans, this group of stakeholders have proposed a series of workshops and city-by-city roundtables that will drill down and help address the specific challenges and needs for candidate ‘Pilot Cities + Demonstration Projects’ that meet their criteria. While the specifics of this approach, and the selection criteria/process, are still being resolved, the City of Ramsey might ‘jump the queue’ by expressing interest and beginning to organize your planning steps to take advantage of this opportunity. Benefits include, precedent research and best practice models from around the world, facilitated workshops with specific focus on Ramsey issues, funding support for planning studies to help redefine objectives, and final Comprehensive Plan document preparation that highlights innovation and implementation priorities.

### Strategies:

1. Meet with leadership at the University of Minnesota, Metropolitan Design Center to learn more about this opportunity and, if interested, begin to define your commitment and potential next steps.
2. Schedule working session(s) to draft a plan/approach tailored specifically to your needs, including overall process, preliminary task outline, schedule, participants, roles and responsibilities, issues/ideas and other study requirements.
3. Schedule first Ramsey Workshop and Focus Topic Roundtable meetings to officially launch this process.

## Scenario 5 - Seek Partnerships – Grants + Loans + Other Funding Sources

While this Scenario may at first glance seem very familiar as a means to secure project funding, there is a much broader playing field and an increasing menu of opportunities across the local, state and federal spectrum. There have been numerous recent successful applications that integrated project objectives with various essential infrastructure and development components including:

- Shared eco/environmental outcomes and benefits
- Energy innovation demonstration projects
- Health initiatives matched with wellness programs
- Affordable/life-cycle housing
- Living-wage jobs and other initiatives

One example: Prospect Park Minneapolis was just awarded a McKnight grant for \$350,00 through their ‘Regional Communities and Energy Program’ to be used for detailed design of a district heating and cooling system (through District Energy Saint Paul) that will eventually serve more than 300 acres of mixed use/‘Innovation District’ development projects. This represents another major step toward sustainability goals, carbon reduction and a shift to renewable energy sources.

It is also important to note that this project is part of a layered approach that concurrently is working to integrate district infrastructure within a variety of proposed public realm improvements (parks, trails and so on). This includes district stormwater management, district energy and district parking, with a long-term view that shared systems will bring us much closer to the realities of living within our ‘resource budget’.

Specifically related to infrastructure, district systems and the public realm, this is an opportunity to take a leadership role in demonstrating how shared corridors (for example: the proposed Ramsey Greenway Trail + Stormwater Management Corridor) could integrate solar hot water, photo-voltaics, geothermal heating and cooling, and other innovative approaches. We can no longer afford to approach these opportunities as ‘single-issue’ projects; it’s not just a greenway with a trail, but it also needs to answer the question - “What else can it do?”

Strategies:

1. Take decisive steps toward creating a comprehensive list of public realm and infrastructure projects needed to support economic development outcomes you envision for the COR (and adjacent acreage).
2. Prioritize this list, seeking projects with overlapping/intersecting missions and objectives from various stakeholder groups, agencies and other funders; i.e. what types of projects fit their criteria that are also ready to move into the next stages of design and implementation.
3. Continue to develop a complete list of grant opportunities including key contact people, timeline, criteria, review process, examples of past applications and other factors that will improve your chances for success.



Lake Ramsey Commons Rendering (Satoko Muratake, 2016)



For additional information  
please contact:

Mark Riverblood  
Parks & Assistant Public Works Superintendent  
763.433.9853  
[mriverblood@cityoframsey.com](mailto:mriverblood@cityoframsey.com)





Required trail along south side of Alpine Drive to undetermined crossing to community park

## 5. LAND USE

### A. Existing Land Use

#### 1. General Land Use

The City of Ramsey is surrounded on three sides by other municipalities including the Cities of Elk River, Anoka and Oak Grove and Nowthen. All of these communities are growing communities except for Anoka, which is near fully developed. Ramsey is rapidly growing and has developed for the most part as a bedroom community with most developed land as low-density single family residential. The City has roughly 29 square miles of land, including roadways and open water. The following table represents the existing land use inventory for the City as a whole.

**Table 5-1 Existing Land Use—2008**

Land Use Category	Gross Acreage	Net Acreage	% of City*
Agricultural	1,956.82	1,693.65	10.2%
Commercial	360.35	326.35	1.9%
Industrial	425.40	421.76	2.2%
Landfill	157.62	151.58	0.8%
Multi-Family Residential	258.08	239.89	1.3%
Park	1,820.51	1,120.39	9.5%
Public/Quasi-public	347.60	284.02	1.8%
Rural Residential	6,888.71	5,576.42	36.0%
Single Family Residential	1,998.05	1,746.75	10.4%
Vacant	2,303.03	1,517.61	12.0%
Right-of-Way	2,043.76	2,043.76	10.7%
Water	568.24	568.24	3.0%
Wetland	0.00	3,437.74	-
<b>Total City</b>	<b>19,128.16</b>	<b>19,128.16</b>	<b>100.0%</b>

#### a) Residential

The City of Ramsey is predominantly a residential community. Over 7,500 acres have been developed as residential housing, the majority of which is in single family housing units. Other housing types include townhomes, a mobile home park and an apartment building.

The typical lot size within the Metropolitan Urban Services Area (MUSA) is around 10,000 to 12,000 square feet, however larger lots up to 5 acres in some areas can be found along the Mississippi and Rum Rivers. *Densities within smaller lot subdivisions range anywhere from 2 to 3 units per gross acre or roughly 2.5 to 3.5 units per net acre.* Net acre refers to total land area less major road right-of-way and wetlands.

Outside of the MUSA, development patterns generally consist of residential subdivisions with lot sizes of 1 to 5 acres. A portion of the area lying generally north of Trott Brook in central Ramsey remains in large tracts of land (10 or more acres in size). Residential platting has

not occurred in this area due to the numerous wetlands and poor soil conditions, which largely prohibit development. In 1989 the City adopted an ordinance intended to preserve large tracts of land for future orderly expansion of urban services. This policy was consistent with regional growth management policy. The City also adopted an ordinance that established a maximum density of 1 unit per 10 acres and limited lot sizes to 10-acre minimums in the Urban Reserve and Central Rural Reserve areas and 2.5-acres in the Rural Developing area. Densities of existing rural subdivisions generally range between 0.2 units per gross acre to 1 unit per gross acre.

**b) Commercial**

The commercial development has been primarily focused along the Highway 10 corridor and the Highway 47 corridor south of 155<sup>th</sup> Avenue. These two corridors generate a high volume of traffic, which is attractive for retail businesses. The commercial activity that dominates Highway 10 is primarily retail and wholesale trade oriented with several used car and recreational vehicle sales businesses. Several sites along Highway 10 are unimproved and in some instances operating out of single-family homes. Commercial activity located around the Bunker Lave Boulevard and Highway 47 intersection is a more service-oriented shopping area consisting of fast food restaurants, a hair salon, a video store, a real estate office, a gas-convenience store, two day care centers and two banks.

A commercial node in the rural area at the intersection of Highway 47 and 167<sup>th</sup> Avenue consists of a grocery store, hardware store, video store, a bank, hair salon and other small businesses situated in a strip mall development. Because low-density development surrounds this strip mall, retail stores tend to struggle; however, the site does have good visibility and accessibility making it somewhat conducive to commercial activity. The site is not served by municipal utilities and has had problems with on site septic system operations.

Other commercial development exists on Highway 10 adjacent to Elk River. There are also some home occupations scattered throughout the community.

A unique development mixes business and residential land uses along the south side of 149<sup>th</sup> Avenue. These long narrow lots were developed outside the MUSA adjacent to industrially zoned property. They were intended to act as a buffer between industrial and residential land uses.

Within the Town Center Master Plan area, some commercial development has occurred near the corner of Armstrong Boulevard and Sunwood Drive. Additional commercial development is planned throughout the Town Center area.

**c) Industrial**

Recent industrial development has consumed a large portion of the undeveloped land within the MUSA. Development of the AEC Energy

Park and the City of Ramsey Business Park 95 has created over 500,000 square feet of new construction since 1996. This new development has occurred all within the MUSA and has intermingled with older, existing industrial developments. Redevelopment of underutilized industrial sites needs to be studied for future industrial development opportunities and in order to preserve the quality of the existing development that is in place. There has been continued demand for industrial land in Ramsey, and vacancy rates have been low in 2008.

**d) Park and Recreation**

The City of Ramsey has two regional parks within its boundaries, Mississippi West Regional Park and the Rum River Central Regional Park. These two regional parks encompass an area of over 500 acres. There is a State Wayside Rest along Highway 10 and the Mississippi River that has camping facilities, restroom facilities, and picnic tables. Several community and neighborhood parks ranging in size from less than one acre to over 50 acres are scattered throughout the City. On the private side, Ramsey has two 18-hole golf courses open to the public, the Links at Northfork located in west Ramsey just north of Highway 10 and Rum River Hills Golf Course located near 167<sup>th</sup> Avenue and Highway 47. The Boy Scouts of America own approximately 160 acres of land, which is used for recreational camping and outdoor activities along the Rum River. The total acreage devoted to park and recreation uses is roughly 1,814 acres or 10% (inclusive of wetlands within parks) of the Ramsey land area.

**e) Agriculture**

As shown on the Existing Conditions Land Use Map, agricultural uses are primarily located in the northeastern and southwestern portions of the City. A total of 1,956 acres appear to have some kind of agricultural use occurring on them as of 2008. The dominant soil type in Ramsey is the Hubbard-Nymore association, which is classified as “moderately well suited” to farming; however, fertility and available water capacity are low.<sup>1</sup>

**f) Public/Qausi-Public**

Public/Semi-public land uses are comprised of churches, schools, city offices, public works facilities, fire stations and other government or non-profit entities. Several churches provide Ramsey with a variety of worship opportunities. Ramsey Elementary School is the only school located in Ramsey and is located within MUSA. Middle and high school students are bused to Anoka and Elk River. City Hall and the police station are located north of Highway 10 in Town Center. A public works garage is located in the Gateway Industrial Park. The City has a fire station located at the old City Hall.

**g) Transportation**

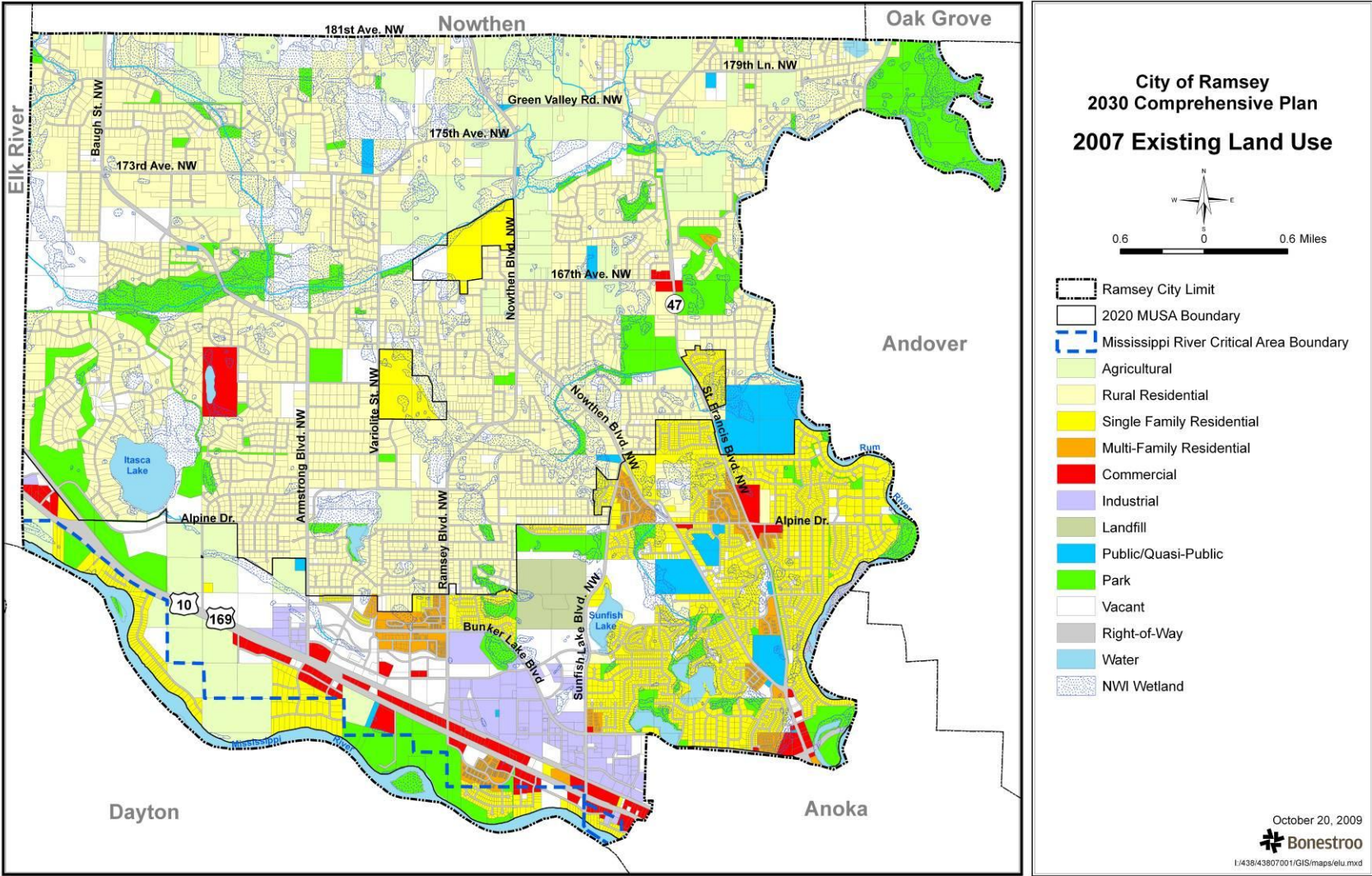
Currently the City contains over 2,043 acres of City, County and State road right-of-way. Much of the right-of-way is comprised of U.S.

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<sup>1</sup>*Soil Survey of Anoka County*, 1977 United States Department of Agriculture, Soil Conservation Service

Highway 10, a 4 lane divided highway. The Burlington Northern Santa Fe Railroad line stretches the length of the community and is wide enough to contain utility easements as well. The Mississippi and Rum Rivers contain no barge traffic and serve only recreational boating.

Figure 5-1 Existing Land Use Map



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**B. Future Land Use**

**1. Land Use Goals**

The following are Land Use goals and policies developed as part of the Comprehensive Plan Update process:

**a) The needs and rights of existing residents are balanced with the needs and rights of those who wish to develop**

STRATEGIES:

1. Encourage a developer-led public involvement process for new development that solicits feedback from the public at the beginning of the process
2. Develop a meaningful density transition ordinance that incorporates lot size, transitioning, screening, space, berms, landscaping, or buffers
3. Protect Ramsey's rural character while providing opportunities for urban growth

**b) A variety of housing densities and types**

STRATEGIES:

1. Develop dense, mixed-use environments in Town Center and other key locations served by sewer and water
2. Assess the market for various housing types and densities and have the Land Use Plan reflect appropriate opportunities to match market demand

**c) Fair and consistent land use regulations**

STRATEGIES:

1. Develop a policy for processing comprehensive plan amendments
2. Establish a rational, logical staging plan for extension of MUSA consistent with the Comprehensive Sewer Plan and tied to Comprehensive Plan Amendment Policy
3. Re-assess the value of 4 in 40 (rural preserve and rural reserve)

**d) Walkable neighborhoods**

STRATEGIES:

1. Include a review of infrastructure, including parking for walking and other non-motorized transportation modes when reviewing any transportation improvement projects
2. Explore options for revising the City's sidewalk policy, including requiring sidewalks or trails on both sides of some new public streets, different standards for public versus private roads, high-volume versus low-volume roads, and issues related to long-term maintenance
3. Locate residential development at appropriate densities near services to encourage walking

**e) Efficient growth**

**STRATEGIES:**

1. New development should use existing infrastructure where possible
2. New development should be built close to existing or proposed services such as commercial, employment, and government, where possible.

**f) Ramsey Town Center is constructed in accordance with its vision**

**STRATEGIES:**

1. Concentrate the highest density residential development in or near Town Center and at other key locations as shown on the future land use map
2. Encourage residential and commercial development in the Town Center before other parts of the City
3. Continue to work to secure a stop on the Northstar Commuter Rail Line for Ramsey
4. Develop incentives for the Town Center to enhance its marketability
5. Maintain high quality design standards for the Town Center

**g) Adequate retail and commercial services**

**STRATEGIES:**

1. Locate other neighborhood commercial nodes with basic services available close to existing and future residential neighborhood concentrations
2. Assess the supply of commercial and industrial land available for development

**h) New development is well-integrated with existing development**

STRATEGIES:

1. New development should protect natural resources, make trail connections, and blend in with surrounding development
2. Use clustering and/or conservation development practices to protect existing neighborhoods and natural resources
3. Develop form-based codes
4. Develop a meaningful density transition ordinance that incorporates lot size, transitioning, screening, space, berms, landscaping, or buffers

**i) The rights of property owners are respected and protected within the planning and development process.**

STRATEGIES:

1. Private property owners will be allowed the maximum use and enjoyment of their property, as free as practical from excess taxation, assessment, or intrusion consistent with good planning and the well-being of the larger community.
2. The rights of private property owners will be balanced with the need to protect and enhance natural resources in the community.
3. The rights of private property owners will be balanced with the need to provide a safe and efficient transportation system in the community.
4. The rights of private property owners will be balanced with the needs of future development.

**j) Property rights are protected along with natural resources**

STRATEGIES:

1. Explore options to compensate property owners for development rights to protect natural resources
2. Regularly assess outcomes of ordinances related to natural resources and make changes as necessary
3. Provide incentives to homeowners for the permanent protection of high-value natural resource areas

**2. The General Plan**

The land use plan is intended to guide the future development of the community. It is designed to protect, preserve, enhance and build upon the physical features of both the built and natural environment. Developed through a combined effort of Ramsey residents, landowners, city officials and business owners, the plan guides land uses through the year 2030. Many people will use the plan to learn about the community, its direction and vision. More importantly it will be used to

assist and guide local decision-makers and city staff in the everyday business demanded of a growing suburban community.

The future land use element contains goals and polices for the following land use categories:

**a) Rural Developing**

Areas of Ramsey guided Rural Developing will not have urban services and include single family, detached housing types. Minimum lot size is 2.5 acres per unit. Much of Ramsey has been developed in this pattern, and only some areas guided Rural Developing contain large lots that could be subdivided into 2.5 acre lots.

**b) Low Density Residential**

Areas guided Low Density Residential must have urban services before development can take place. These areas will average 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 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.

**c) Medium Density Residential**

These areas are within the MUSA and intended to receive medium density housing including lower density multi-family housing and higher density single-family housing. Average density will be 6 units per acre.

**d) High Density Residential**

These areas are within MUSA and intended to accommodate multi-family housing such as townhomes and apartment buildings. Average density will be 12 units per acre.

**e) Business Park**

Areas guided Business Park are reserved for office and industrial development.

**f) Office Park**

Areas guided Office Park are reserved primarily for office and office-showroom development. Corporate campuses are also appropriate in these areas. Light and heavy industrial uses are not appropriate for areas guided Office Park.

**g) Commercial**

Areas guided Commercial may include a range of neighborhood and community commercial/retail development.

**h) Mixed Use**

Mixed Use areas may include a combination of residential, commercial, light industrial, open space and a transit hub.

**i) Parks, Trails and Open Space**

Parks, trails and open space include the City Park and trail system, golf courses, regional parks, wetlands and the greenway. Lands in this category are intended to preserve the natural resource base and provide an adequate supply of active and passive recreational lands in Ramsey.

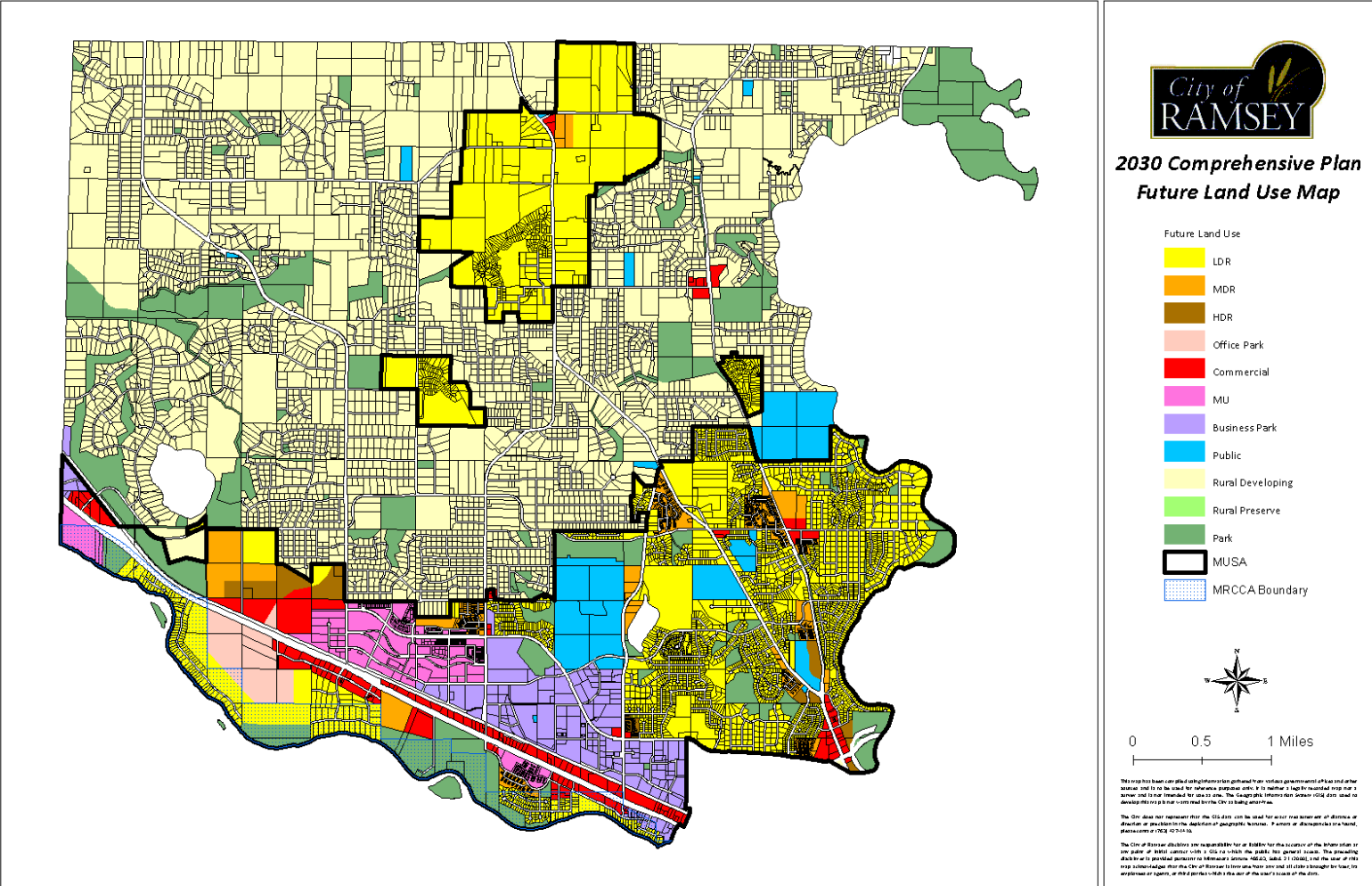
**j) Public/Quasi-Public**

This category generally includes city offices, public works facilities, churches, schools other non-profit or government facilities, and bridges/major rights-of-way.

Figure 5-3 shows the changes in land use designation on the new 2030 Land Use Plan compared to the previous 2020 Plan.

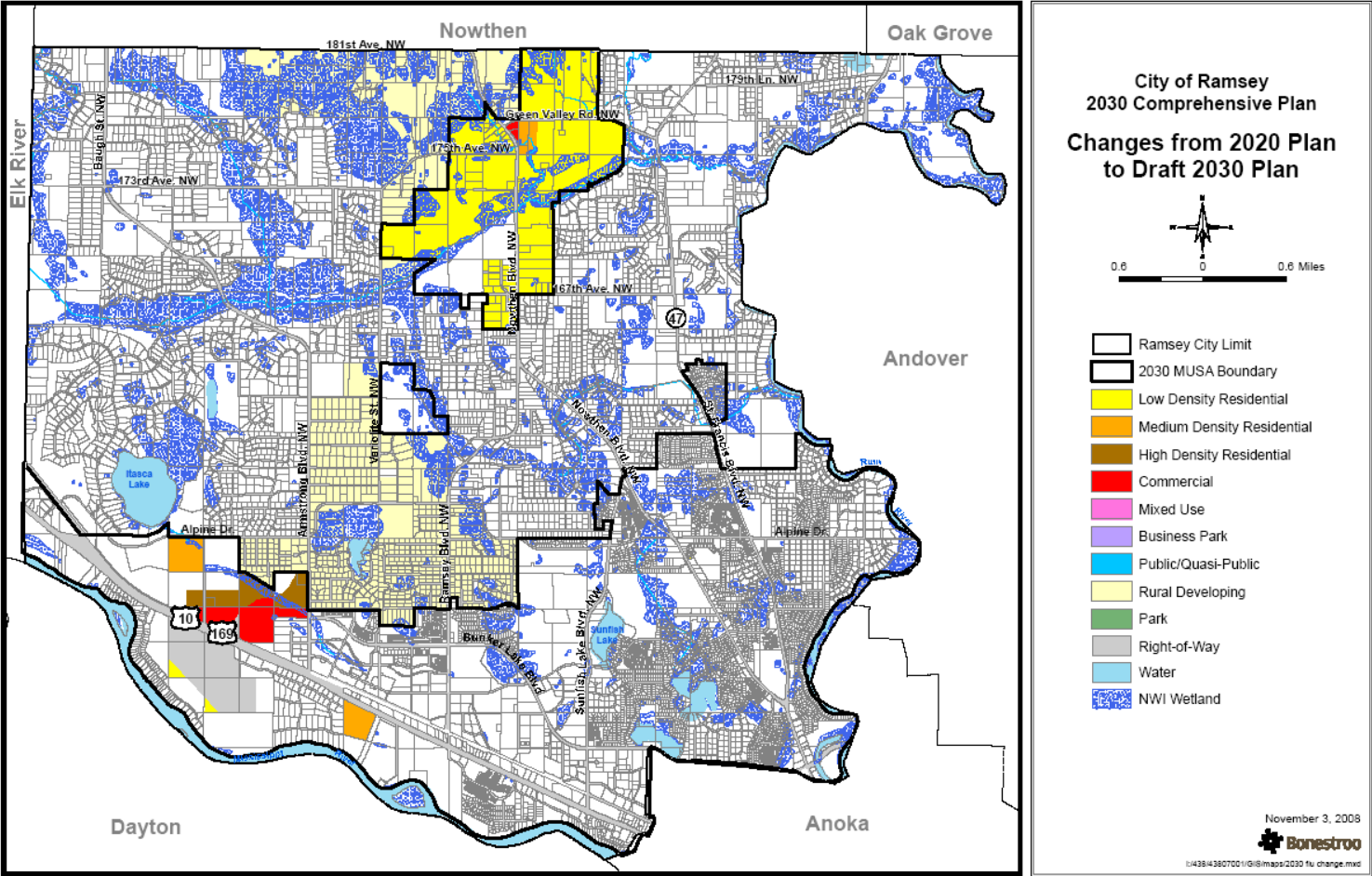
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Figure 5-2 Future Land Use Map



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Figure 5-3 Changes in Land Use from 2020 Plan to 2030 Plan



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### 3. Future Land Use Calculations

The following table represents a tabulation of land uses based on the future land use plan. The tabulations assume a complete build out of the community, which may or may not happen within the lifetime of this plan. Park and Open Space includes the landfill, privately owned golf courses and the Boy Scouts of America camp grounds in addition to public park lands. Although this plan shows the eventual depletion of agriculture lands in Ramsey in terms of a land use category, it is anticipated that agriculture activities that occur today may still occur in the Rural Developing areas. The agriculture land located in areas designated as urban residential, places to work or other urban uses will continue to be farmed until such time that the property owners decide to develop in accordance with the development staging plan or sell to development interests.

**Table 5-2 Future Land Use Calculations**

<b>2030 Land Use</b>	<b>Gross Acreage</b>	<b>Net Acreage</b>	<b>% of City</b>
Low Density Residential	3,389.52	2,854.72	14.9%
Medium Density Residential	373.49	339.05	1.8%
High Density Residential	122.09	103.07	0.5%
Commercial	401.76	389.92	2.0%
Mixed Use	358.76	333.74	1.7%
Business Park	566.18	552.54	2.9%
Office Park	166.80	166.80	0.9%
Public/Quasi-Public	388.58	342.62	1.8%
Rural Developing	8,660.06	6,644.40	34.7%
Park	2,088.92	1,351.56	7.1%
Right-of-Way	2,043.76	2,043.76	10.7%
Water	568.24	568.24	3.0%
Wetland	-	3,437.74	18.0%
<b>Total City</b>	<b>19,128.16</b>	<b>19,128.16</b>	<b>100.0%</b>

#### 4. Future Land Use Categories

The following is a description of the various land use categories that will guide future development of the community.

##### **a) Residential (Rural Developing, Low Density, Medium Density, High Density and Mixed Use)**

Through the year 2030 Ramsey will continue to be primarily a commuter suburb dominated by single-family detached housing. As transportation access to the rest of the metro area and neighboring suburbs improves, more persons will be interested in obtaining part of the rural life-style present in Ramsey. As the population in Ramsey ages, new housing opportunities will be demanded to fulfill the life-cycle housing needs of Ramsey residents. It is critical that growth in Ramsey be guided and managed so that today's residents can continue to enjoy a high quality of life and that future generations will be awarded the same benefits as today's residents.

Residential areas are intended to reflect the continuous greenway corridor (see Environmental Protection Chapter XIII.). While lands restricted for development (wetlands, steep slopes, ponds and lakes) are not intended to be eligible for density credit, useable lands, which are voluntarily protected for greenways are intended to receive density credit. Landowners are encouraged to preserve and restore areas of significant natural resources such as open prairie or tree canopy as permanent open space by increasing density in areas more conducive to development.

Residential areas in Ramsey are very diverse in terms of lot sizes, but very similar when it comes to types of housing. Residential lots range from the farmstead of 10 to 20 acres to the rural estate lots averaging 2.5 acres, down to the urban lot of 10,800 square feet served by municipal utilities. In each of these lot size classifications, single-family homes are the dominant housing type.

The future land use plan creates opportunities for the development of a diversity of housing types and styles while preserving the strong single-family character of existing residential neighborhoods.

##### **b) Rural Developing**

The Rural Developing area is the largest land use within the City of Ramsey. The existing primary use of this area is very low-density residential development with average densities of *roughly 1 unit per 2.5 acres*, a development pattern that was established in the early 1970s. Because of this very low-density pattern of development and the numerous wetlands, the extension of urban services to the rural developing area is not practical or financially feasible. Regional growth policy would suggest imposing a gross density consistent with the Rural

Preserve area of 1 unit per 10 acres. However, because of the historical development pattern that has already been well established, an overall density of one unit per 10 acres will never be established.

The maximum density for the Rural Developing area shall be *1 unit per 2.5 acres* gross. This density was determined by examining the natural features and the predominant existing density within the Rural Developing area.

### **Rural Policy**

It is the policy of the City of Ramsey to:

1. Enforce a maximum overall density of 1 unit per 2.5 acres in the *Rural Developing* area.
2. Encourage preservation of open space and natural resources beyond what is required by ordinance or other legal means through the PUD process.
3. Develop, implement and enforce a septic system inspection program and wellhead protection program for existing and future private septic systems and wells consistent with Minnesota Rules Chapter 7080.
4. Encourage environmentally sensitive and open space design and construction techniques that preserve natural resources within private control (i.e. other than public land dedication).<sup>2</sup>
5. Provide for the extension of urban services only when groundwater contamination (due to failing septic systems or other reasons) has the potential to pose a threat to human health and the provisions and process outlined in the City Charter have been followed.
6. Encourage private well users to periodically test the drinking water supply from private wells in order to prevent serious health hazards from occurring due to groundwater contamination.

### **Rural Performance Criteria**

Residential development projects in the Rural Developing area shall be evaluated based on the following criteria:

1. Rural design principles are evident in the plan.

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<sup>2</sup> Good examples of rural design principles can be found in the book Rural by Design by Randall Arendt, an APA publication.

2. The site or sites can support two septic drain fields in accordance with Minnesota Rules Chapter 7080.
3. Owner/developer agree to on-site septic system inspections in accordance with City requirements.
4. The plan reflects a strong sensitivity to protecting and enhancing natural resources (wetlands, tree canopy, ponds, drainage ditches, rivers, etc.) particularly in relation to the greenway corridor system.
5. The site uses landscaping and natural vegetation (such as planting of windrows or shade trees) to improve the energy efficiency of housing.

**c) Urban Residential**

All future (new) urban residential development will be served by public sewer and water according to the development staging plan as further described later in the future land use plan. Exceptions to this rule may occur in areas where pre-existing large lot development surrounds vacant urban lands and soils are well suited for on-site septic systems. Densities within the urban residential area may vary by district; however, an average *gross* density of all future urban residential development is targeted at 3 or more units per gross acre (a goal consistent with regional growth policy). Overall, the plan encourages a higher density of development in the urban area to provide a wider variety of housing opportunities including single family and multi-family housing affordable to a range of household incomes. Furthermore, higher density development increases land use efficiency.

A concern expressed by many residents living in the rural areas of Ramsey and on large lot developments within the existing Metropolitan Urban Services Area involved the transition between future urban development and existing rural development. It is the intention of this plan to assure compatibility between future urban housing and existing residential developments by establishing some form of transition between existing single family homes and future (new) urban development. Areas where transitions are necessary are primarily (but not exclusively) located along the edges of the urban services boundary and are to be served by municipal sewer and water.

Land uses within the urban residential area include:

- Low and high density housing including predominantly single-family housing but also multi-family housing and accessory apartments
- Limited, small-scale home occupations
- Education and institutional services limited to schools and churches
- Park & open space

The principles of affordable housing and preservation of open space are addressed in the urban residential areas through the provision of density bonuses and density credits. These are voluntary provisions that provide incentives to developers who provide affordable housing or preserve significant natural resources and open space.

Density bonuses for affordable housing should be based on a definition of affordable housing that reflects average wages and incomes of the region. In 2007, the Metropolitan Council defined affordable housing as housing which costs up to \$201,800. It is intended that a density bonus formula may be established as part of the City of Ramsey zoning ordinance update.

Subject to City Council approval as part of the PUD process, density credit may be given to areas of the greenway (see Chapter 13. Environmental Protection and Natural Resource Management for a further description of the Greenway) that are significant environmental areas, which are not protected by ordinance or other legal means. For example, if a 40-acre parcel contained no major road right-of-way and no wetlands but contained 10 acres of land within the greenway<sup>3</sup>, the developer may receive density credit for the entire 40 acres as net developable acreage. A maximum density of 5 units per net acre (for example) would then yield 200 units. The developer may be allowed to reduce lot sizes or mix housing styles in order to preserve some or all of the remaining 10 acres in the Greenway as permanent open space. This open space would not be left as unmanaged open space (or an outlot) but would be required to be preserved as permanent open space through park dedication or some land preservation tool such as a land trust or permanent conservation easement acceptable to the City Council.

The following further defines urban residential uses: low density residential, medium density residential and high density residential.

#### Low Density Residential

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<sup>3</sup> Lands within the Greenway may include significant natural resources, vegetative cover or habitat worth preserving or simply may be vacant land which should be preserved as open space to connect other pockets of open space, parkland, wetlands etc.

Low density residential places an emphasis on single-family detached housing but is designed to allow a variety of housing types and styles (life-cycle housing) including attached single-family housing (townhouses) and two-family homes (twin-homes, duplexes). This area represents over 3,000 acres of total land use in the community.

In order to ensure that low-density mixed-housing projects can be made viable and acceptable to the community, all low-density mixed-housing projects are intended to be the subject of a Planned Unit Development (PUD)<sup>4</sup>. Any residential development proposal containing unit types other than exclusively single-family detached housing will be required to be processed as a PUD. Individual elements (or housing types) within a PUD may range in density as long as the overall density of the PUD does not exceed a maximum of *3 units per net acre*.

**Low Density Residential Performance Criteria:** Projects within the Low Density Residential areas as shown on the Future Land Use Plan shall adhere to the following performance criteria:

1. The project shall be planned as an integral element of the larger neighborhood with interconnecting streets, pedestrian trails and greenways.
2. Higher intensity housing shall be planned as an integrated part of the project and may be used for buffering or transition to major roads or more intense uses.
3. Higher intensity housing shall have direct access to major roadways (local collectors) so excessive traffic is not routed through local streets and lower density neighborhoods.
4. Higher intensity housing shall be located within close proximity to existing or planned park and recreation facilities and connected by an off or on-road trail.
5. Where possible, natural features shall be protected and incorporated into the PUD or site plan as permanent open space for the benefit of the project and the community.
6. Where possible and practical, traffic generated by new development shall be routed to collector streets rather than through adjacent local neighborhood streets.

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<sup>4</sup> The Planned Unit Development is a process by which land use can be more closely tied to design decisions during a subdivision approval process. It allows for more opportunities to preserve open space and natural features and provide a variety of housing types through greater flexibility with zoning regulations.

7. Where possible and practical, parkland and open space shall be situated to act as a buffer between future and existing development.
8. New development that is adjacent to existing single- family detached development shall be compatible in density and type with existing and planned development.

#### Medium Density Residential

Medium density residential shall not *exceed 6 units per net acre*. Medium density areas include housing units such as attached and detached townhouses, condominiums, duplexes and triplexes or small apartment buildings. These areas are smaller, typically “infill” sites, that would not be conducive to high density housing, yet would be underutilized as single family housing. These areas take advantage of close proximity to park and open spaces, commercial and public services and accessibility to the road network.

If low-density residential land is rezoned to accommodate higher density residential uses, the new high density residential development shall include a transition area between existing single-family detached housing and the new high-density housing. This transition area may consist of single-family detached home, open space or some other transition acceptable to the City Council.

#### High Density Residential

This category sets aside parcels strictly for high-density housing development with a maximum density of *12 units per net acre* and includes housing units such as townhouses, condominiums and apartments. These areas will provide housing for a variety of residents including seniors. Areas of high-density residential land use should have direct access to the major roadway network in order to promote transit usage and convenient access to city services such as park and recreation uses and the greenway. Locating high density housing with these factors in mind, minimizes traffic through local streets and neighborhoods, creates a larger labor pool for businesses, and allows residents convenient access to shopping, parks and recreation facilities encouraging a more walkable pedestrian oriented community life-style.

If low-density residential land is rezoned to accommodate higher density residential uses, the new high density residential development shall include a transition area between existing single-family detached housing and the new high density housing. This transition area may consist of single-family

detached home, open space or some other transition acceptable to the City Council.

**Urban Residential Policy**

It is the policy of the City to:

1. Require Low Density Residential developments except those that are exclusively single-family detached units to be completed through a planned unit development.
2. Require a transitioning of new higher density housing to existing single-family detached housing. The transitioning should consist of a more compatible density, open space, or other means acceptable to the City Council.
3. Periodically review the planned unit development section of the zoning ordinance to ensure appropriate guidelines and rules for development of land within the residential areas.
4. Encourage scattered site affordable housing developments as part of each residential housing project rather than segregating affordable housing in one project.
5. Consider allowing density bonuses for providing affordable housing, preservation of natural areas, creating open space connections, or buffering consistent with the plan.
6. Require compatible land use transitions at the edges of neighborhoods through land use, site design and landscaping.
7. Encourage environmentally conscious site design and construction methods to assure that development respects the natural environment.
8. Provide dispersed locations for a diversity of housing styles, types, and price ranges and encourage development of housing and services that meet the needs of nontraditional households.
9. Plan and provide for the housing and service needs of the elderly and disabled.
10. Regularly review and revise, as necessary, zoning and subdivision regulations, building codes, design standards and approval processes to assure that regulations and standards are flexible enough to allow quality and variety of housing options.

11. Require and enforce high design and maintenance standards for all residential development.
12. Require the maintenance of existing and future housing through enforcement of the housing maintenance code.
13. Facilitate and promote housing rehab and renovation programs through partnerships with HUD, Fannie Mae, local banks, MHFA, Metro Council, ACCAP, Anoka County HRA and other non-profit or private organizations.
14. Promote and market first time homebuyer programs such as the Minnesota Cities Participation Program through MHFA.
15. Ensure projects are consistent with the goals and policies of the Mississippi River Critical Area Plan (MNRRA) and are sensitive to the Rivers natural environment.
16. Ensure open space that is part of a residential development is preserved as permanent open space through such means as permanent conservation easements, land trusts, deed restrictions or other legal means to permanently preserve open space.

The following table summarizes maximum density allowances for the various residential districts.

**Table 5-3 Density Table**

<b>Land Use Category</b>	<b>Average Density</b>
Rural Developing	1 unit per 2.5 acres gross
Low Density Residential	4 units per net acre
Medium Density Residential	7 units per net acre
High Density	15 units per net acre

**d) Commercial**

Commercially guided land uses are generally located along Highways 10 and 47. Highway 10 is of critical importance in developing a strong community image. Future commercial development and redevelopment should focus on key nodes along the corridor (rather than span an entire corridor) and serve the travelers along the corridor as well as adjacent neighborhood residents. (See chapter VI for a further discussion on a Highway 10 corridor study). The commercial development along Highway 47 is more of a commercial node pattern. This land use plan supports existing commercial nodes that serve neighborhoods and commuters particularly at the intersections of County Road 116 and Alpine Drive.

The locations of existing commercial within the community (at major intersections such as County Road 116 and Highway 47 or along major roadways such as Highway 10) play an important role in what types of uses go there. The predominant use is gas/convenient stores that serve commuters. Other uses include fast food or sit down restaurant, grocery, small-scale retail trade and services such as drive through banking, real estate, legal services, dry-cleaning, or day care. The Mixed-Use land use (defined later) is also intended to provide shopping and services.

While commercial development along the Highway 10 corridor should be guided by the results of a corridor study and river crossings study, other commercial nodes can be better defined as follows.

167<sup>th</sup> Avenue and Highway 47: The commercial node at 167<sup>th</sup> Avenue and Highway 47 functions as a neighborhood service center; however, the viability of this commercial node is somewhat unstable due to the low density development within its primary market area and the lack of adequate public facilities. The surrounding area is guided for future development of a rural character.

Alpine Drive and Highway 47: This area is intended to function as a neighborhood commercial service center with uses that serve the basic convenience needs of Ramsey residents such as grocery, hair salon, gas/convenience, coffee shop, bakery, dry-cleaners, and other convenience uses. The basic intent of this commercial area is to service the immediate residential neighborhood and the travelers on Highway 47. Uses that draw regional traffic such as the typical big box retailers, large department stores, automotive sales, or large screen theaters are not intended for this area. These uses are more destination oriented uses and would likely create traffic volumes that are not supported by the local roadways serving this node.

Bunker Lake Boulevard and Highway 47: This commercial node is largely developed and operates in a similar fashion as Alpine Drive and Highway 47. However, because this node has more accessibility due to Bunker Lake Boulevard (County Road 116) more destination-oriented uses such as banks, postal services, real estate or insurance offices and other services are appropriate uses.

### **General Goals for Commercial**

The following are the goals of the City relative to places to shop:

1. To provide commercial/retail services to satisfy basic needs of Ramsey residents and commuters.
2. To reduce traffic congestion and create an environment that conveniently and efficiently serves the automobile while maintaining a pedestrian friendly atmosphere.

3. To create an image that is attractive, inviting to both pedestrians and automobiles and displays an identity consistent with the overall community identity.
4. To redevelop, improve and clean up underutilized commercial sites along Highway 10.

**Commercial Policy**

It is the policy of the City to:

1. Allow for the development of community convenience uses at the intersection of Alpine Drive and Highway 47 and County Road 116 and Highway 47.
2. Control access to Highway 47 and Highway 10 in order to reduce traffic congestion and improve accessibility to businesses.
3. Facilitate private sector redevelopment and rehabilitation of underutilized sites along the Highway 10 corridor.
4. Provide safe and convenient access to places to shop from adjacent neighborhoods through pedestrian trails and paths.
5. Discourage strip commercial development along the Highway 10 Corridor and seek solutions to traffic problems associated with multiple access points.
6. Encourage clustering of commercial development at major intersections that can take advantage of good access to and visibility from the major roadway system.
7. Require development within the Mississippi River Corridor to be compatible with the goals and policies of the Mississippi National River and Recreation Area (MNRRA) and the Critical Area Plan.

**e) Business Park and Office Park**

The City of Ramsey has an existing industrial park area that consists of a variety of heavy and light industrial uses. This area generally lies east of Ramsey Boulevard and south of Bunker Lake Boulevard and the sanitary landfill. During the early 1990's the AEC Energy Park and Ramsey Business Park 95 opened up new land for industrial development with urban services. These parks have rapidly been filling up and have brought over 1,000 new jobs to the community, many of which were new jobs created in the metropolitan area.

Ramsey has a significant supply of available land that is strategically located just north of U.S. Highway 10 and along the BNSF railroad line. The current zoning ordinance designates the majority of this land as Business Warehouse and Industrial property. Since the last plan update,

much of this land has been developed, and vacancy rates for industrial property in Ramsey are generally low.

To increase the supply of land for business and office park development, the plan for 2030 guides land south of Highway 10 near the proposed Mississippi River Bridge crossing for Office Park use.

**General Goals for Business Park and Office Park**

The following are the goals of the City:

1. To ensure a diversity of good paying jobs to residents of the City of Ramsey.
2. To provide a sound economic base for the City, local school districts and Anoka County.
3. To improve the ratio of jobs to housing in order to lessen Ramsey's dependency on job centers elsewhere in the region.
4. To provide opportunities for growth of existing businesses (business retention).
5. To create opportunities for high quality development that contributes to a good image for the City of Ramsey.
6. To ensure adequate means of transportation and transit for employees to be able to get to and from places to work.

It is the intent of the plan to create industrial/office park settings where buildings and uses relate to each other to become places rather than function as freestanding elements. Future business park and office park uses will be served by urban utilities in order to insure the highest quality of public infrastructure and public and private investment. Development of these areas is intended to maximize the efficiency of land use by optimizing street widths and utility lengths and creating centralized storm ponds that function not only to filter sediments from surface runoff but also provide amenities for the employees and businesses there.

The Business Park designation accommodates uses such as business and professional offices, showrooms, warehousing, light industrial/manufacturing, heavy industrial/manufacturing, and public works facilities.

This Office Park designation is intended to accommodate corporate campus, office, office-showroom and other low-impact, job-producing uses that are less intense than those found in the Business Park areas.

**Business Park and Office Park Policy**

It is the policy of the City to:

1. Require developments to adhere to environmentally sensitive design and construction standards. (See “Protecting Water Quality in Urban Areas” a publication on Best Management Practices by the MPCA).
2. Encourage high quality and unique design and site planning.
3. Allow for techniques to minimize infrastructure costs such as centralized storm ponds, shared driveways and loading docks and optimum street widths.
4. Facilitate the clean up and redevelopment of brownfields and underutilized sites within the places to work area.
5. Promote economic development in the City of Ramsey.
6. Continue to market, develop and expand the Ramsey Business Park.
7. Develop and implement a business retention and expansion program.
8. Work with the educational entities such as the Anoka High School and Anoka Hennepin Technical College to enhance employee-training programs and connect welfare recipients to work opportunities as part of the welfare to work program.
9. Require individual sites to be connected to a trail system that links employees with the Town Center, parks and neighborhoods.
10. Work with the Anoka County Traveler and the Metropolitan Council Transit Organization to address transit and employee transportation issues.

**Business Park, Office Park and Commercial Performance Criteria**

In order to ensure proper siting and development of commercial, office and industrial uses within the designated areas all projects should be evaluated based on the following criteria:

1. The project is planned as an integral element of the larger community with interconnecting streets, paths and greenways.
2. The project is planned to minimize conflicts between non-business/industrial uses (for example parking lots and loading docks should be located away from or adequately buffered from residential neighborhoods).
3. Opportunities to minimize infrastructure and other elements of the built environment are incorporated into the design (for example shared parking and driveways or decked parking).
4. The project displays elements that enhance or build upon the identity and image of the Ramsey Community and the project.

**f) Mixed-Use**

Mixed Use includes retail, commercial, entertainment, office, institutional, high density residential, transit hubs and park and recreation uses. The Comprehensive Plan anticipates two areas of Ramsey to be designated as Mixed Use; the first area stretching from the west side of Armstrong Blvd. to the west side of Ramsey Blvd. and a second area south of State Highway 10 west of Feldspar St.

Town Center Mixed Use Area: The Town Center Mixed Use area is proposed to be located in portions of Section 28 and 29 stretching from the west side of Armstrong Blvd. to the west side of Ramsey Blvd., north of the railroad. Mixed Use was chosen for this site because of the proximity to major employment areas, major transportation corridors and a future commuter rail station serving the Northstar Commuter Rail Corridor<sup>5</sup>. The area east of Armstrong Boulevard is governed by the Town Center Master Plan, which provides specific land use and design guidance for this area. The purpose of the Town Center Mixed Use Area is to establish a community hub that integrates places to work, play and live and embraces transit oriented design in anticipation of the potential future commuter rail station.

Mixed-Use enhances the functionality of a transit hub at this location because it creates efficiencies by being able to send and receive people who might work or live in the area. Because a large portion of the area is undeveloped, it has the opportunity to be organized in a pedestrian friendly environment that supports mass transit. A commuter rail station in this location would be spaced approximately 3-5 miles from stations to the north near downtown Elk River and south in Anoka near 7<sup>th</sup> Avenue. It will take advantage of good accessibility from the north via Armstrong Boulevard and from the east and west via Industry Avenue and Highway 10, all arterial roadways. Mixed use development would be transit oriented to support the station. Development should be intense with multi-story buildings rather than one level building. Commercial and residential buildings should be linked by a pedestrian-way so people can park at the station and stroll through commercial shops. It should be directly connected to areas of major employment (Ramsey Business Park, AEC Energy Park, Anoka Enterprise Park and future places to work) and Anoka Hennepin Technical College. This could be done through a shuttle bus service, which would serve not only places to work but also residential neighborhoods. It also should make connections to the new hotel project south of Highway 10 near Sunfish Lake Boulevard and the Mississippi West Regional Park.

Ramsey does not have much choice for local shopping, eating out or doing business within its own community. Ramsey has no identifiable

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<sup>5</sup> The Northstar Corridor is a 70-mile long transportation corridor that runs along TH 10/47 from downtown Minneapolis to the St. Cloud and Rice areas. The Northstar Corridor Development Authority has been organized to study the feasibility of improved transit services along this corridor including the option of Commuter Rail.

downtown for its citizens. The downtowns of neighboring communities such as Elk River and Anoka and the many features of the Twin Cities Metropolitan Area are the primary sources of entertainment for Ramsey residents. There are two grocery stores in Ramsey, one is located in northern Ramsey along Highway 47 and the other is Coborn's at the western edge of the Town Center area near Armstrong Boulevard. The other commercial areas focus on special services like used car lots or recreational vehicle sales.

The Town Center is meant to identify a place in the community where a variety of social activities may occur more convenient to Ramsey residents. Its location should take advantage of being central to the Ramsey population base, connected through a strong pedestrian trail or sidewalk system, easily accessible by the automobile and visible to the shopper's eye. The Town Center is intended to receive a mix of land uses including:

- Civic places where people can gather or events can be held (a park, community center, library or history museum).
- Commercial/retail where people can take care of casual everyday shopping or sit down at a local restaurant (grocery, hardware, restaurant, or hair salon).
- Professional Offices/places to work or take care of everyday business (real estate, banking, accounting, legal services and local post office).
- High-density residential/places to live including senior housing (owner and renter occupied).

By mixing high density residential with civic, commercial and office uses, a vibrant Town Center can be created where life goes on all day and into the evening. Housing is located within walking distance to jobs and shopping. Sidewalks and trails link neighborhoods to the Town Center and link civic facilities with commercial and housing facilities creating a pedestrian oriented environment within the Town Center. Civic places are well lit and aesthetically pleasing, inviting the public into a defined public space. Buildings are well designed and areas of landscaping reflect the identity of strong natural features in the Ramsey Community. These characteristics create the Town Center of Ramsey's future.

An important decision will need to be made in the future about whether to construct a new bridge over the Mississippi River and what alignment it should follow. This potential connection will have a significant impact on the future of the Mixed-Use site because a future bridge corridor will likely alter traffic patterns in this general area. If a bridge is constructed near the Mixed-Use site, Ramsey must be able to influence the design of the roadways so that the Mixed-Use area can survive and benefit. However, should a bridge crossing not be constructed, the Mixed Use area must be designed to function on existing surrounding land use patterns. Furthermore, if development of this area should come to

fruition prior to the establishment of a definitive alignment for a future bridge that crosses the Mississippi River, the City of Ramsey should work with Anoka County and MnDOT to ensure a future alignment to satisfy local and regional needs.

Careful design and planning for the Mixed-Use site can offer a wonderful image to Ramsey that will serve residents, workers and travelers using Highway 10. The location along the BNSF Railroad Tracks is highly visible from Highway 10 and demands high quality design. Specific standards and design elements for the Town Center area have been developed through amendments to the Zoning Code, the creation of a zoning overlay district and adoption of Town Center design guidelines.

Mixed Use Area – South of Highway 10: Another area of mixed use is located south of Highway 10 just east of Mississippi West Regional Park. The intended mixed-use pattern on this location is to provide opportunity for higher density housing integrated with commercial uses which are supported by both the higher density housing and the traffic from Highway 10.

#### **General Goals for Mixed Use**

The following are the goals of the City relative to Mixed Use:

1. To provide an area where people can live, work and play, which supports alternative modes of transit while still accommodating the automobile.
2. To ensure adequate service and retail opportunities to meet the needs of major employment areas and businesses.
3. To enhance the local labor supply through provision of high density housing in close proximity to major places to work.
4. To create an attractive high quality, community oriented development that positively reflects on the image and identity of the Ramsey Community.

#### **Mixed-Use Policy**

Within the areas designated for Mixed-Use, it is the policy of the City to:

1. Work with the landowners to develop a master plan consistent with the intent of the Mixed-Use designation.
2. Encourage consistent design standards based on transit orientated development practices that serve as a framework for both public and private improvements addressing streets, lighting, landscaping, and building materials and placements.
3. Allow higher density residential development within the Mixed-Use area.

4. Provide safe walkway and trail linkages from the Town Center Mixed-Use area to other public facilities, major employment centers (such as Ramsey Business Park 95) and residential neighborhoods.
5. Encourage the Northstar Corridor Development Authority to consider the Town Center Mixed-Use area site for a commuter rail station site and work with the corridor to plan for such a facility.
6. Communicate with Anoka County and MnDot regarding development impacts associated with a potential bridge crossing.
8. Encourage all high-density residential developments to include a commercial/retail component within the same building at street level.

### **5. Staging of Development--MUSA Expansion**

Future expansion of Urban Services must be done in a manner consistent with the provisions and process outlined in the City Charter.

Between 2008 and 2030, sewered development will continue in a contiguous fashion from the existing sewered areas. However, since large portions of the city have already been developed at in a very low density pattern, it is unlikely that many of these areas will be served by municipal services before 2030.

Based on extensive public input, it was determined that it was logical to extend services north of Trott Brook with the understanding that private development would likely bear the cost of any future extension. This area is the last area of the city that has significant undeveloped larger lots, which provide the opportunity for development concepts which incorporate key elements such as density transition and natural resources protection and still allow for economic feasibility.

Table 5-4 demonstrates the staging of sewered development in 5-year increments to 2030 consistent with the 2030 Land Use Plan map.

**Table 5-4 Land Use Staging in 5-Year Increments (By Sewer District)**

North Trott Brook Sewer District (in acres)

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing (2008) acres	2010 acres	2015 acres	2020 acres	2025 acres	2030 acres	Change 2008-2030 acres
	Minimum	Maximum							
<b>Residential Land Uses</b>			0	124	248	372	496	621	621
Low Density Residential	3	4	0	120	241	361	482	602	602
Medium Density Residential	3	7	0	4	7	11	15	18	18
High Density Residential	7	15	0	0	0	0	0	0	0
Mixed Use Primarily Residential*	10		0	0	0	0	0	0	0
<b>C/I Land Uses</b>	Est. Employees/Acre		0	1	2	3	4	5	5
Commercial	15		0	1	2	3	4	5	5
Industrial	8								0
Office	10								0
Mixed Use Primarily C/I*									0
Extractive									0
<b>Public/Semi Public Land Uses</b>			0	185	186	186	186	186	186
Public/Semi Public Land Uses			0	0	1	1	1	1	1
Parks and Recreation									0
Open Space									0
Roadway Rights of Way									0
<b>Vacant/Agricultural</b>									0
Vacant/Agricultural									0
Wetlands and Open Space			0	185	185	185	185	185	185
<b>Subtotal Sewered</b>			<b>0</b>	<b>310</b>	<b>436</b>	<b>561</b>	<b>687</b>	<b>812</b>	<b>812</b>
<b>Outside Urban Service Area</b>	Minimum lot size	Maximum lot size	Existing (2008)	2010	2015	2020	2025	2030	Change 2000-2030
Rural Residential 2.5 acres or less	2.5		1973	2104	2234	2365	2496	2626	654
<b>Public/Semi Public Land Uses</b>									0
Public/Semi Public Land Uses			12	12	11	11	10	10	(2)
Parks and Recreation			56	65	75	84	93	102	46
<b>Subtotal Unsewered</b>			<b>2041</b>	<b>2181</b>	<b>2320</b>	<b>2460</b>	<b>2599</b>	<b>2739</b>	<b>698</b>
<b>Vacant/Agricultural</b>									
Vacant/Agricultural	40		1325	1060	795	530	265	0	(1325)
Wetlands and Open Space			1557	1372	1372	1372	1372	1372	(185)
<b>Total</b>			<b>4923</b>	<b>4923</b>	<b>4923</b>	<b>4923</b>	<b>4923</b>	<b>4923</b>	

\* For Mixed Use categories include information regarding the estimated minimum and maximum housing density ranges and acres/percentage of residential use.

**Table 5-4 Land Use Staging in 5-Year Increments (By Sewer District)-Cont.**

Mississippi River Sewer District (in acres)

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing (2008) acres	2010 acres	2015 acres	2020 acres	2025 acres	2030 acres	Change 2008-2030 acres
	Minimum	Maximum							
<b>Residential Land Uses</b>			468	586	704	822	940	1058	590
Low Density Residential	3	4	357	386	415	443	472	501	143
Medium Density Residential	3	7	111	120	130	139	148	157	46
High Density Residential	7	15	0	13	27	40	53	66	66
Mixed Use Primarily Residential*	10		0	67	133	200	267	334	334
<b>C/I Land Uses</b>	Est. Employees/Acre		738	798	858	918	978	1038	301
Commercial	15		205	228	250	273	296	319	114
Industrial	8		422	448	474	500	526	553	131
Office	10		0	33	67	100	133	167	167
Mixed Use Primarily C/I*									0
Landfill			111	89	67	44	22	0	(111)
<b>Public/Semi Public Land Uses</b>			1546	1368	1184	1001	817	633	(912)
Public/Semi Public Land Uses			10	43	75	108	141	173	163
Parks and Recreation			293	301	309	317	324	332	39
Open Space									0
Roadway Rights of Way									0
<b>Vacant/Agricultural</b>									0
Vacant/Agricultural			1120	896	672	448	224	0	(1120)
Wetlands and Open Space			123	128	128	128	128	128	5
<b>Subtotal</b>			<b>2752</b>	<b>2752</b>	<b>2746</b>	<b>2741</b>	<b>2735</b>	<b>2729</b>	
<b>Outside Urban Service Area</b>	Minimum lot size	Maximum lot size	Existing (2008)	2010	2015	2020	2025	2030	Change 2000-2030
Rural Residential 2.5 acres or less	3		1517	1560	1603	1646	1689	1732	215
<b>C/I Land Uses</b>									
Commercial			56	45	34	22	11	0	
Industrial/Business Park									
<b>Public/Semi Public Land Uses</b>									0
Public/Semi Public Land Uses									0
Parks and Recreation			210	219	228	237	246	255	45
<b>Subtotal</b>			<b>1782</b>	<b>1823</b>	<b>1864</b>	<b>1905</b>	<b>1946</b>	<b>1987</b>	<b>261</b>
<b>Vacant/Agricultural</b>									
Vacant/Agricultural	40		176	141	106	70	35	0	(176)
Wetlands and Open Space			364	358	358	358	358	358	(6)
<b>Total</b>			<b>5074</b>	<b>5074</b>	<b>5074</b>	<b>5074</b>	<b>5075</b>	<b>5074</b>	

\* For Mixed Use categories include information regarding the estimated minimum and maximum housing density ranges and acres/percentage of residential use.

**Table 5-4 Land Use Staging in 5-Year Increments (By Sewer District)-Cont.**

Rum River Sewer District (in acres)

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing (2008) acres	2010 acres	2015 acres	2020 acres	2025 acres	2030 acres	Change 2008-2030 acres
	Minimum	Maximum							
<b>Residential Land Uses</b>									
Low Density Residential	3	4	1568	1645	1722	1799	1875	1952	384
Medium Density Residential	3	7	1389	1462	1534	1607	1679	1752	362
High Density Residential	7	15	129	136	143	150	157	164	35
Rural Residential	0		0	7	15	22	29	37	37
			50	40	30	20	10	0	(50)
<b>C/I Land Uses</b>									
	Est. Employees/Acre		91	83	75	67	59	51	(39)
Commercial	15		51	51	51	51	51	51	0
Industrial	8								0
Office	10								0
Mixed Use Primarily C/I*									0
Landfill			40	32	24	16	8	0	(40)
<b>Public/Semi Public Land Uses</b>									
Public/Semi Public Land Uses			881	876	847	817	788	758	(123)
Parks and Recreation			108	115	122	129	136	143	35
Open Space			127	127	126	126	126	126	(1)
Roadway Rights of Way									0
<b>Vacant/Agricultural</b>									
Vacant/Agricultural			181	145	109	73	36	0	(181)
Wetlands and Open Space			465	489	489	489	489	489	24
<b>Subtotal</b>			<b>2540</b>	<b>2604</b>	<b>2643</b>	<b>2683</b>	<b>2722</b>	<b>2762</b>	
<b>Outside Urban Service Area</b>									
	Minimum lot size	Maximum lot size	Existing (2008)	2010	2015	2020	2025	2030	Change 2000-2030
Rural Residential 2.5 acres or less	3		2032	2083	2134	2184	2235	2286	254
<b>C/I Land Uses</b>									
Commercial			14	14	14	14	14	14	
Industrial/Business Park									
<b>Public/Semi Public Land Uses</b>									
Public/Semi Public Land Uses			154	126	98	70	42	14	(139)
Parks and Recreation			270	289	308	327	347	366	96
<b>Subtotal</b>			<b>2470</b>	<b>2512</b>	<b>2554</b>	<b>2596</b>	<b>2638</b>	<b>2681</b>	<b>211</b>
<b>Vacant/Agricultural</b>									
Vacant/Agricultural	40		409	327	245	163	82	0	(409)
Wetlands and Open Space			791	767	767	767	767	767	(24)
<b>Total</b>			<b>6210</b>	<b>6210</b>	<b>6210</b>	<b>6210</b>	<b>6210</b>	<b>6210</b>	

\* For Mixed Use categories include information regarding the estimated minimum and maximum housing density ranges and acres/percentage of residential use.

Consolidated/All Districts

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing (2008)	2010	2015	2020	2025	2030	Change 2008-2030
	Minimum	Maximum							
<b>Residential Land Uses</b>			2037	2355	2674	2993	3312	3631	1594
Low Density Residential	3	4	1747	1988	2190	2412	2633	2855	1108
Medium Density Residential	3	7	240	280	280	299	319	339	99
High Density Residential	7	15	0	21	41	62	82	103	103
Rural Residential	0.4		50	40	30	20	10	0	-50
Mixed Use Primarily Residential*	10		0	67	133	200	267	334	334
<b>C/I Land Uses</b>	Est. Employees/Acre**		828	882	935	988	1042	1095	266
Commercial	15		256	280	304	328	352	376	120
Industrial	8		422	448	474	500	526	553	131
Office	10		0	33	67	100	133	167	167
Landfill			151	121	90	60	30	0	-151
<b>Public/Semi Public Land Uses</b>			2427	2429	2218	2004	1791	1578	-849
Public/Semi Public Land Uses			118	158	198	238	279	318	200
Parks and Recreation			420	428	435	443	450	458	38
Open Space									0
Roadway Rights of Way									0
<b>Vacant/Agricultural</b>									0
Vacant/Agricultural			1301	1041	781	520	260	0	-1301
Wetlands and Open Space			587	802	802	802	802	801	214
<b>Subtotal</b>			5292	5666	5826	5985	6144	6303	
<b>Outside Urban Service Area</b>	Minimum lot size	Maximum lot size	Existing (2008)	2010	2015	2020	2025	2030	Change 2008-2030
Rural Residential 2.5 acres or less	2.5		5521	5746	5971	6195	6420	6644	1123
<b>C/I Land Uses</b>									
Commercial			70	59	48	37	26	14	-58
<b>Public/Semi Public Land Uses</b>									
Public/Semi Public Land Uses			166	137	109	81	53	24	-141
Parks and Recreation			536	573	611	648	686	723	188
<b>Subtotal</b>			6293	6516	6738	6981	7184	7406	1113
<b>Vacant/Agricultural</b>									
Vacant/Agricultural	40		1910	1528	1146	764	382	0	-1910
Wetlands and Open Space			2712	2497	2497	2497	2497	2497	-215
<b>Total</b>			16207	16207	16207	16207	16207	16207	

\* For Mixed Use categories include information regarding the estimated minimum and maximum housing density ranges and acres/percentage of residential use.

\*\* Values shown for estimated employees per acre are the anticipated 2030 densities and represent an increase in employment density over the 2008 actual. Over the 2008-2030 time period, steadily increasing employment density estimates are used for each decade to forecast anticipated increase in employment density.

Table 5-4 also contains information on the planned density levels of households and employment per acre. The Metropolitan Council uses this calculation to determine how much of the planned regional growth can be accommodated by a particular community. Development typically occurs at range of densities in a community and therefore, in order to maintain consistent application across the region, the Metropolitan Council directs communities to calculate a community's growth capacity using the lowest density in the planned range. A summary of the Ramsey planned household and employment capacity are in Tables 5-5 and 5-6.

**Table 5-5 Planned Household Capacity (2030) (By Sewer District)**

**North Trott Brook SD**

	<b>Min. Density</b>	<b>Net Acres</b>	<b>Household Capacity</b>
<b>Within 2030 MUSA</b>			
Low Density Residential	3	602	1,807
Medium Density Residential	3	18	54
<b>Outside 2030 MUSA</b>			
Rural Residential	0.4	2,626	1,051
<b>Total Household Capacity</b>			2,912

**Mississippi River SD**

	<b>Min. Density</b>	<b>Net Acres</b>	<b>Household Capacity</b>
<b>Within 2030 MUSA</b>			
Low Density Residential	3	501	1,502
Medium Density Residential	3	157	472
High Density Residential	7	66	465
Mixed Use	10	334	3,337
<b>Outside 2030 MUSA</b>			
Rural Residential	0.4	1,732	693
<b>Total Household Capacity</b>			6,469

**Rum River**

	<b>Min. Density</b>	<b>Net Acres</b>	<b>Household Capacity</b>
<b>Within 2030 MUSA</b>			
Low Density Residential	3	1,752	5,255
Medium Density Residential	3	164	491
High Density Residential	7	37	256
<b>Outside 2030 MUSA</b>			
Rural Residential	0.4	2,286	914
<b>Total Household Capacity</b>			6,916

**Not in a Sewer District**

	<b>Min. Density</b>	<b>Net Acres</b>	<b>Household Capacity</b>
<b>Outside 2030 MUSA</b>			
Rural Residential	0.4	0	0
<b>Total Household Capacity</b>			0
<b>TOTAL HOUSEHOLD CAPACITY</b>			16,297

**Table 5-6 Planned Employment Capacity (2030) (By Sewer District)**

**North Trott Brook SD**

	Employment Density	Net Acres	Employment Capacity
<b>Within 2030 MUSA</b>			
Commercial	15	5	80
<b>Total Employment Capacity</b>			
			80

**Mississippi River SD**

	Employment Density	Net Acres	Employment Capacity
<b>Within 2030 MUSA</b>			
Commercial	15	319	4,783
Industrial/Business Park	8	553	4,421
Office	10	167	1,668
<b>Total Employment Capacity</b>			
			10,872

**Rum River SD**

	Employment Density	Net Acres	Employment Capacity
<b>Within 2030 MUSA</b>			
Commercial	15	50	771
<b>Outside 2030 MUSA</b>			
Commercial	15	16	215
<b>Total Employment Capacity</b>			
			986

**Not in a Sewer District**

	Employment Density	Net Acres	Employment Capacity
<b>Outside 2030 MUSA</b>			
None	0	0	0
<b>Total Employment Capacity</b>			
			0

<b>TOTAL EMPLOYMENT CAPACITY</b>			11,938
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These planned capacities appear to be in general compliance with the Metropolitan Council’s published forecasts of 16,500 households and 11,300 employment by 2030. It should be noted that the density of employment can be highly variable due to the wide range of business and structure types in each commercial and industrial category.

**6. Net Density of New Planned Residential Land**

The Metropolitan Council requires a calculation of the net density of areas of new *planned* residential development that have changed since the last Comprehensive Plan. They require a minimum density of three units per net developable acre. Net density is calculated by dividing the total number of planned units by the acres of land guided for residential use (minus wetlands and road right-of-way). Table 5-7 shows the net density of the areas guided for a residential land use within the MUSA between 2008 – existing development – and the new 2030 Land Use Plan.

**Table 5-7 Net Density of New Planned Residential Land**

Land Use Change - 2008 (Existing) to 2030 Plan	Additional Net Acres	Min Density	Total Units	Avg Density
Low Density Residential	1,108	3.0	3,324	3.0
Medium Density Residential	99	3.0	297	3.0
High Density Residential	105	7.0	735	7.0
Mixed Use (Residential portion)	334	10.0	3,340	10.0
<b>Total</b>	<b>1,646</b>		<b>7,696</b>	<b>4.7</b>

**C. Historic Preservation**

Historic preservation is an important element of Ramsey’s identity even though there are not many historically significant buildings or sites in Ramsey. In fact the Town Hall is the only building on the National Registrar of Historic Places. However, any time a community is located on a major transportation route such as the Mississippi River, it is bound to be rich with stories and adventures of early settlement. Many of these stories are important because they begin to tell us how Ramsey became the community that it is today.

Although Ramsey does not have a historic preservation district or an official body that responds to issues of historic significance, Anoka County has an active Historical

Society that responds to countywide issues. Located in the City of Anoka, the Anoka County Historical Museum maintains historical materials such as letters, photos, books and legal documents. The Museum is currently short on space and is looking to expand. The Oliver J. Kelly Farm, a Minnesota State Historical site, provides a regional resource for historic information. It also provides a recreational and educational source at its real life living history farm. The site is located approximately 3 miles north of Ramsey along the Mississippi River and is an excellent source of historical information for the City of Ramsey.

#### **Historic Preservation Policy**

It is the policy of the City of Ramsey to:

1. Review local building permit applications, site plan proposals and PUDs for historic significance through consultation and communications with the State Historical Preservation Office (SHPO) and the Anoka County Historical Society and other historic preservation resources and agencies.
2. Encourage restoration efforts of historic structures to use compatible building materials and styles to the era of the structure.
3. Promote the use and conservation of historic properties for the education, inspiration, pleasure, and enrichment of the citizens of this community and state.
4. Require future trail development along the Mississippi River, within the MNRRA corridor, to plan for or consider historical markers that explain the significance of the river corridor.
5. Work with federal, state, and local organizations including the Anoka County Historical Society, the State Historic Preservation Office, the Secretary of the Interior and local citizen groups in planning and designing for historic preservation projects.

#### ***D. Solar Access Protection***

Solar energy provides an alternative means to energy that has less impact on the natural resource base of the world. Use of solar energy reduces the need for fossil fuels and nuclear power to heat or cool our homes and businesses or fuel our automobiles. State legislation enacted in 1978 requires local Comprehensive Plans to address solar access protection to ensure that direct sunlight access to solar panels is not subjected to shading from nearby trees, buildings or other structures.

#### **Policies for Solar Access Protection**

It is the policy of the City of Ramsey to:

1. Ensure existing levels of solar access are maintained in developed neighborhoods.
2. Encourage the use of solar energy in future housing developments through such programs as the “Energy House”.

3. Ensure future site and building plans maximize efforts to design for efficient use of solar energy including such elements as the location of windows, shade trees (and types), windrows, and driveways.
4. Use where possible solar energy design elements for future public facilities and infrastructure development.
5. Encourage and support educational programs and research that focuses on alternative or renewable energy systems.
6. Work with the League of Minnesota Cities, University of Minnesota Extension Services, Minnesota Office of Environmental Assistance, Anoka County and other agencies to develop programs that increase usage of solar energy systems.

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

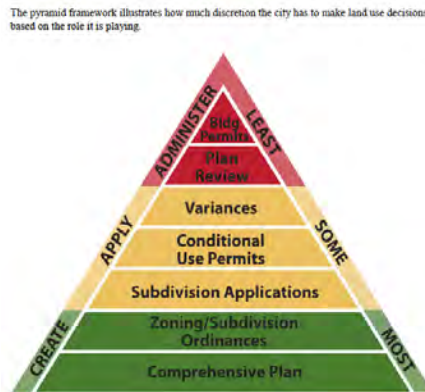
<b>DATE</b>	OCTOBER 31, 2017	<b>PROJECT ADDRESS</b>	TBD
<b>PROJECT. TITLE</b>	VILLAS AT NORTH FORK (SKETCH PLAN, COMPREHENSIVE PLAN AMENDMENT, ZONING AMENDMENT)		
<b>PROJECT #</b>	17-145		
<b>DEPARTMENT:</b>	Community Development: Planning Division		
<b>TECHNICAL REVIEWER:</b>	Name: Tim Gladhill Phone: 763-433-9826 Email: <a href="mailto:tgldhill@cityoframsey.com">tgldhill@cityoframsey.com</a>		

**Sketch Plan, Comprehensive Plan Amendment, and Conditional Zoning Amendment Review**

We offer the following comments regarding the revised plans submitted for Villas at North Fork as it relates to the City’s Comprehensive Plan, Zoning Code, and Subdivision Code. The current submittal includes one (1) sheet prepared by Carlson McCain dated September 12, 2017.

**Level of Discretion**

The proposed development includes a request for a Comprehensive Plan Amendment and Zoning Amendment. This increases the level of discretion available to the City.



Source: League of Minnesota Cities

**Comprehensive Plan**

The Developer is requesting a Comprehensive Plan Amendment from Rural Developing to Medium Density Residential.

Existing Comprehensive Plan (Future Land Use) Designation – Rural Developing

The project site is designated as Rural Developing. Areas of Ramsey guided Rural Developing will not have urban services and include single family, detached housing types. Minimum lot size is 2.5 acres per unit. Much

of Ramsey has been developed in this pattern, and only some areas guided Rural Developing contain large lots that could be subdivided into 2.5 acre lots.

The Rural Developing area is the largest land use within the City of Ramsey. The existing primary use of this area is very low-density residential development with average densities of roughly 1 unit per 2.5 acres, a development pattern that was established in the early 1970s. Because of this very low-density pattern of development and the numerous wetlands, the extension of urban services to the rural developing area is not practical or financially feasible.

The maximum density for the Rural Developing area shall be 1 unit per 2.5 acres gross. This density was determined by examining the natural features and the predominant existing density within the Rural Developing area.

#### Proposed Comprehensive Plan (Future Land Use) Designation – Medium Density Residential

These areas are within the MUSA and intended to receive medium density housing including lower density multi-family housing and higher density single-family housing. Average density will be 6 units per acre (acceptable range is 4 to 7 units per acre).

Medium density residential shall not exceed 7 units per net acre. Medium density areas include housing units such as attached and detached townhouses, condominiums, duplexes and triplexes or small apartment buildings. These areas are smaller, typically “infill” sites, that would not be conducive to high density housing, yet would be underutilized as single family housing. These areas take advantage of close proximity to park and open spaces, commercial and public services and accessibility to the road network.

If low-density residential land is rezoned to accommodate higher density residential uses, the new high density residential development shall include a transition area between existing single-family detached housing and the new high-density housing. This transition area may consist of single-family detached home, open space or some other transition acceptable to the City Council.

The Comprehensive Plan Amendment also requests extension of the Metropolitan Urban Service Area (MUSA).

#### **Zoning District**

The project site is currently located within a Planned Unit Development (PUD) District (Northfork). This PUD contemplated a range of one (1) acre and two (2) acre lots on private well and septic, with a total of 19 lots planned. However, review below is based on the R-2 Residential District. If the project is to move forward, this Zoning Amendment will need to be approved.

The intent of the R-2 Residential District is to accommodate multiple dwellings at a density of [four] to seven dwelling units per acre and multiple-dwelling complexes within the [Metropolitan Urban Service Area]. All lots created by subdivision located within the MUSA shall be serviced by sanitary sewer and municipal water.

Additionally, the project site is partially located within the Shoreland Overlay District for Lake Itasca (Minnesota Department of Natural Resources designation). This may impact the lots along Alpine Drive. The request will be sent to the Minnesota Department of Natural Resources for comment.

(Note: Staff has discovered several typos and discrepancies between the Comprehensive Plan and Zoning Code for this category, none of which impact the review of this project. Staff will use the current Comprehensive Plan Update to correct these discrepancies.)

Miscellaneous Standards	Attached and Detached Townhomes
Lot size	None
Minimum density (net)	3.0 (Comprehensive Plan notes 4)
Maximum density (net)	7.0
Lot width	None
Building setback from public street right-of-way	25 feet
Building setback from private street measured from back of curb	25 feet
Building setback from exterior development boundary line	25 feet (detached)
Minimum separation between buildings, including any appurtenances thereto (i.e., patios, decks)	15 feet (detached)
Parking node setback from exterior development boundary line	30 feet
Parking node setback from structure	15 feet
Maximum lot coverage	35%
Maximum building height (measured from mean ground level to mean gable)	35 feet
Accessory structure setback (measured from the development boundary line)	30 feet
Maximum number of units per structure	81 (detached)
Open space required	40% general open space 10% of which must be identifiable community space

Generally speaking, the proposed subdivision appears to meet these minimum standards, subject to verification on the Preliminary Plat and contingent upon the required Comprehensive Plan Amendment and Zoning Amendment.

### Density Transitioning

The project site abuts a future residential subdivision also designated as Medium Density Residential and located within the R-2 Residential District (same as proposed subdivision). There are no existing homes abutting the

project site. There is a Rural Developing subdivision north of Alpine Drive from the project site. The project site also abuts The Links at Northfork Golf Course. Density Transitioning is not required.

### **Conditional Rezoning Agreement**

The Developer has requested that the Zoning Amendment be approved prior to Preliminary 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 12, 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.

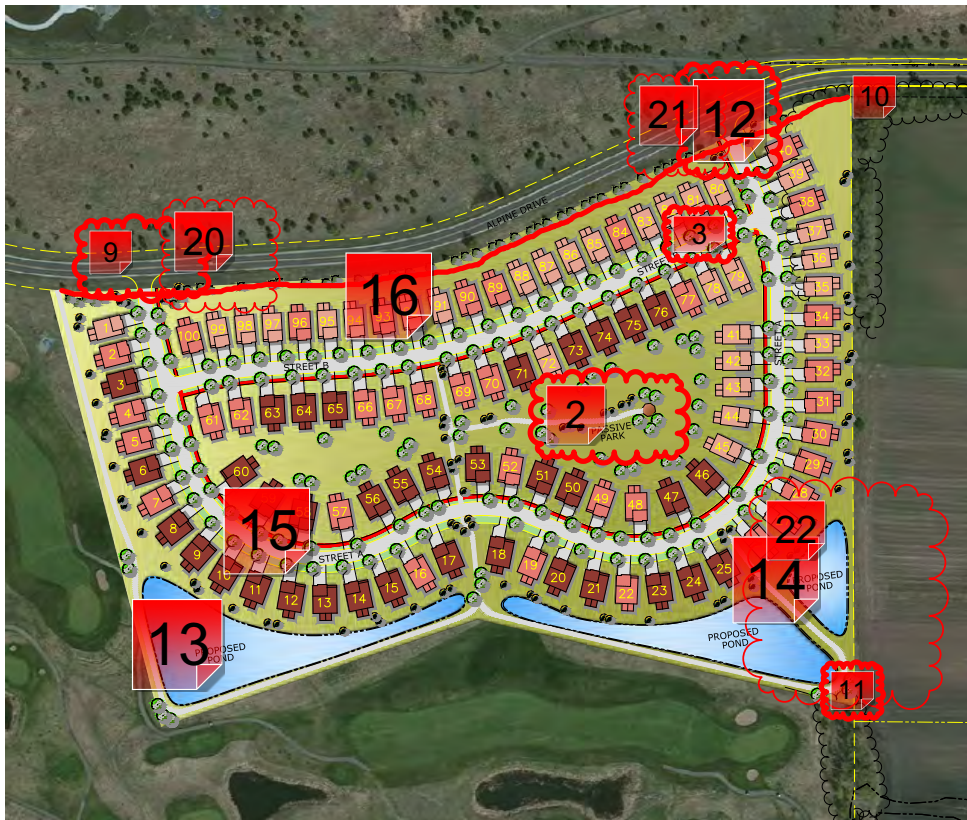
### **Staff provides the following comments that require revision:**

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.

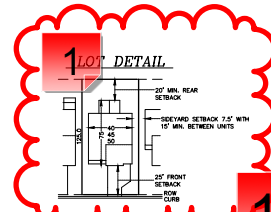
1. Net Density calculations (subtracting wetlands)
2. Architectural Renderings of model homes to be utilized within the development.

This project has been reviewed using the City's new electronic plan review system, ProjectDox. Comments and redlined plans have been exported from that system and attached to this review file.

A public workshop is scheduled for Thursday, November 2 at 5:30 p.m. in the Alexander Ramsey Room.



18 19



**NOTES**

- 1) No field work has been completed at this time.
- 2) Subject property address: South of Alpha Drive NW and 1300 west of Puma Street, Ramsey, MN 55053.
- 3) Topography shown is LIDAR which was provided by the Minnesota Department of Natural Resources.
- 4) No. This 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 VILLA LOTS	100
65' VILLA LOTS	36
60' VILLA LOTS	35
55' VILLA LOTS	29

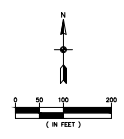
NET DENSITY: 3.00 LOTS/AC. (3.96 LOTS/AC.)

**LOT SETBACK DATA**

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

8  
7  
6  
17

REVISIONS	
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**1 - Changemark #01**

Created by: Tim Gladhill  
On: 10/09/2017 03:31 PM

Project will be reviewed based on R-2 Residential District standards as detached townhome units. Proposal shall require a Comprehensive Plan Amendment and Zoning Amendment.

There is no minimum lot size requirement for detached townhomes in the R-2 Residential District.

Minimum driveway length (25 feet) measured from back of sidewalk when present.  
Need lot coverage detail; code specifies max of 35%.

There is no minimum lot width for detached townhomes in the R-2 Residential District.

Please include applicable floor plans. Code specifies a minimum size unit based on number of bedrooms.

----- 0 Replies -----

**2 - Changemark #02**

Created by: Tim Gladhill  
On: 10/09/2017 03:32 PM

Park shall not be eligible for Park Dedication or Trail Development Fee credit.

Include open space calculations. Code specifies 40% general open space, with 10% of which must be identifiable community space.

----- 0 Replies -----

**3 - Changemark #03**

Created by: Tim Gladhill  
On: 10/09/2017 03:35 PM

Street appears to be 29 foot width. Please confirm. Park will need to be restricted to one side of street in this scenario.

----- 0 Replies -----

**4 - Changemark #04**

Created by: Tim Gladhill  
On: 10/09/2017 03:40 PM

Front yard = 25  
Exterior development boundary = 25  
Separation between buildings = 15 (7.5 per unit)

----- 0 Replies -----

**5 - Changemark #05**

Created by: Tim Gladhill  
On: 10/09/2017 03:42 PM

Please provide net density calculations. Include rights of way. Exclude wetlands.

Include acreage calculations:  
Gross acreage  
Wetland acreage  
Net acreage

----- 0 Replies -----

**6 - Changemark #06**

Created by: Tim Gladhill  
On: 10/09/2017 03:45 PM

Include full legal description.

----- 0 Replies -----

**7 - Changemark #07**

Created by: Tim Gladhill  
On: 10/09/2017 03:46 PM

Include name and address of owner in addition to subdivider.

----- 0 Replies -----

**8 - Changemark #08**

Created by: Tim Gladhill  
On: 10/09/2017 03:46 PM

Include boundary survey.

----- 0 Replies -----

**9 - Changemark #09**

Created by: Tim Gladhill  
On: 10/09/2017 03:48 PM

Add pedestrian crossing detail.

Pavement markings.  
Pedestrian accuated signals.

----- 0 Replies -----

**10 - Changemark #10**

Created by: Tim Gladhill

On: 10/09/2017 03:49 PM

City needs to determine if trail is to be constructed here.

----- 0 Replies -----

**11 - Changemark #11**

Created by: Tim Gladhill

On: 10/09/2017 03:50 PM

Trail connection to Pearson Park?

----- 0 Replies -----

**12 - Changemark #01**

Created by: Tim Gladhill

On: 10/10/2017 02:15 PM

Concerned with vision clearance triangle in this location. It is assumed that internal roadways will be public.

----- 0 Replies -----

**13 - Changemark #02**

Created by: Tim Gladhill

On: 10/10/2017 02:17 PM

Need to review stormwater. Reminder that first 1" of rainfall must be infiltrated on site.

----- 0 Replies -----

**14 - Changemark #03**

Created by: Tim Gladhill

On: 10/10/2017 02:19 PM

It is assumed that the internal trails will be private. The sidewalks along public roads will be public. Sidewalks will be required on one side of each public road.

----- 0 Replies -----

**15 - Changemark #04**

Created by: Tim Gladhill

On: 10/10/2017 02:20 PM

No Parking on one side of street. Must post No Parking Signs.

----- 0 Replies -----

## 16 - Changemark #05

Created by: Tim Gladhill  
On: 10/10/2017 02:21 PM

Must share architectural renderings.

----- 0 Replies -----

## 17 - Changemark #06

Created by: Tim Gladhill  
On: 10/10/2017 02:23 PM

Eave overhangs should not be in easements. If this doesn't work, please discuss with City.

----- 0 Replies -----

## 18 - Engineering Notes Preliminary Plat

Created by: Len Linton  
On: 10/12/2017 08:47 AM

### General:

The plans need a legend on every sheet showing every line type and symbol used on that sheet.

The scale and shape of the symbols in the legend must match the plan view.

The lines under text must be broken to make the text legible.

Use the City details available on the website.

### Cover:

A location map is required.

A sheet index is required.

### Removals Plan:

A removal sheet must be added to the set showing all items to be removed. The removed items must not appear on the construction sheets.

Add sawcut lines for removing existing pavement. Identify quantity of bituminous to remove.

Removed items must not appear on any other sheet.

### Grading Plan:

The minimum grade on all lots in all directions shall be 2.0% or greater.

Spot elevations are required at all lot corners.

Silt fence must be installed and inspected prior to any construction.

Silt fence must be installed up slope of the infiltration area after it is constructed.

Add tree protection fence to show limits of clearing.

Soil borings and a geotechnical report are required for borings in the proposed house locations and the proposed streets. The number of borings shall be determined by the geotechnical engineer to provide a recommendation for pavement design and lowest floor elevations.

Soil borings are also required in the proposed infiltration basins. They must extend to at least 6 feet below the bottom of the proposed basins. These must be included in the geotechnical report.

Borings and a report are also required in the proposed drainfield areas.

The boring reports must be submitted with the preliminary plat.

Minimum Floor Elevation is 2 feet above 100 year flood elevation or 3 feet above the highest anticipated ground water level or 1 foot above the emergency overflow elevation.

Utility Plan:

Symbols in the legend must match the plan view.  
Specify the connection type and location to connect to existing.  
Profiles are not required for preliminary plat.

Street Plan:

Urban streets shall be 32 ft Back to back with concrete curb and gutter.  
Symbols in the legend must match the plan view.  
A site specific typical street section is required.

Stormwater Calculations

This project will require a permit from the Lower Rum River Watershed Management Organization (LRRWMO). The LRRWMO board will not consider the permit until the project has received preliminary plat approval. The LRRWMO application requires city acknowledgement. Work with staff to coordinate timing of the application submittal.

The LRRWMO requirements are infiltration of the first 1" of runoff from new impervious surfaces, rate control for the 2, 10 and 100 year events and water quality improvement with removal of 60% total phosphorus and 90% total suspended solids.

Infiltration basins must be designed to drain down within 48 hours. If the basin is joined with the stormwater pond, the infiltration basin area must be dry 48 hours after a 100 year storm.

The removal efficiencies must be documented by submittal of an approved model such as P-8, MIDS Calculator or MPCA spreadsheet. The complete documentation must be submitted, not just the output summary tables.

The City will administer the storm water management requirements of the permit.

A 16.5 ft easement is required around all infiltration basins and stormwater ponds.

Storm sewer pipe sizing calculations must be submitted for the 10 year storm.  
Casting information must match detail STO-4.

----- 0 Replies -----

19 - Engineering Final Plat

Created by: Len Linton  
On: 10/12/2017 09:01 AM

The Final Plat submittal must include these items.

Storm sewer shown on Sanitary Sewer and Water Plans shall be in a lighter pen. The same is true for Storm Sewer and Street plans, with the Sanitary Sewer and Water in a lighter pen.

Centerline grades will be required on all profile sheets (Sanitary Sewer and Water, Storm Sewer and Street) where the pipes are in the Right of Way.

Centerline Stationing shall be shown on all profile sheets except Storm Sewer outside of ROW.

Individual custom curb ramp details are required for each pedestrian ramp. The MNDOT 6 set sheet must be included on the detail sheets and followed in the custom curb ramp details.

The following comments apply to the SWPPP document.

Show the 1 mile radius on the map.

The Trott Brook is considered a Special water and must be called out on the map and in the table.

Add a BMP table listing the BMP's used on the project, the proposed quantity and the sheet where installed.

Under inspections add note: "Email inspection reports to City after each inspection. Submit full set of inspection reports prior to project close out."

Under temporary erosion control change "14 days" to "7 days" in all locations.

Under project closeout add note:"City must approve Notice of Termination before it is submitted."

#### Final Plans

Autocad drawings and pdfs of the final approved plans must be submitted prior to the pre-construction meeting. The submittal must include the pen setting files for full size and reduced size drawings.

As-built drawings and pdfs must be submitted after the 2nd lift of bituminous is installed.

----- 0 Replies -----

### 20 - Street Alignment

Created by: Len Linton  
On: 10/12/2017 04:25 PM

The western entrance must align with the existing street on the north side of Alpine Drive.

----- 0 Replies -----

### 21 - Traffic Management

Created by: Len Linton  
On: 10/12/2017 04:27 PM

A traffic study will be required for this plat. The Study must also look at the visibility from the east intersection.

----- 0 Replies -----

### 22 - Utility Connection

Created by: Len Linton  
On: 10/12/2017 04:29 PM

An easement will be required for connecting to Municipal Sewer and Water. This will require removing lots.

----- 0 Replies -----

Sec. 117-112. - R-2 Residential District.

- (a) *Intent.* The intent of the R-2 Residential District is to accommodate multiple dwellings at a density of three to seven dwelling units per acre and multiple-dwelling complexes within the 2002 MUSA. All lots created by subdivision located within the 2020 MUSA shall be serviced by sanitary sewer and municipal water.
- (b) *Permitted uses.*
  - (1) Multiple-dwelling structures which include duplexes, twinhomes, townhomes, and apartment buildings, containing no more than ten units.
  - (2) Detached townhomes, including villas or cottage homes.
  - (3) State licensed group homes in accordance with state statutes.
  - (4) Licensed home daycares in accordance with state statutes.
  - (5) Home occupations as permitted by section 117-351.
  - (6) Accessory uses as permitted by section 117-349.
- (c) *Uses permitted by conditional use permit.*
  - (1) Religious Institutions.
  - (2) Keeping of wild animals in accordance with chapter 10, article IV.
  - (3) Increased accessory structure height/size.
  - (4) Oversizing of signs.
  - (5) Expansion or enlargement of lawful nonconforming uses.
  - (6) Micro-scale WECS.
- (d) *R-2 bulk standards.*

Miscellaneous Standards	Duplex	Twinhome or Quad
Lot size	14,000 square feet per structure	7,000 square feet per dwelling unit
Minimum density (net)	3.0	3.0
Maximum density (net)	7.0	7.0
Lot width	100 feet	50 feet
Front yard setback	30 feet	30 feet
Side yard setback	10 feet	10 feet
Side yard setback corner lot	30 feet	30 feet

Side yard interior wall setback	N/A	0
Rear yard setback	30 feet	30 feet
Maximum lot coverage for all principal and accessory buildings (excludes impervious or prepared surface)	35%	35%
Maximum building height (measured from mean ground level to mean ground gable)	35 feet	35 feet
Accessory structure setbacks:		
Front	30 feet or same as principal structure, which ever is greater	30 feet or same as principal structure, which ever is greater
Rear	5 feet	5 feet
Side	6 feet	6 feet
Side corner	30 feet	30 feet
Maximum number of units per structure	2	2 (4 for quad)

Miscellaneous Standards	Attached and Detached Townhomes	Multifamily
Lot size	None	None
Minimum density (net)	3.0	3.0
Maximum density (net)	7.0	7.0
Lot width	None	100 feet

Building setback from public street right-of-way	25 feet	25 feet
Building setback from private street measured from back of curb	25 feet	25 feet
Building setback from exterior development boundary line	30 feet	30 feet
	25 feet (detached)	
Minimum separation between buildings, including any appurtenances thereto (i.e., patios, decks)	20 feet	20 feet
	15 feet (detached)	
Parking node setback from exterior development boundary line	30 feet	30 feet
Parking node setback from structure	15 feet	15 feet
Maximum lot coverage	35%	35%
Maximum building height (measured from mean ground level to mean gable)	35 feet	35 feet
Accessory structure setback (measured from the development boundary line)	30 feet	30 feet
Maximum number of units per structure	81 (detached)	10
Open space required	40% general open space 10% of which must be identifiable community space	40% general open space 10% of which must be identifiable community space

(e) *General R-2 residential performance standards.*

(1) *Miscellaneous standards.*

Miscellaneous Standards	
Townhouse with garage	1 bedroom - 700 square feet
	2 bedrooms - 800 square feet
	3 bedrooms - 960 square feet
	Each additional bedroom - 125 square feet
	Efficiency unit - 400 square feet
Duplex dwelling	800 square feet per unit
Twinhome dwelling	912 square feet per unit
Multifamily dwellings	1 bedroom - 700 square feet
	2 bedrooms - 800 square feet
	3 bedrooms - 960 square feet
	Each additional bedroom - 125 square feet
	Efficiency unit - 400 square feet
No. of required off-street parking spaces	Duplex - 2 enclosed
	Twinhome - 2 enclosed
	Townhome - 2 off-street, 1 of which must be enclosed.
	Multifamily - 2½ off-street spaces per unit, 1 parking space must be enclosed, the remaining required parking spaces must be located within the development
Maximum building lot	35%

Maximum driveway width	20 feet
Side yard setback for driveways	5 feet
Required driveway surface	Bituminous or concrete

(2) *Parking.*

- a. The surfaces of parking stalls, aisles, and access driveways shall be constructed with blacktop or concrete and properly maintained. The term "properly maintained" includes keeping the blacktop or concrete in good condition and free from chuckholes and other types of surface cracks and breakage.
- b. The entire perimeter of the parking stalls, aisles and access driveways shall be curbed with six-inch-high curbing of poured concrete.
- c. All required parking stalls shall be located on the premises of the principal building.
- d. A parking stall shall not be less than 180 square feet in area, with a minimum width of nine feet.
- e. Additional parking spaces may be required by the city.

(3) *Streets.*

- a. *Public streets.* Residential developments in this district must provide one main thoroughfare through the development and main thoroughfares must be dedicated as public streets.
- b. *Private streets.* Private streets or driveway collectors are permitted if they serve as access driveways from dwelling units to public streets and meet the city engineer's street standards together with the dimension standards described below:
  1. Minimum private street width with no parking permitted: 24 feet.
  2. Minimum private street width with parking permitted on one side of street: 28 feet.
  3. Minimum private street width with parking permitted without restriction: 32 feet.
  4. Maximum private street length without a turnaround provided: 200 feet.
  5. Maximum private street length with a turning provision provided: 300 feet.
  6. Maximum private street length with a cul-de-sac provided: 600 feet, except that when exceeding 300 feet, the entire length of the private street must be 32 feet wide.
  7. Minimum access road width at street frontage: 24 feet.
  8. Minimum parking aisle width: 24 feet.
  9. Maximum driveway width at road frontage: 20 feet.
  10. Edge of curb opening shall not be closer to nearest portion of a street right-of-way intersection than 27 feet or two-thirds of the lot width, whichever is smaller (where a "T" intersection exists, a drive may be located opposite the end of the intercepted street).

- 11. Minimum access drive angle to the street: 75 degrees.
- 12. Building setback from private street, measured from back of curb: 25 feet.
- 13. Minimum radius at intersections: 20 feet.

(4) *Fences.*

- a. Fencing or walls (except retaining walls) located in the front yard shall not exceed four feet height. Fencing or walls located in the side or rear yard shall not exceed six feet in height. Fences outside the 2020 MUSA are allowed up to eight feet in height in any yard but must be set back a minimum of 100 feet from the front property line unless they have at least 75 percent clear visible opening. Fences may be constructed of barbed wire to accommodate agricultural activities and the raising of livestock and animals as defined by chapter 10, Animals. Lots of record as of July 1, 2002, within the MUSA that are currently used for agricultural activities or the raising of livestock and animals also qualifies under this provision.
- b. Fencing material shall consist only of wood or chain link. No other types of materials will be permitted.
- c. Fence framing must face inward on the fence owner's lot.
- d. Fencing must be located 100 percent on the fence owner's lot.

(5) *Garbage receptacle storage.* Outdoor garbage receptacles serving multifamily units must be in either the rear or side yard and must be screened from public view and adjacent lots.

(6) *Lot landscaping.*

- a. *Minimum landscaping requirements.* All open space areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the lot. A reasonable attempt should be made to preserve as many existing trees as practicable in order to incorporate the trees into the development.
- b. *Minimum planting requirements.* The minimum number of plantings required shall be determined based on crown or canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage. The minimum canopy cover shall be calculated as follows:
  - 1. Determine ratio of impervious area to entire site area.
  - 2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
  - 3. The following formula shall be utilized to determine the average canopy cover of a species:

$$[(\text{Minimum} + \text{Maximum Spread}) \div 4]^2 \times \pi \times (0.65 \text{ for preferred species or } 0.50 \text{ for acceptable species, as identified in the Ramsey Tree Book}).$$

- c. *Minimum size of plantings.* Required trees shall be of the following minimum planting size:

Planting Type	Size
Deciduous trees	1-inch diameter as measured six inches above ground
Coniferous trees	5 feet in height

Deciduous shrubs	2 feet in height
Evergreen shrubs	2 feet in height or 2 feet in width, whichever applies
Ornamental trees	1-inch diameter as measured six inches above ground

- d. *Planting types.* Acceptable and preferred plantings shall be identified in the Ramsey Tree Book. The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous. No more than 25 percent of the canopy cover requirements shall be fulfilled with the use of shrubs and ornamental trees.
- e. *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:
  - 1. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).
  - 2. One or more water efficient technologies. This could include, but is not limited to, WasterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.
- f. *Open space.* Each townhouse development shall have at a minimum, 40 percent open space for the enjoyment of its residents that may be held as private lots or in common areas. Qualifying areas include grassed lawns, landscape areas, gardens, natural areas, landscape rock, mulch, wetlands, and ponding areas. Of the 40 percent open space, ten percent is to be dedicated as an identifiable common area for use by residents of the development.

(7) *Screening.*

- a. *Bufferyards.* The table below establishes the minimum bufferyard and additional plantings required when a higher density zoning district is adjacent to a lower density zoning district. The screening requirements are applicable when any portion of a lot with a higher zoning designation shares a property line with a lot of a lower zoning designation. Within that bufferyard, an additional percentage of landscaping is also required based on the minimum landscape plantings. The additional percentage of plantings required, are to be planted within the bufferyard.

		Adjacent Existing Development	
		R-1	R-2
Proposed Development	R-1	-	-
	R-2	30 ft.	-
	% increase required	10%	-
	R-3	40 ft.	30 ft.

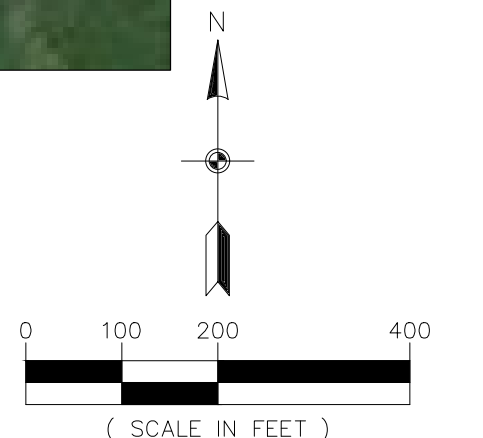
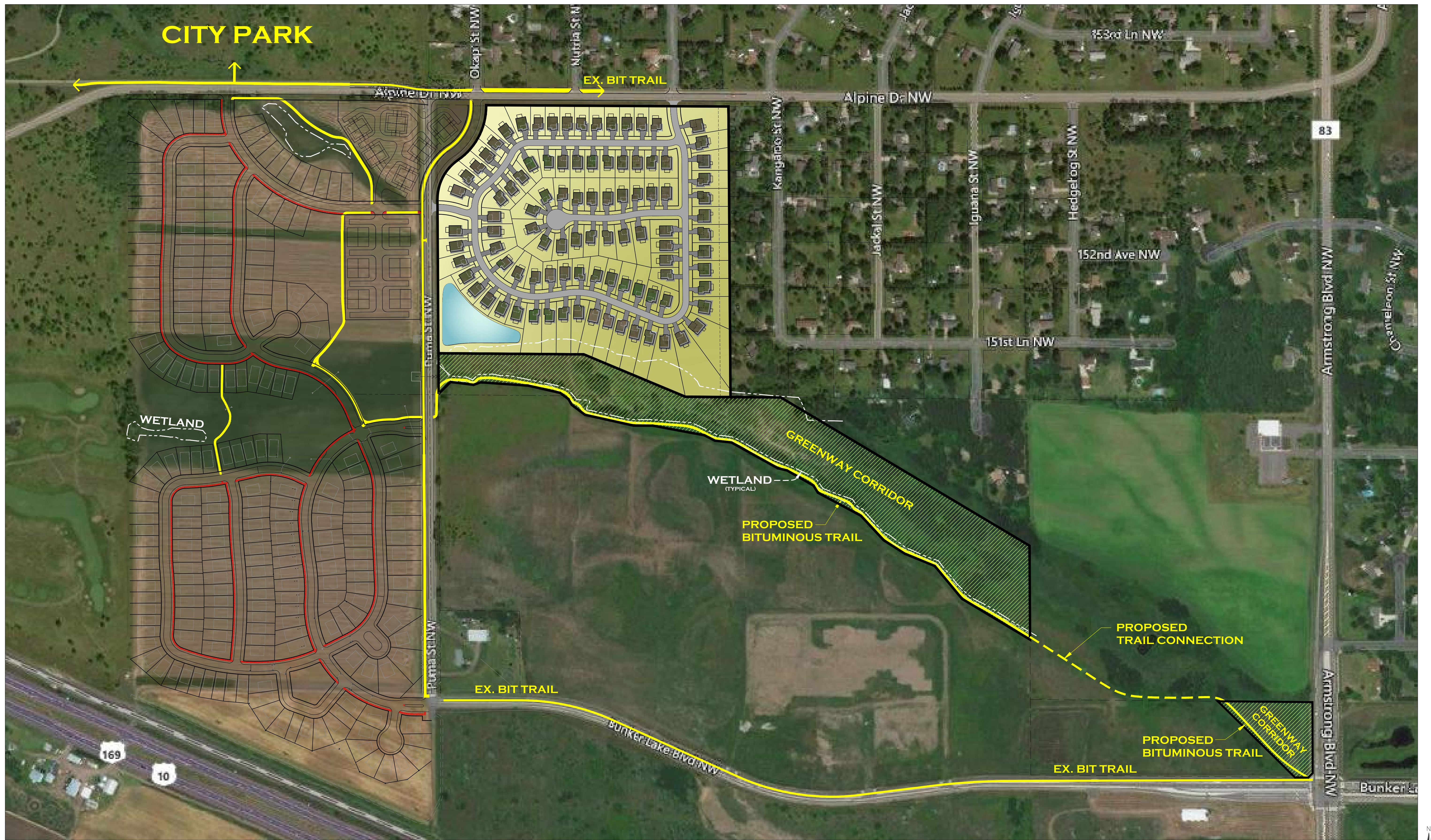
	% increase required	20%	10%
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- b. The additional landscaping materials shall be in addition to the number of plantings required in the site landscaping section of this district and shall be located within the required bufferyard.
  - c. Screening shall be installed in accordance with section 117-356.
- (8) *Lighting.* Lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from adjacent residential districts or public streets. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be directed so that the bulb is not visible from off the property where the light source is located.
- (9) *Architectural standards.* The purpose of this section is to encourage the development of high-quality, diverse multiple-dwelling structures in the city while permitting flexibility in the development process.
- a. General standards. The requirements in this section apply to the front facade of all multiple-dwelling structures, as defined under permitted uses in this section.
    - 1. The type of building materials used on exterior walls of all structures in the R-2 Residential District shall be face brick; natural stone; stucco; aluminum, steel, or vinyl siding; wood; masonite products; or other compatible residential materials that may be approved by the city. Exterior Insulation and Finish Systems (EIFS) material is prohibited. The front exterior building finish of multiple-family buildings shall consist of a minimum of 35 percent face brick, natural stone, or stucco (excluding window and door area in the calculation). This requirement shall also apply to the side of a building when it faces a public street.
    - 2. Multiple-dwelling developments that face county highways, state highways, or MSA roads shall vary structure orientation.
    - 3. A minimum of three colors shall be used for each multiple-dwelling building. Elements that may count towards this requirement include siding, trim, doors, and garage doors. A color palette shall be included as a part of the building elevation submittal at the time of preliminary plat review.
    - 4. All multiple-dwelling structures shall include at least two of the following architectural elements:
      - (i) Articulated/cantilevered facade.
      - (ii) Dormers.
      - (iii) Articulated roofline.
      - (iv) Projected or inset windows.
      - (v) Balconies, porches, or decks.
      - (vi) Window treatments, such as shutters and window boxes.
      - (vii) Other elements as approved by the city council.
  - b. The 35 percent masonry requirement (under subsection (e)(9)a.1 of this section) may be waived in whole or in part based on inclusion of one or more of the following criteria:
    - 1. Two additional architectural elements from the list in subsection (e)(9)a.4 of this section are included.

2. Two additional colors are included in the overall color palette, for a total of five colors.
3. Decorative sidewalks (brick, stone inlays, etc.).
4. Other aesthetic enhancements deemed to be appropriate by the city council.

(Code 1978, § 9.20.12; Ord. No. 73-9, 6-1-1973; Ord. No. 86-2, 8-25-1986; Ord. No. 93-13, 8-30-1993; Ord. No. 96-17, 10-28-1996; Ord. No. 96-23, 1-13-1997; Ord. No. 02-17, 7-15-2002; Ord. No. 03-21, 8-25-2003; Ord. No. 04-08, 5-17-2004; Ord. No. 06-24, § 2, 8-8-2006; Ord. No. 09-06, § 2, 4-28-2009; Ord. No. 09-12, § 2, 9-8-2009; Ord. No. 17-04, § 2, 5-9-2017)

**State Law reference**— Permitted single-family uses, Minn. Stats. § 462.357, subd. 7; permitted multifamily uses, Minn. Stats. § 462.357, subd. 8.



Save Date: 11/02/17 | F:\jobs\6721 - 6740\6725 - hageman property cad c3d\engineering\6725\_trail exhibit.dwg

Meeting Date: 11/09/2017

By: Tim Gladhill, Community Development

**Information**

**Title:**

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

**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. Staff will update this case the week of October 30 with this requested information. There are no changes to the proposal from the previous Parks and Recreation Commission 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

<b>Lake Itasca Greenway \$100,000*</b>	<b>\$0</b>	<b>\$100,000</b> Potential Value of Public Benefit
<b>Total</b>		<b>\$197,200</b> Potential Value of PUD

\*Not official. Simply a starting point for discussion.

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 that the City Council approve/deny a Conditional Zoning Amendment to Planned Unit Development, conditioned upon substantial compliance with the Sketch Plan dated September 18, 2017, based on the new quantifiable information provided.

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**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](#)

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**Form Review**

**Inbox**

Tim Gladhill (Originator)

Mark Riverblood

Grant Riemer

Form Started By: Tim Gladhill

Final Approval Date: 10/31/2017

**Reviewed By**

Tim Gladhill

Mark Riverblood

Grant Riemer

**Date**

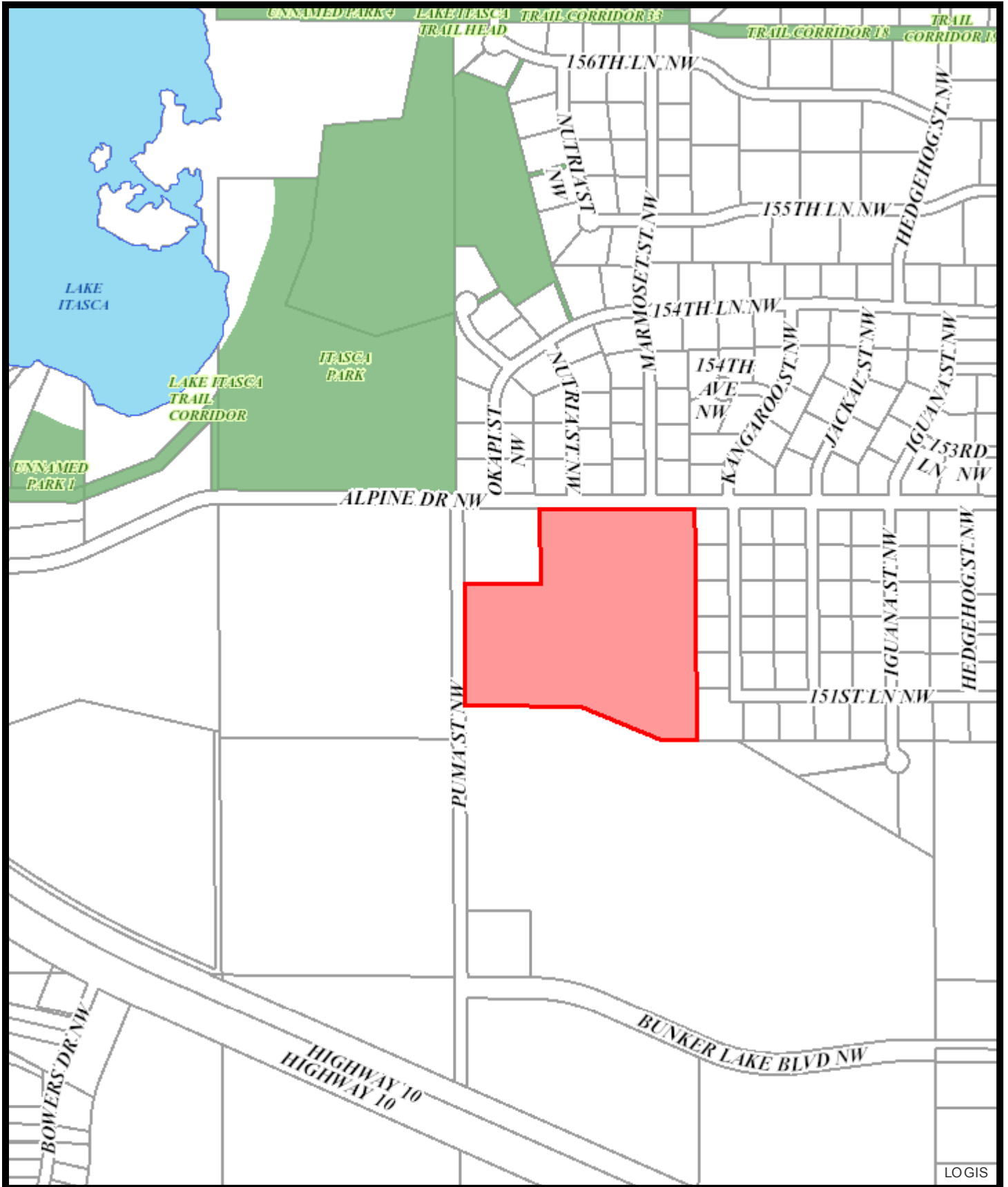
10/31/2017 09:43 AM

10/31/2017 10:53 AM

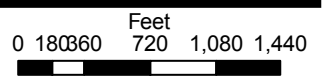
10/31/2017 12:55 PM

Started On: 10/31/2017 09:41 AM

# Site Location Map

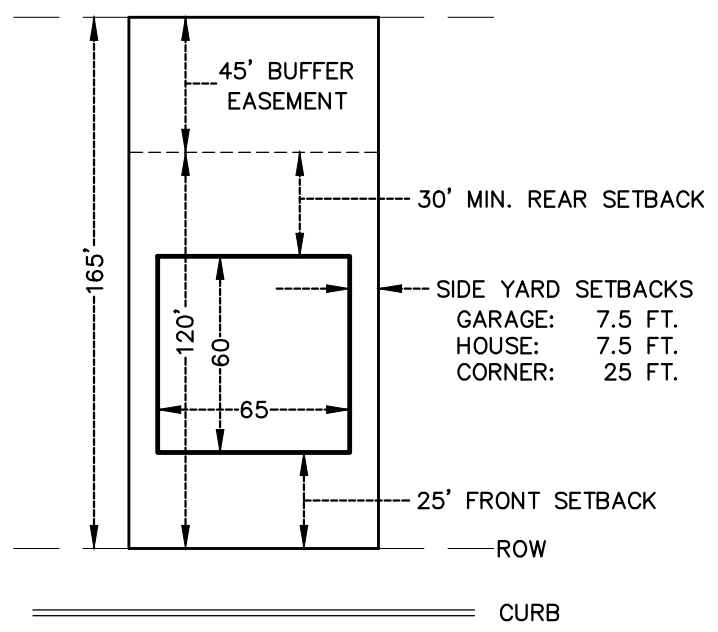


LOGIS

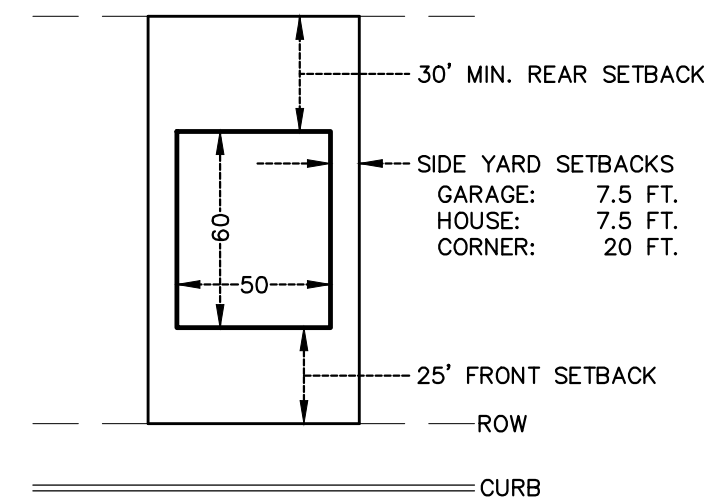




**80' LOT DETAIL**



**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**

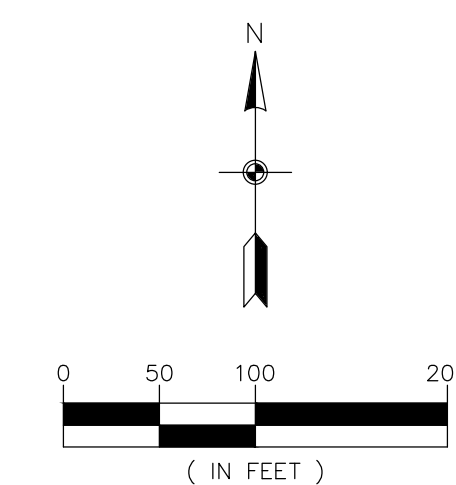
- 1) No field work has been completed at this time.
- 2) Subject property address - Southeast quadrant of Puma Street & Alpine Drive NW, Ramsey, MN 55303.
- 3) Topography shown is LIDAR which was provided by the Minnesota Department of Natural Resources.
- 4) Boundary shown taken from ALTA/NSPS LAND 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**

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

**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,

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Kurtis G. Ulrich  
City Administrator

ATTEST:

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Jo Ann M. Thieling  
City Clerk

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

DRAFT

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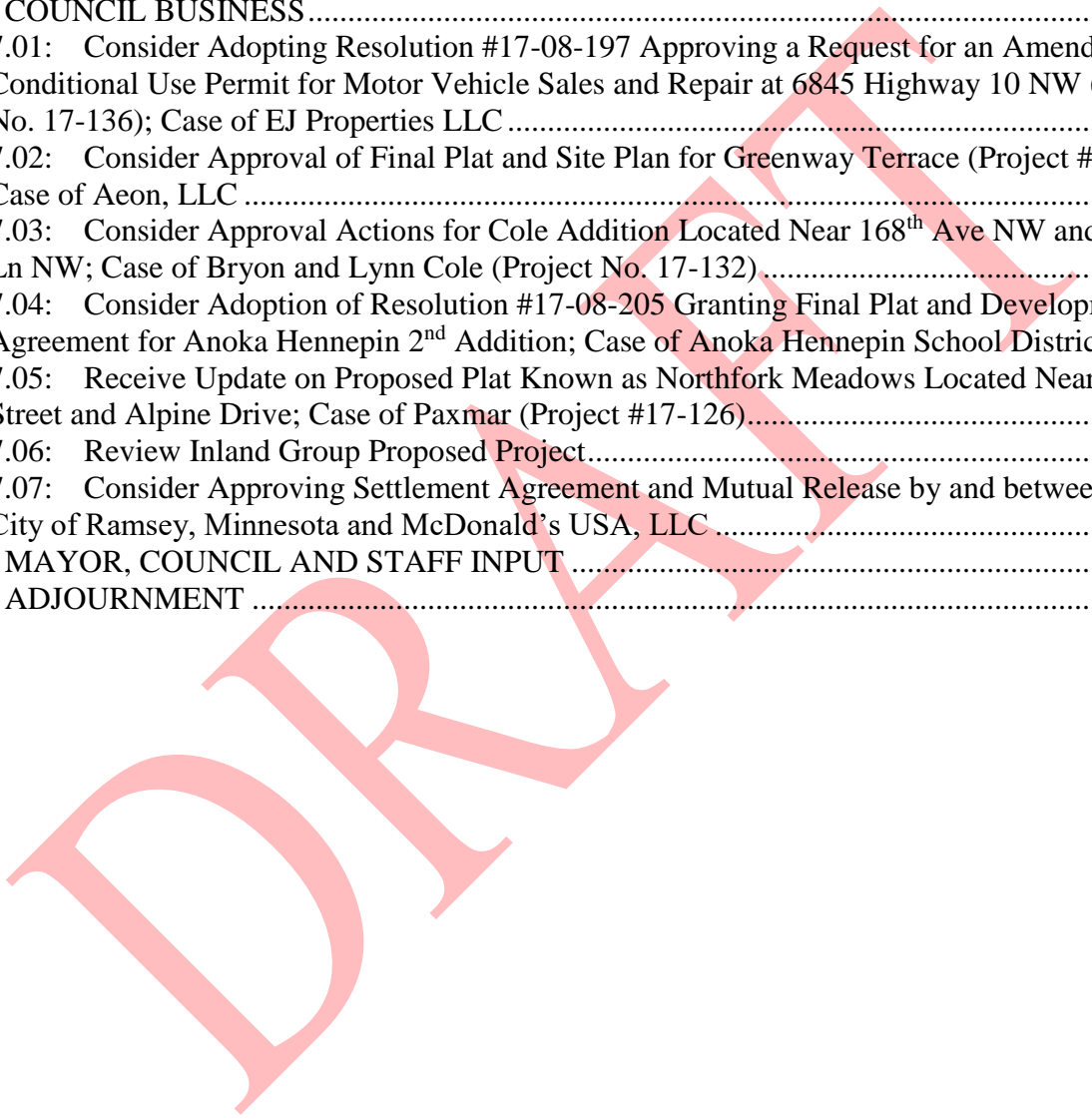
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**CITY COUNCIL  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

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, 161<sup>st</sup> 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 75<sup>th</sup> Ave SE, St. Cloud/8241 161<sup>st</sup> Ave NW
- Transient Merchant  
FML Solutions Inc./429 Minnesota St N, Ortonville/8154 161<sup>st</sup> Ave NW
- Transient Merchant  
Ice Coffee Girl/14540 Bowers Dr NW/8404 161<sup>st</sup> Ave NW
- Transient Merchant  
G.I. Joe’s Food Truck/10006 Oakwood Ct N, Brooklyn Park/8204 161<sup>st</sup> 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 167<sup>th</sup> 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 168<sup>th</sup> Ave NW and 168<sup>th</sup> 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 118<sup>th</sup> 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 2<sup>nd</sup> 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 170<sup>th</sup> 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 2<sup>nd</sup> 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,

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Kurtis G. Ulrich  
City Administrator

ATTEST:

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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.



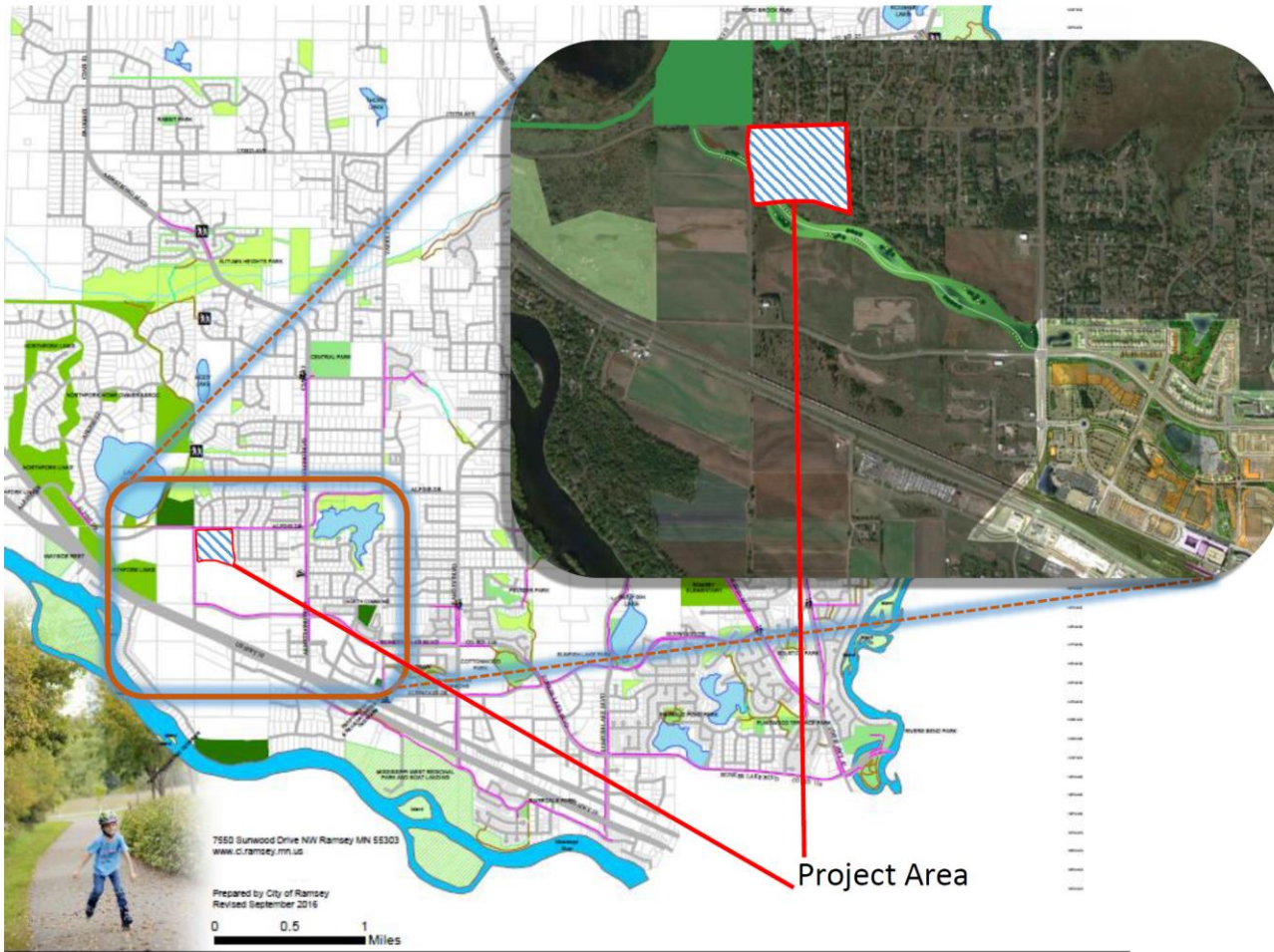
# NORTH FORK MEADOWS

Sketch Plan and Zoning Amendment

# CURRENT LAYOUT



# PUBLIC BENEFIT TEST



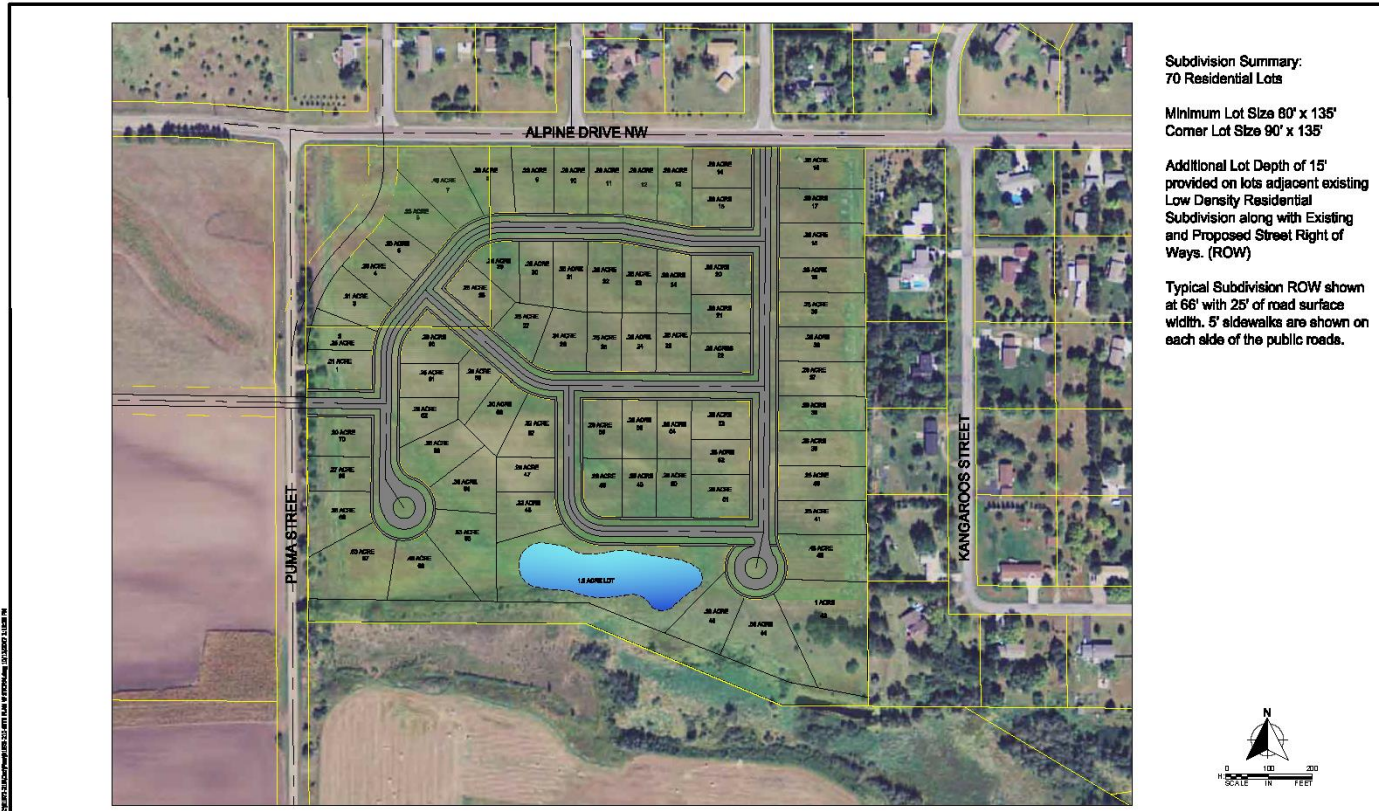
City of Ramsey, Lake Itasca Greenway



# PREVIOUS LAYOUTS (COMPROMISE AND CONSENSUS)



# No AMENDMENT SCENARIO



Subdivision Summary:  
70 Residential Lots

Minimum Lot Size 80' x 135'  
Corner Lot Size 90' x 135'

Additional Lot Depth of 15'  
provided on lots adjacent existing  
Low Density Residential  
Subdivision along with Existing  
and Proposed Street Right of  
Ways. (ROW)

Typical Subdivision ROW shown  
at 66' with 25' of road surface  
width. 5' sidewalks are shown on  
each side of the public roads.

AERIAL PHOTOGRAPH BY GCS, 2011. LAND INFORMATION SYSTEMS, 2010. 11/18/11



SCALE:  
AS SHOWN  
LNR

DESIGN BY:  
LNR  
CHECK BY:  
EM

NO.	DATE	BY	REVISION

HAGEMAN PROPERTY  
ROCHESTER, MINNESOTA

SITE PLAN

SHEET  
1  
OF  
1

Note: this is not an actual proposal. This is a Staff rendering of a potential development without a Zoning Amendment.



**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.

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**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 24<sup>th</sup> day of October, 2017.

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Mayor

ATTEST:

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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 43<sup>rd</sup> St NE  
Saint Michael, MN 55376

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

DRAFT







**EXHIBIT A**

**Legal Description of the Subject Property**

Outlot A, ALPHA DEVELOPMENT, Anoka County, Minnesota

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## 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 164<sup>th</sup> 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 31<sup>st</sup> 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 31<sup>st</sup>, 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.

    , 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.

     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 7<sup>th</sup> 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,

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Kurtis G. Ulrich  
City Administrator

ATTEST:

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Jo Ann M. Thieling  
City Clerk

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

DRAFT

Lake Itasca

4631 ft



**Meeting Date:** 11/09/2017

**By:** Mark Riverblood, Engineering/Public Works

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**Information**

**Title:**

2017 Summer Event Series Recap

**Purpose/Background:**

This Summer's Concert Series at The Draw was deemed a success with the first concert on June 15th with the popular Magic Sunshine Band, and concluding on August 24th with G.B. Leighton, food trucks and approximately 1,200 attendees.

The purpose of this case is to recap The Draw Summer Event Series and receive any feedback or comments. This is also an opportunity to mention all the sponsors in 2017 which helped to cover the cost of the performances.

Park and Recreation Intern Tillery Bailey will present additional detail on the successful 2017 season at the meeting.

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

Funding for the concerts for 2018 will be the City of Ramsey, with some contributions from the local business community routed through the Ramsey Foundation,.

**Recommendation:**

**Action:**

No Action required/Based upon discussion.

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**Attachments**

*No file(s) attached.*

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**Form Review**

**Inbox**

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 10/31/2017

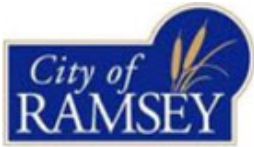
**Reviewed By**

Grant Riemer

**Date**

10/31/2017 12:46 PM

Started On: 10/31/2017 11:35 AM



Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

**Park and Recreation Commission**

**5. 4.**

**Meeting Date:** 11/09/2017

**By:** Mark Riverblood, Engineering/Public Works

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**Information**

**Title:**

Consider Vacating Pedestrian Trail Easement on Lot 6, Block 3, Wildlife Sanctuary Third Addition

**Purpose/Background:**

**Purpose:**

The purpose of this case is to consider vacating an existing 7½ -foot wide pedestrian trail easement on Lot 6, Block 3, Wildlife Sanctuary Third Addition.

**Background:**

In June of 2013, the City of Ramsey and the property owners of Lot 6, Block 3, Wildlife Sanctuary Third Addition (15620 Krypton Street NW) jointly executed a Pedestrian Trail Easement Agreement establishing 7½ feet of pedestrian trail easement along the east edge of the property. The property owners agreed to this in exchange for the City removing a portion of a pedestrian trail through their rear yard and restoring the area with turf.

Attachment 2 is historical information explaining these past actions in detail. This information discusses the intent of the City to maintain this pedestrian trail easement with the hope of extending the trail through the easement to connect to future neighborhoods outside of the subject property, and to the north and west. Since then, one of the properties, which was owned by the State of Minnesota and was primarily undevelopable due to numerous wetlands and low-lying areas, was sold to a private party. Staff therefore projects that a trail connection is much less likely than previous conditions might have allowed for. In any instance, a trail connection would require significant sections of boardwalk, which are at least 4-fold in cost over a bituminous trail.

The subject property owners are now requesting that the City vacate this pedestrian trail easement to prevent random pedestrian use of the easement, which now directs pedestrians onto private property. Staff supports the request of the subject property owners, as an alternative exists should future conditions align to warrant exploring a trail connection from the Wildlife Sanctuary subdivision to the west. The first attachment shows this alternative.

Note: The underlying platted drainage and utility (D&U) easement would still exist allowing City Staff to access and maintain all existing and proposed trunk sanitary sewer lines north of the subject property.

**Notification:**

If the Park and Recreation Commission and the Public Works Committee support the trail easement vacation, various public notifications will be made as part of the required Ordinance to vacate the easement.

**Funding Source:**

All costs associated with vacating the easement are the responsibility of the City.

**Recommendation:**

Staff recommends that the Commission support the trail easement vacation.

**Action:**

Motion to recommend/not recommend to City Council, vacating the 7½-foot wide pedestrian trail easement on Lot 6, Block 3, Wildlife Sanctuary Third Addition.

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**Attachments**

Potential future trail route

May 2012 PWC Case

Ordinance #17-15

MN Statute 412.851

City Charter Chapter 3

City Charter Chapter 12

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**Form Review****Inbox**

Grant Riemer

Kurt Ulrich

Form Started By: Mark Riverblood

Final Approval Date: 11/02/2017

**Reviewed By**

Grant Riemer

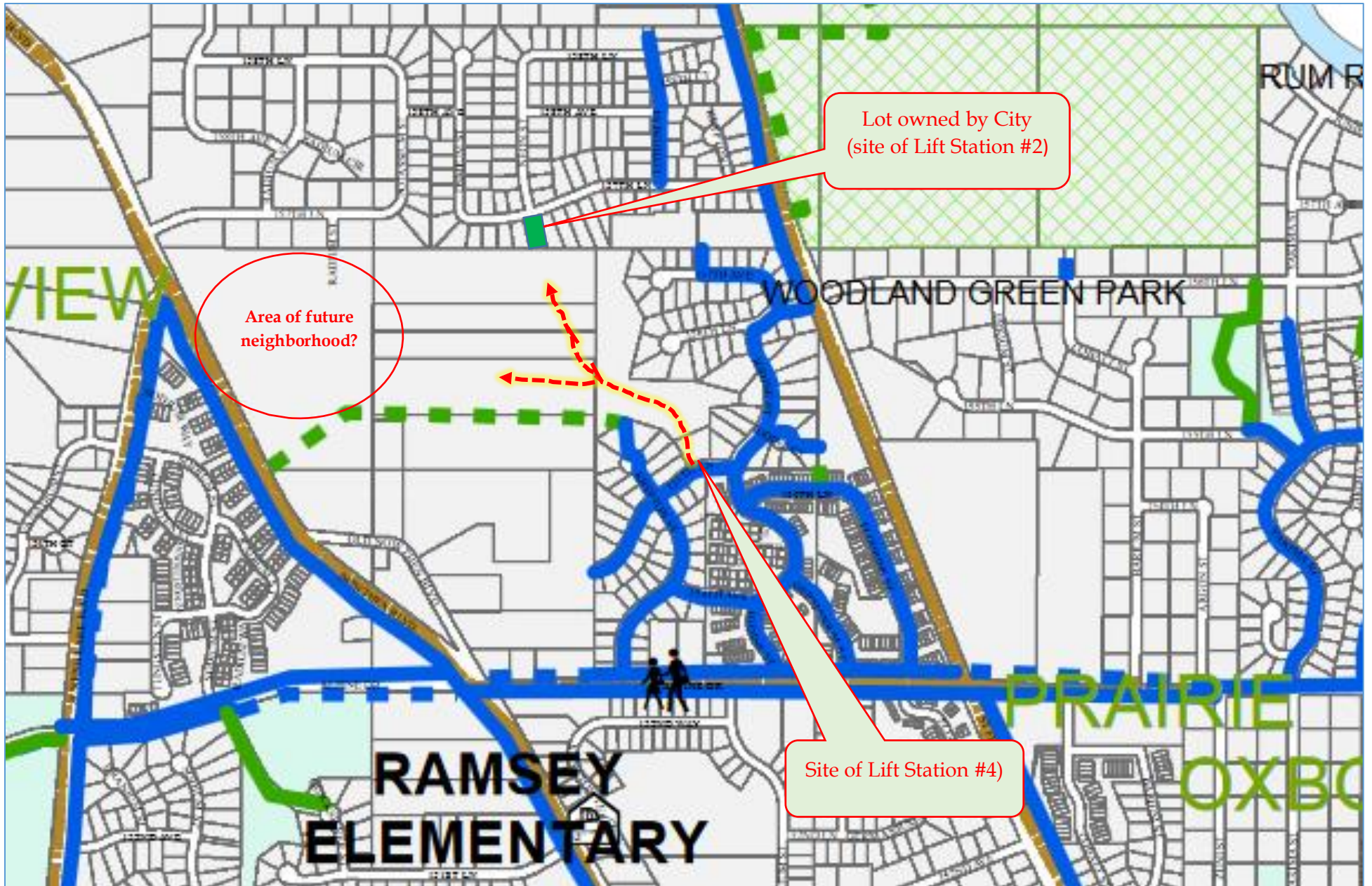
MaryJo Warner

**Date**

11/02/2017 02:49 PM

11/02/2017 02:56 PM

Started On: 11/02/2017 11:05 AM



Parks Master Plan: Proposed future trail/sidewalk routes in green dotted line.

Red dotted line represents *possible* future route **if warranted**, and if trail easement could be obtained from a **willing seller**, at the location of the existing lift station #4.

Meeting Date: 05/15/2012

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Title:

Discuss Trail Easement at 15620 Krypton Street NW

Background:

In January of 2012 staff was contacted by an individual that was considering purchasing the property at 15620 Krypton Street NW. The main topic of conversation was related to the existing bituminous trail that extends down the east property line and into the backyard. He was inquiring whether there was a purpose for this trail, and when it might be utilized in the future. Reviewing property files it was discovered that this trail was intended for a dual purpose; a maintenance access to the City's sanitary sewer system, and a pedestrian connection.

When WILDLIFE SANCTUARY 3RD was subdivided in 2003 the trail construction was an obligation of the development agreement (see attached development agreement excerpt), and was to be located along the common lot line between lots 5 and 6, Block 3. Extension of a gravity sanitary sewer was also a requirement of the project, such that an existing lift station could be eliminated when a future trunk extension was complete through a neighboring development to the north and west. During construction the sanitary sewer had to be realigned slightly due to environmental constraints, and additional sanitary sewer easements were granted for this new alignment at that time.

It appears the trail was constructed over the top of the sanitary sewer trunk line that will be used in the future, and not along the entire extents of the common lot line, as referenced. The separate recordable trail easement referenced in the development agreement does not appear to exist, therefore we currently only have rights to access the easement area for drainage and utility purposes.

This item was discussed by the Public Works Committee on February 21, 2012, with the direction being to leave things as is until such time that a pedestrian trail easement could be secured. There was also discussion that since this individual was not the property owner there was no ability to negotiate acquisition of such an easement. Staff made contact with the property owner to the east of this lot to determine whether that they would be open to the discussion of a pedestrian trail easement along the common lot line, as was originally proposed within the dedicated drainage and utility easement. The property owner expressed the desire to vacate a portion of the drainage and utility easement along the rear lot line, potentially in exchange for a pedestrian trail dedication along the west lot line. After reviewing the existing sanitary sewer in the rear yard it was determined that the City would not be able to accommodate this request, which was relayed to the resident in early April, and discussed terminated at that point.

City staff relayed this information back to the prospective lot purchaser of 15620 Krypton Street, who then asked that the attached letter be forwarded to the Public Works Committee and Mayor for consideration. It was also discussed that they would soon be closing on the property, which will be occurring on May 25th. They are concerned about having a trail through the center of his backyard forever and are requesting that the City relocate the trail into the easement along the common lot line, as it was originally intended. They understand the dual purpose of the trail and are accepting of its intended use, for utility maintenance and pedestrians, but would like to see it placed on the lot line as intended. The letter outlines a couple of proposed scenarios to resolve this matter within their property and are seeking Committee and Council reaction.

Notification:

Staff has sent notice to both property owners regarding this meeting.

Observations:

From a public works perspective a paved access is preferred for utility maintenance in these situations because we often receive complaints from residents after we access their property with heavy equipment and rut up/damage their lawns and/or irrigation systems. Currently there is no need to access the sanitary sewer in this location, because it will not be utilized until the adjacent area to the north and west develops, or the City decides it wants to construct this gravity system. It will most likely remain in place until such time that development of the adjacent land occurs and the final trunk alignment is reviewed with a land use application. Staff believes it would even be appropriate to require the adjacent future development to be responsible for revisions to the sanitary sewer system that would support their project, and also to construct approximately 100' of trail along the common lot line as a pedestrian connection (if necessary).

A pedestrian trail in this location is currently shown on the City's Master Park and Trail Plan, so this matter will need to be addressed at some point.

**Funding Source:**

There is no funding request associated with this matter, to date staff time has been used for research and communications.

**Staff Recommendation:**

Staff would like to know if the Public Works Committee has changed it's stance on resolving this matter in the short term, and whether an agreement can be reached with the property owner on their proposal letter.

**Committee Action:**

Based upon discussion.

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**Attachments**

[Location Map](#)

[Property Aerial](#)

[Wildlife Sanctuary 3rd Plat](#)

[Development Agreement Excerpt](#)

[Property Owner Letter to the Committee](#)

[Sanitary Sewer Alignment](#)

[Master Park and Trail Map](#)

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**Form Review**

**Inbox**

Kurt Ulrich

Form Started By: thimmer

Final Approval Date: 05/11/2012

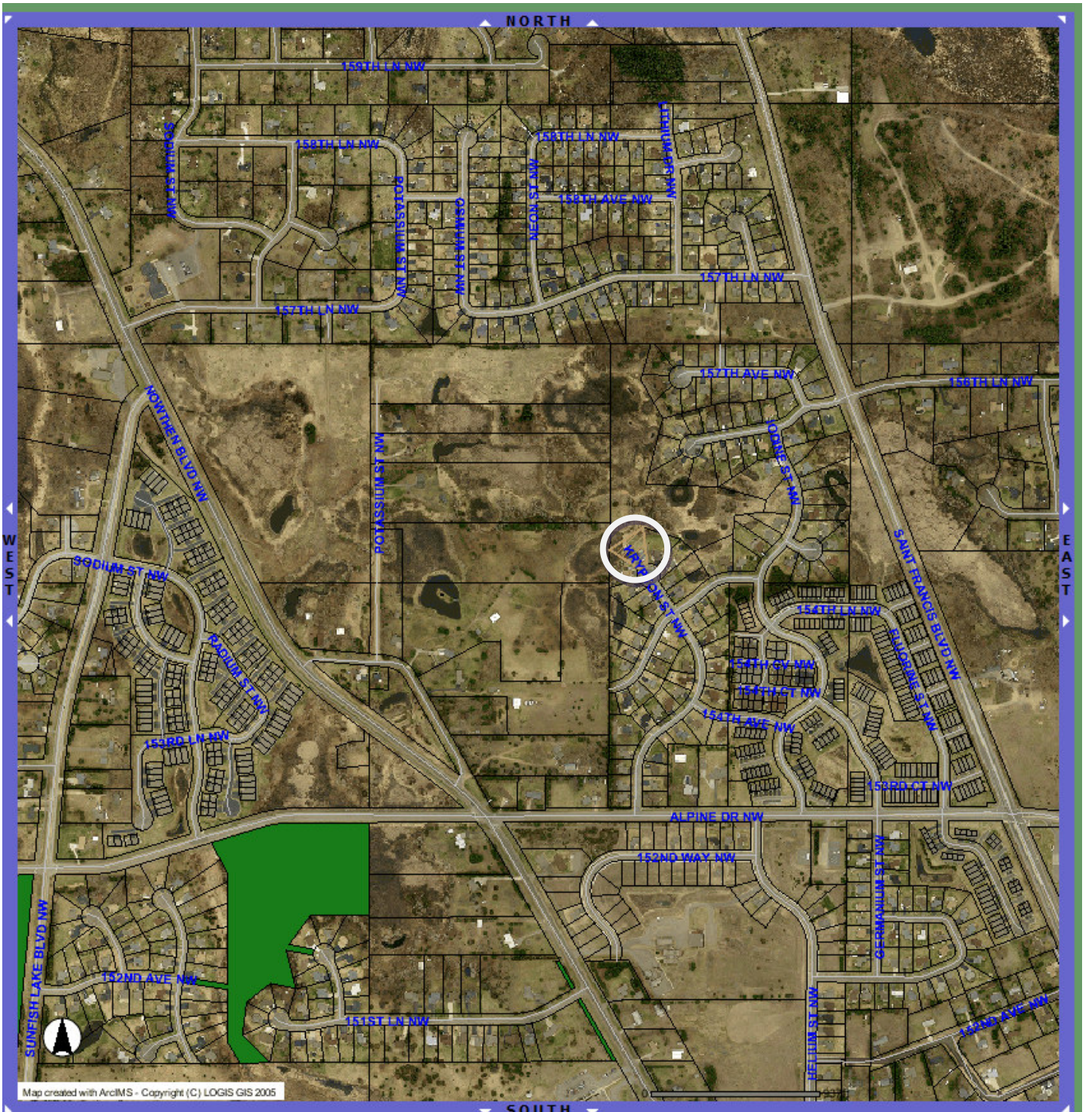
**Reviewed By**

Kurt Ulrich

**Date**

05/11/2012 11:52 AM

Started On: 05/08/2012

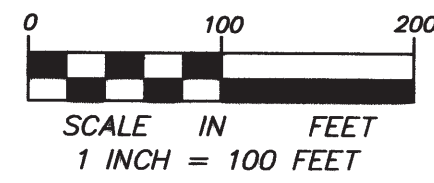


15620 Krypton Street NW Location Map



**15620 Krypton Street NW**

# WILDLIFE SANCTUARY THIRD ADDITION

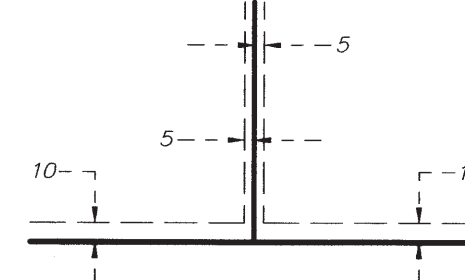


FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 32, RANGE 25 IS ASSUMED TO HAVE A BEARING OF SOUTH 88 DEGREES 59 MINUTES 07 SECONDS WEST.

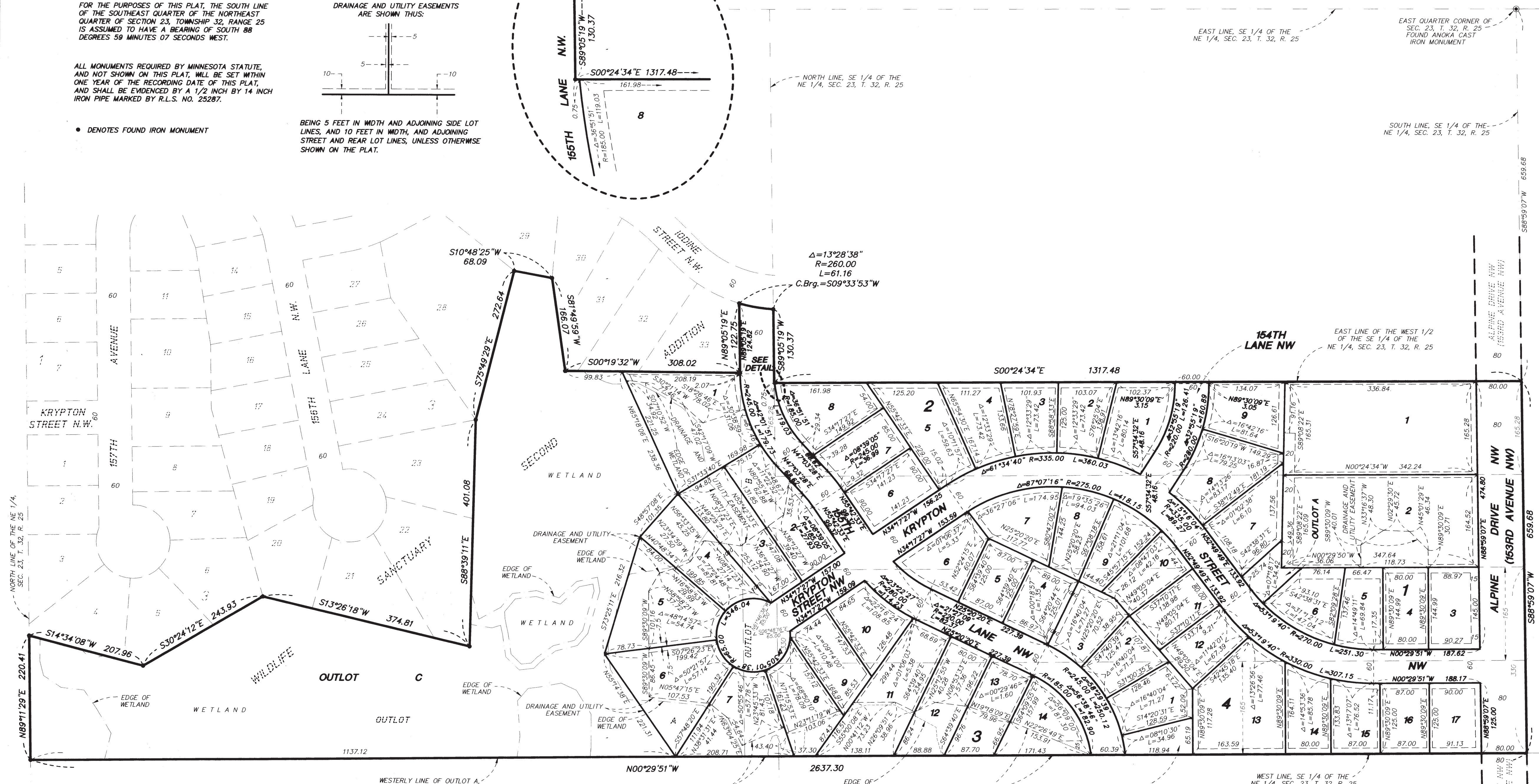
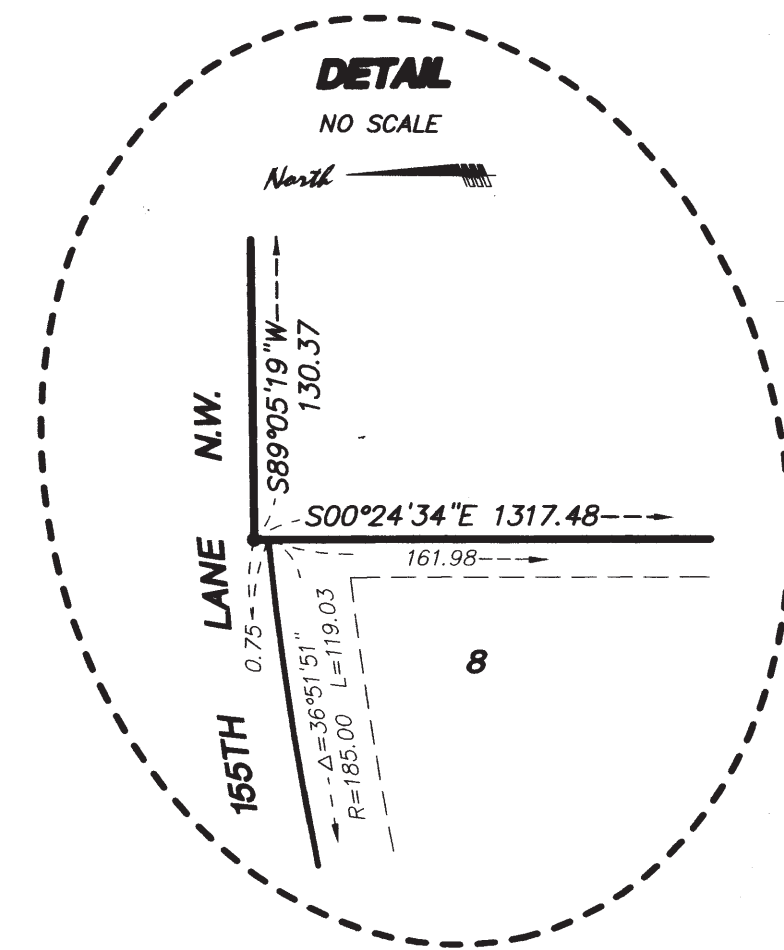
ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE, AND NOT SHOWN ON THIS PLAT, WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY R.L.S. NO. 25287.

• DENOTES FOUND IRON MONUMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



**PASSE ENGINEERING, INC.**  
REGISTERED PROFESSIONAL ENGINEERS  
LICENSED LAND SURVEYORS

**SECTION V**  
**TRANSPORTATION AND LANDSCAPING**

17. **Park Trail Development and Fees.** The City Council has established a trail development fee in the amount of Four Hundred Seventy Five Dollars and no cents (\$475.00) per lot. The three (3) existing homesteads are exempt from this fee. The amount of trail fees due on the Plat is Twenty One Thousand Dollars Three Hundred Seventy Five Dollars and no cents (\$21,375.00) (45 lots x \$475.00 per lot). The **DEVELOPER** herein agrees to construct a sidewalk along one side of the Krypton Street N.W. cul-de-sac to the common property line of Lots 5 and 6 of Block 3. The **DEVELOPER** also agrees to construct an 8 foot wide bituminous trail along the entirety of the common property line between Lots 5 and 6 of Block 3. The **CITY** herein agrees to credit the trail development fees due on the **Plat** in an amount equal to the surface costs associated with the trail and sidewalk segments described in this paragraph. The amount of the credit shall be One Thousand Eight Hundred Sixty Dollars and no cents (\$1,860.00). Therefore, a payment in the amount of Nineteen Thousand Five Hundred Fifteen Dollars and no cents (\$19,515.00) is due to the **CITY** for this **Plat**.

The **DEVELOPER** herein agrees to provide the City with a separate document, in recordable form, granting the City a fifteen foot (15') wide easement for trail and access purposes on the common property line between Lots 5 and 6 of Block 3.

18. **Sidewalk Construction.** The **DEVELOPER** herein agrees to construct and pave, in accordance with **CITY** standards, a five (5) foot wide concrete sidewalk with pedestrian ramps in locations prescribed by the **CITY**, not to exceed 5% in grade, along the east side of Krypton Street N.W., and the south side of 155<sup>th</sup> Lane N.W. and 154<sup>th</sup> Lane N.W. The costs associated with sidewalk construction are not eligible as a credit towards the Trail Development Fees and/or Park Dedication requirements due on the **Plat**.

19. **Tree and Sod Planting Plan.** Sodded boulevards, in addition to yard trees in accordance with the Final Tree Plan dated March 27, 2003, revised April 17, 2003, are required for each lot in the **Plat** prior to issuance of a Certificate of Occupancy. The **DEVELOPER** is required to submit a Final Tree Plan for **CITY** approval that identifies existing tree growth within the **Plat** that will be protected during construction, and the location and species of the new plantings. The trees to be protected must be identified on the grading plan, and the plan must require the installation of 'tree save fences' prior to land clearing or grading. In addition, the requirement for this Plan shall be fulfilled by the **DEVELOPER** as follows:

- a) Minimizing the impact of construction on trees in accordance with Minnesota Extension Service publication "Protecting Trees From Construction Damage" (Publication #NR-FO-6135-S).
- b) For trees intended to be planted between the sidewalk and the street, the specific locations must be staked in advance of planting and approved by the **CITY**. In the event the weather is not conducive to tree or planting sod in the boulevard at the time of Certificate of Occupancy, the Building Permit holder shall place a cash deposit in

Josh & Shawna Dvorak  
17131 Nixon Drive NW  
Elk River, MN 55330  
February 26, 2012

City of Ramsey  
Public Works and City Council Members  
7550 Sunwood Dr NW  
Ramsey, MN 55303

Dear Mr. Himmer:

We wanted to thank you for all of the support you have provided in our pursuit to resolve the issue with the path in the backyard of our future home. We, as the potential homeowners of 15620 Krypton Street NW have developed three proposed scenarios for the dual-purpose utility maintenance and pedestrian trail located on this property. We believe it is best to form a partnership with the city and provide a solution that is consistent with the original plan, but will also be a beneficial and cost effective solution for all parties involved; the city, us as the future homeowner, and the taxpayers of the City of Ramsey.

This correspondence outlines the three potential scenarios for this dual-purpose trail though the backyard at 15620 Krypton Street NW. It outlines the benefits to the city and the homeowner, the concessions that would be made by both, the responsibilities for each, and the estimated costs.

#### OBJECTIVE

We are proposing a partnership with the City of Ramsey to move the utility path currently located across the middle of the backyard to a straight line following the lot line as documented in the original plans in a way that would meet the needs of all parties involved.

#### SCENARIO ANALYSIS

##### **Scenario one (most optimal for all involved):**

To assist the city achieve their goal for the development of a interconnected pedestrian trail system throughout the city, we would agree to sign the agreement allowing this trail to reside on our property. We suggest the sale of the land to the city at 50% of the fair market value <sup>(1)</sup> \$1,365.64 (7.5 \* 199 \* 1.83 \*.50). In this scenario the city would obtain full use of 7.5 ft. of land along the eastern lot line. The City would be responsible for the removal and disposal of the current pavement crossing the yard, back to the easement along the property line. The homeowner would be responsible for restoration of the lawn following the removal. To provide access to service the current and future utility line, a manhole could be installed on the paved trail. As discussed with the city engineer and public works committee, this is a reasonable request and would satisfy the needs of the city.

Though this partnership, the benefits to the city would be:

- City would obtain the legal rights for a pedestrian trail in addition to the utility access needed along the property lot line

- City would not be responsible for lawn restoration
- Pavement removed can be recycled for the pavement needs of future paths, reducing the cost for disposal and materials
- City pays only 50% of fair market value for the pedestrian trail access rights

Though this partnership, the benefits to the homeowner would be:

- Path would be straight, preserving integrity of the backyard
- Homeowner would have less security risks with the path directed away from the property and further from the home vs. in the middle of the backyard (i.e: vandalism, theft, break-ins, etc.)
- Homeowner would have path moved to a more acceptable location

#### **Scenario Two:**

This scenario would entail the city waiting for the need to arise for the pedestrian trail development, leaving the path as is until an unknown future date. At that time, the city would be required to approach the property owner to make an offer for the purchase of property for this new use. Due to the delay in resolution for the homeowner, it is uncertain if the property would be made available for the pedestrian access. If the homeowner were to agree to selling the access to the city for a pedestrian trail, the homeowner would require the original design specifications, locating the path along the property line as stated in scenario one, and would require the city to be responsible for removing and disposing of the current pavement, the lawn restoration, and the payment for 100% of the lands full market value.

Just some of the downfalls of this scenario are:

- A higher cost to the City and taxpayers (the City would be responsible for the removal and disposal of pavement as described in scenario one in addition to the cost of lawn restoration)
- Additional cost for the purchase of the property (the City would also be required to pay 100% of fair market value vs. 50% as offered in scenario one)
- The path would be a nuisance for homeowner for extended period of time

#### **Scenario Three:**

This scenario would entail the city forcefully obtaining land through eminent domain. This law is used for government utilities, roadways, etc. which provide for the greater need of the community. (Not specifically designed for trails) This scenario would be a long, drawn out process as the city would first have to receive judgment proving that easement is in greater interest of the community adding court costs and time. Homeowner would then have the right to contest which would bring suit back to court adding to the overall cost and time. Upon settlement, assuming the city obtains the rights to the easement, the city would then make offer to

the homeowner for the purchase of the easement. Not inclined to work with the city homeowner would decline the offer bringing the matter back into the legal system where through constitutional law, the judge would rule for the city to pay fair market value at that point in time. Currently this would be approximately \$1.83 per square foot to purchase, or approximately 60-70% of purchase price to obtain easement.

The downfalls of this scenario would be as follows, but not limited to:

- City and homeowner would incur added expense
- This could be a long, drawn out process delaying the plans for the city to move forward with future use of the trail
- City would pay more than 50% which is offered in scenario one
- Depending on easement granted, the city could potential be responsible for removal and disposal of pavement in addition to lawn restoration

#### CLOSING

I feel I should provide some context around why this is so important for us to find a fair and reasonable resolution to the situation. After being raised in Ramsey, where my parents still reside, I feel that this community with the strong family values is where we want to live and raise our family. We having been looking for a home like this for over a year and we were very excited to find this home. The only thing holding us back is the current location of this trail. As our offer has been accepted by the current homeowner and is now in the hands of the bank, we are ready to move forward provided we can come to an agreement with the future of this trail.

We understand your hesitation to work with us since we do not yet own this home and would like to confirm that any of the solutions above are contingent upon our purchase of this home. Also, please know that we would like to have a resolution and agreement made soon so we can abandon our pursuit for the purchase of this home if necessary.

We appreciate the opportunity and time to work alongside the city to obtain the most beneficial option for all parties involved. If you wish to discuss further please don't hesitate to contact us.

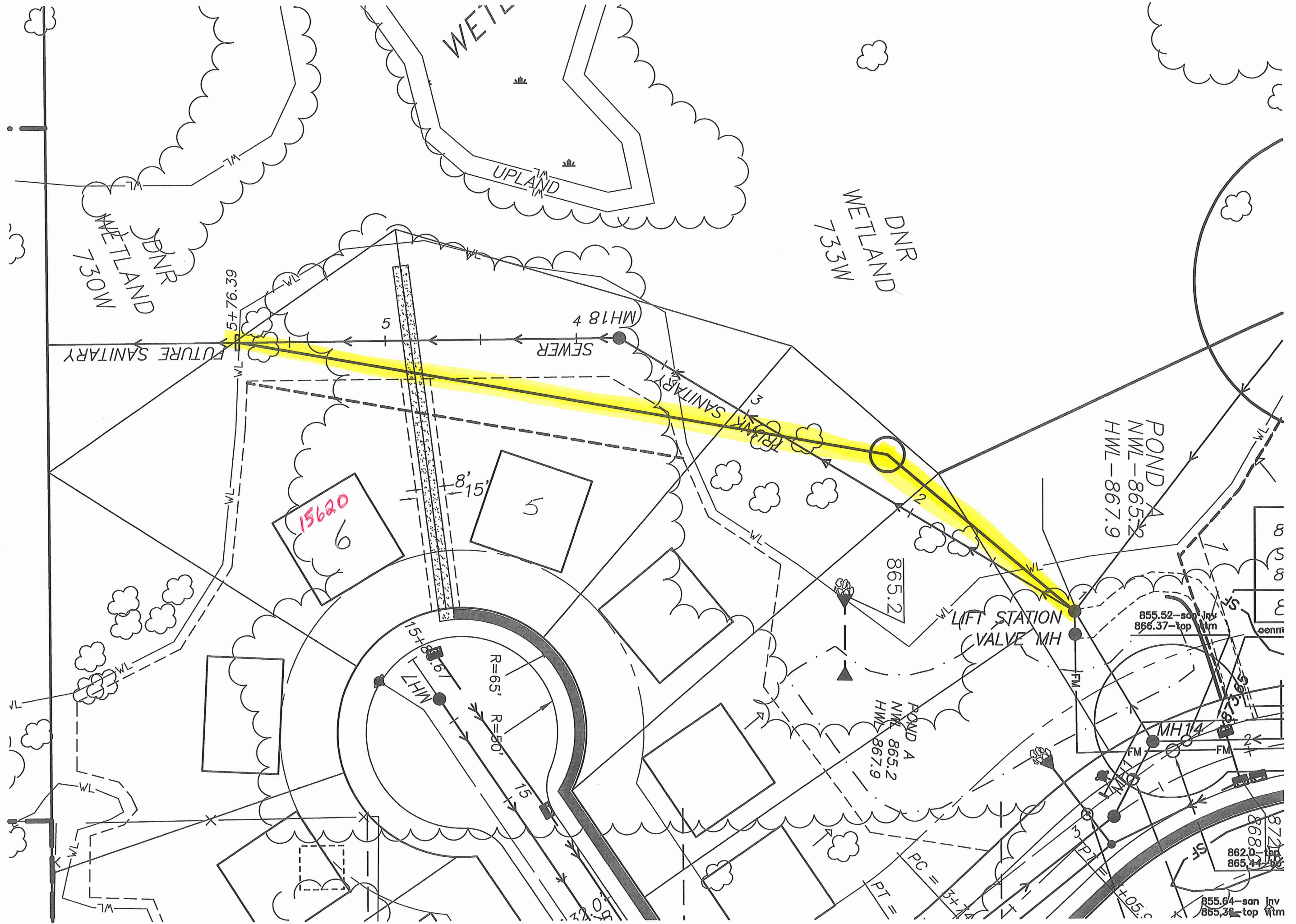
Sincerely,



Josh & Shawna Dvorak

Cc: Mayor Bob Ramsey  
Cc: Public Works Committee

(1) Estimate based on- numbers provided of city documentation, could vary slightly



WEI L  
UPLAND

DNR  
WETLAND  
733W

DNR  
WETLAND  
730M

FUTURE SANITARY

SEWER

MH 18

15620  
6

5

POND A  
NWL - 865.2  
HWL - 867.9

865.2

LIFT STATION  
VALVE MH

855.52 - san inv  
866.37 - top atm

POND A  
NWL 865.2  
HWL 867.9

MH 7  
R=65'  
R=50'

MH 14

872.2  
868.1  
862.0  
865.4

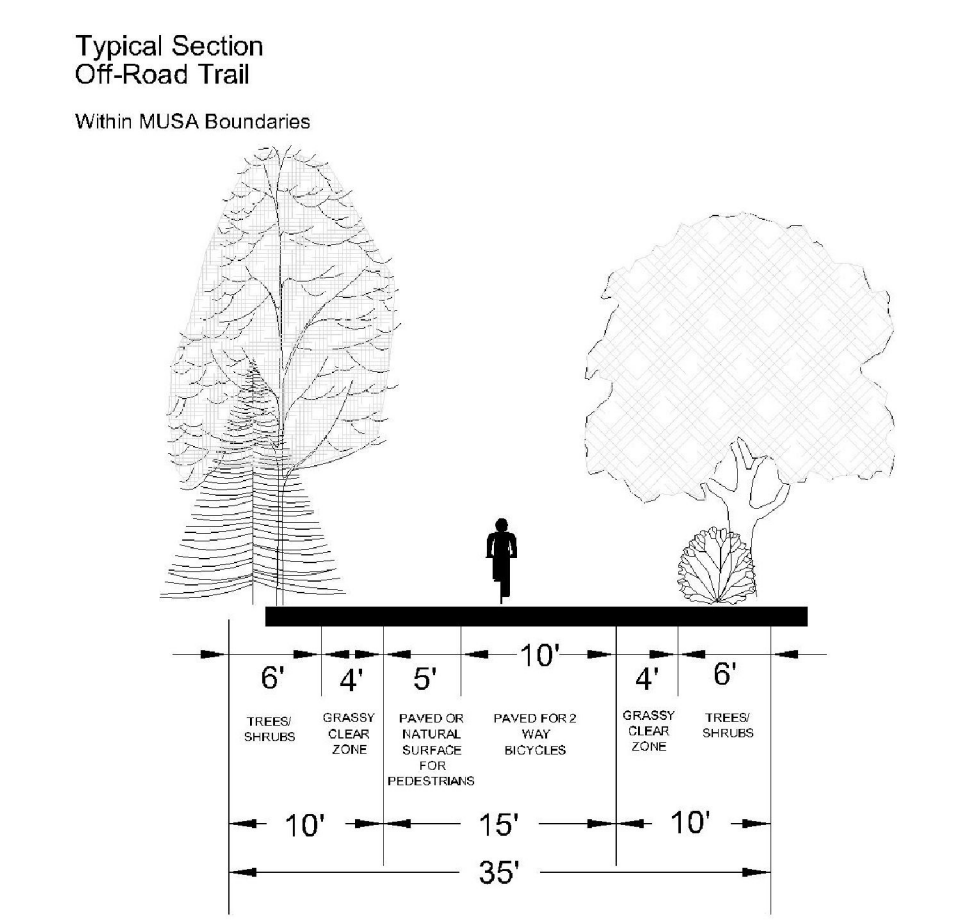
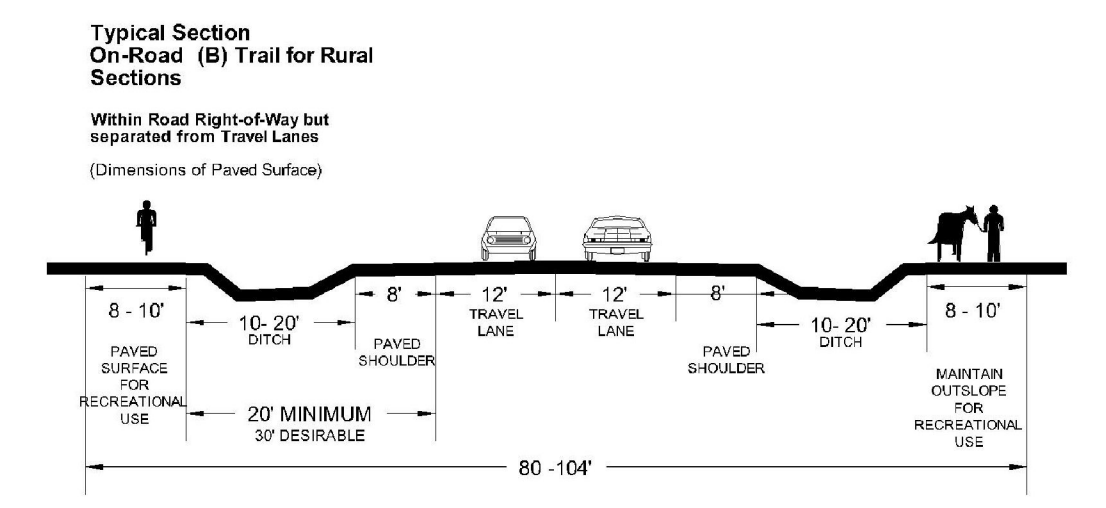
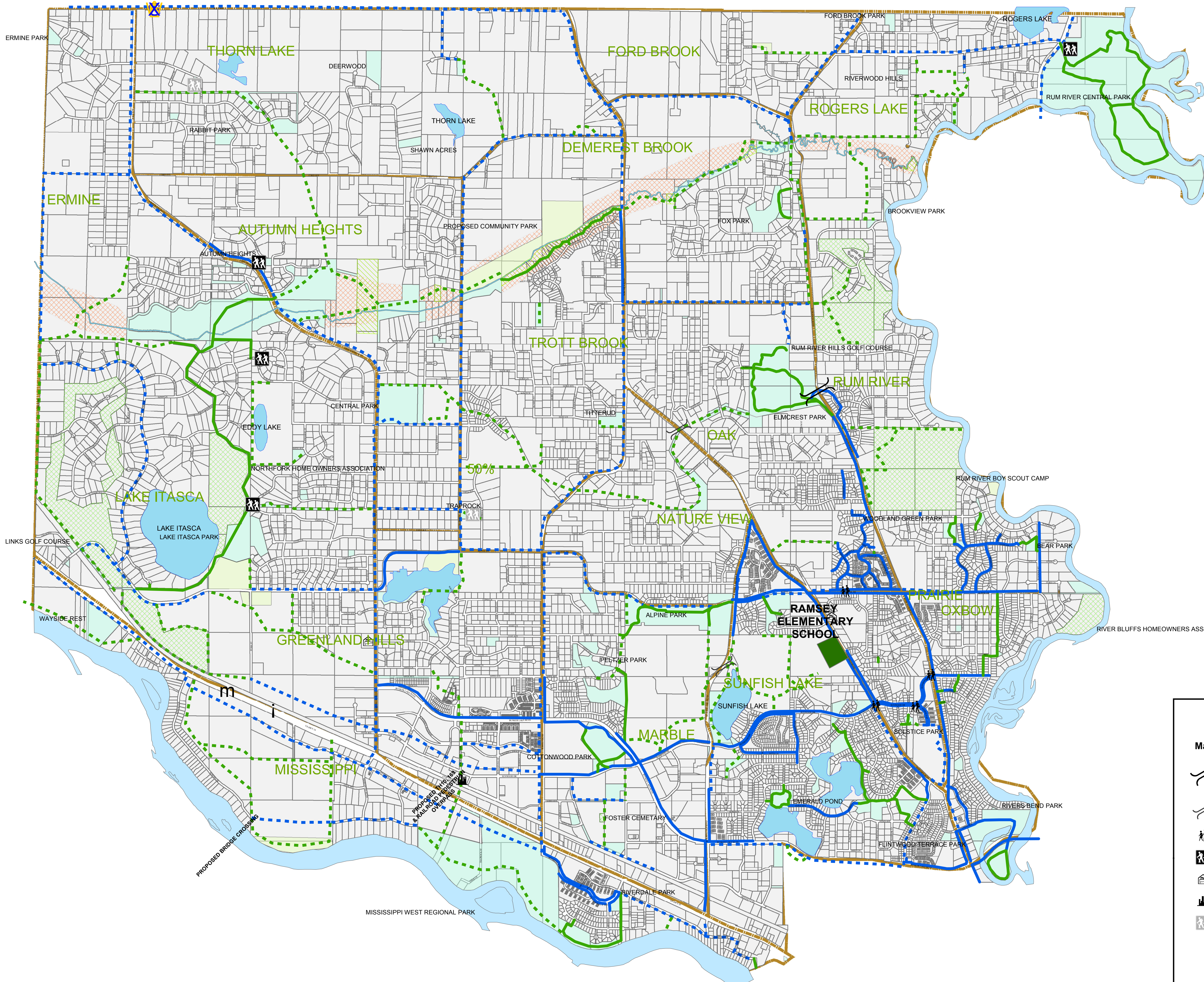
855.64 - san inv  
865.36 - top atm

PC =

PT =

+0.5

# City of Ramsey Master Park and Trail Plan



### Legend

<b>Map Symbols</b>	<b>Existing Trails</b>
Underpass	Off-Road
Proposed Underpass	On-Road (Separated)
Crosswalk	<b>Proposed Trails</b>
Existing Trailhead	Off-Road
Fire Station	On-Roadway (separated)
City Hall	Conservation Easements
Proposed Trailhead	<b>Parks</b>
	Quasi-Public
	Existing Parks
	Proposed Park
	TROTT BROOK SPECIAL PROTECTION CORRIDOR
	Ramsey Recreation Districts

**ORDINANCE #17-15**

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

**AN ORDINANCE VACATING THE PEDESTRIAN TRAIL EASEMENT ON LOT 6,  
BLOCK 3, WILDLIFE SANCTUARY THIRD ADDITION**

**SECTION 1. AUTHORITY**

This ordinance is adopted pursuant to and under the authority of the Home Rule Charter of the City of Ramsey, and Minnesota Statutes 412.851.

**SECTION 2. VACATION**

The following described dedicated pedestrian trail easement as indicated by Anoka County Document No. 2066476.006 attached hereto is hereby vacated:

The easterly 7½ feet of Lot 6, Block 3, Wildlife Sanctuary Third Addition, Anoka County, Minnesota.

**SECTION 3. EFFECTIVE DATE**

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 3.9.

PASSED by the City Council of the City of Ramsey, Minnesota the 14<sup>th</sup> day of November, 2017.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

Introduction date:     October 24, 2017  
Posting dates:         October 24 – November 14, 2017  
Adoption date:         November 14, 2017  
Publication date:      November 17, 2017  
Effective date:         December 18, 2017



Record ID 2630237

**CERTIFICATION**

State of Minnesota )  
                                  )  
County of Anoka    )  
                                  )  
City of Ramsey     )

**2066476.006**

I hereby certify that the foregoing Pedestrian Trail Easement Agreement between the City of Ramsey, Minnesota, and Joshua L. and Shawna Dvorak is a true and correct copy of an agreement entered into, as disclosed by the records of said City in my possession. Said Agreement was approved by the Ramsey City Council on June 12, 2012.

Dated this the 12<sup>th</sup> day of June 2013.

  
Jo Ann M. Thieling, City Clerk



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**PEDESTRIAN TRAIL EASEMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, for valuable consideration as defined below, **JOSHUA L. DVORAK and SHAWNA DVORAK, husband and wife, "LANDOWNERS"**, hereby grant, sell, and convey to the **CITY OF RAMSEY, a Minnesota municipal corporation, "CITY"**, a perpetual easement and right-of-way for trail purposes, including, without limitation, the construction, maintenance, repair and replacement thereof, and uses incident thereto, in, under and upon the real property, in Anoka County, Minnesota described as follows:

The easterly 7½ feet of Lot 6, Block 3, Wildlife Sanctuary 3<sup>rd</sup> Addition, Anoka County, Minnesota,

(the "Trail Easement")

**EXEMPT FROM STATE DEED TAX**

**Easement Purpose.**

The Trail Easement shall be used exclusively for outdoor recreation and commuter activities including, but not limited to, walking, jogging, skating, biking, and uses mandated by state law including, but not limited to, electric personal assistive devices. Motorized vehicles used by the City for maintenance, law enforcement or other public uses will be permitted. The Trail Easement shall not be used by other motorized vehicles, or by all terrain vehicles, or by snowmobiles, and the Trail Easement shall not be used for horseback riding. No structures, obstructions or fences shall be allowed in the Trail Easement area unless written approval is granted by the **CITY**.

**Hazardous Substances.**

The **CITY** shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and reasonable attorney's fees, or losses resulting from any

claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants which may have existed on, or which relate to, the Trail Easement or adjacent property prior to the date hereof.

**Liability and Indemnification.**

The City hereby agrees to indemnify and save the Land Owner harmless from and against any and all suits, demands, liabilities, costs and other expenses, including reasonable attorneys' fees, incurred in connection with or arising out of the use of the Easement Area by the City, its contractors an agents or the general public for the purposes granted herein, excluding, however, from such indemnity and loss resulting from acts of Land Owner.

**No Waiver of Governmental Immunity.**

Nothing contained herein shall be deemed a waiver by the CITY of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by LANDOWNER, its successors or assigns, shall be subject to any governmental immunity defenses of the CITY and the maximum liability limits provided in Minnesota Statute Chapter 466.

**Disposal of Excavated Material.**

Further, the right is hereby granted to the CITY to remove or otherwise dispose of all earth or other material excavated from the Trail Easement area as the CITY may deem fit and to remove trees, brush, undergrowth and other obstructions interfering with the location, construction and maintenance of the Trail Easement.

**Warrant of Title.**

LANDOWNERS covenant that they are the owners of Lot 6, Block 3, Wildlife Sanctuary Addition, Anoka County, Minnesota (the "LANDOWNERS' Property") and have the right, title, and capacity to grant the Trail Easement over and across LANDOWNERS' Property.

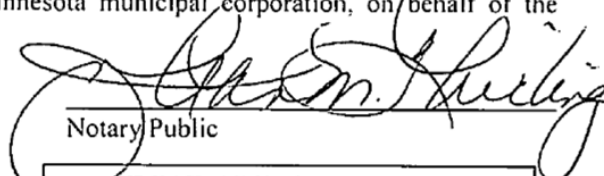
**Consideration for Grant of Trail Easement.**

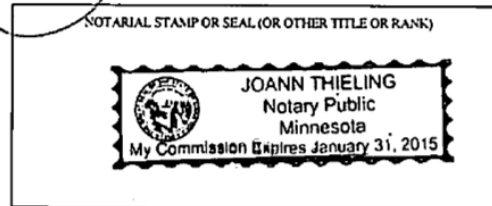
The CITY has previously constructed on the LANDOWNERS' Property a blacktop trail originally intended to provide CITY'S utility maintenance crews access to a sanitary sewer manhole on LANDOWNERS' Property. Said manhole was never constructed so the CITY has determined that the portion of the blacktop trail outside the Trail Easement is not necessary and can be removed. If in the future a manhole is required in this area, the CITY agrees to install the manhole within the Trail Easement and to pay for all repairs needed outside the Trail Easement. In consideration for the Trail Easement, the CITY agrees to remove the said blacktop trail outside the Trail Easement and restore the disturbed area by establishing turf on said disturbed area. The turf establishment shall consist of removal of the blacktop trail, placement of a minimum of 4" of topsoil, followed by the placement of lawn quality sod. LANDOWNERS will be responsible for irrigation and maintenance as necessary to ensure the successful establishment of the turf. The blacktop removal and turf establishment will be completed by the CITY within 15 business days of LANDOWNERS' signatures on this Agreement.



STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF ANOKA )

The foregoing instrument was acknowledged before me on the 12<sup>th</sup> day of June, 2013, by Sarah Strommen and Kurtis G. Ulrich, the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

  
Notary Public



THIS INSTRUMENT WAS DRAFTED BY:

RANDALL GOODRICH & HAAG P.L.C.  
2140 Fourth Avenue North  
Anoka, Minnesota 55303  
Telephone: (763) 421-5424

ANOKA COUNTY MINNESOTA

Document No.: 2066476.006 ABSTRACT

I hereby certify that the within instrument was filed in this  
office for record on: 08/12/2013 1:37:00 PM

Fees/Taxes In the Amount of: \$46.00

JONELL M. SAWYER

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

MAH, Deputy

Record ID: 2630237

**412.851 VACATION OF STREETS.**

The council may by resolution vacate any street, alley, public grounds, public way, or any part thereof, on its own motion or on petition of a majority of the owners of land abutting on the street, alley, public grounds, public way, or part thereof to be vacated. When there has been no petition, the resolution may be adopted only by a vote of four-fifths of all members of the council. No vacation shall be made unless it appears in the interest of the public to do so after a hearing preceded by two weeks' published and posted notice. The council shall cause written notice of the hearing to be mailed to each property owner affected by the proposed vacation at least ten days before the hearing. The notice must contain, at minimum, a copy of the petition or proposed resolution as well as the time, place, and date of the hearing. In addition, if the street, alley, public grounds, public way, or any part thereof terminates at, abuts upon, or is adjacent to any public water, written notice of the petition or proposed resolution must be served by certified mail upon the commissioner of natural resources at least 60 days before the hearing on the matter. The notice to the commissioner of natural resources does not create a right of intervention by the commissioner. At least 15 days prior to convening the hearing required under this section, the council or its designee must consult with the commissioner of natural resources to review the proposed vacation. The commissioner must evaluate:

- (1) the proposed vacation and the public benefits to do so;
- (2) the present and potential use of the land for access to public waters; and
- (3) how the vacation would impact conservation of natural resources.

The commissioner must advise the city council or its designee accordingly upon the evaluation. After a resolution of vacation is adopted, the clerk shall prepare a notice of completion of the proceedings which shall contain the name of the city, an identification of the vacation, a statement of the time of completion thereof, and a description of the real estate and lands affected thereby. The notice shall be presented to the county auditor who shall enter the same in the transfer records and note upon the instrument, over official signature, the words "entered in the transfer record." The notice shall then be recorded with the county recorder. Any failure to file the notice shall not invalidate any vacation proceedings.

**History:** 1949 c 119 s 102; 1953 c 735 s 12; 1957 c 383 s 1; 1967 c 289 s 15; 1969 c 9 s 85; 1973 c 123 art 2 s 1 subd 2; 1973 c 494 s 11; 1976 c 181 s 2; 1986 c 444; 1989 c 183 s 4; 1990 c 433 s 2; 2005 c 4 s 105; 2005 c 117 s 2

## CHAPTER 3. - COUNCIL PROCEDURES

### Sec. 3.1. - Council meetings.

The council shall meet regularly at least once each month at such times and places as the council may designate by ordinance. The mayor or any three members of the council may call special meetings of the council upon at least 24 hours notice to each member, and such reasonable public notices as may be prescribed by council rule in compliance with state statutes. The 24 hours notice shall not be required in an emergency. A state of emergency shall be deemed to exist when the public peace, health, morals, safety or welfare are in immediate jeopardy. To the extent provided by state statutes, all meetings of the council and its committees shall be public, and any citizen shall have access to the minutes and records of the council at all reasonable times. During any of its public meetings, the council shall not prohibit, but may place reasonable restrictions upon citizens' comments and questions and citizen input shall be provided for at the beginning of each council meeting.

(Ord. No. 04-47, § 1(Subd. 1), 11-23-2004)

### Sec. 3.2. - [Precincts].

3.2.1 [Repealed].

3.2.2 Precinct boundaries. The precinct boundaries shall correspond to those adopted and revised periodically by council, by resolution.

3.2.3 [Repealed]

(Ord. of 9-8-1993; Ord. of 1-28-2000; Ref. of 11-5-2002; Ord. of 9-8-2003)

### Sec. 3.3. - Rules of procedure and quorum.

Except as otherwise provided in this Charter, the council shall determine its own rules and order of business. A majority of all members shall constitute a quorum to do business, but a smaller number may adjourn from time to time. The council may by rule provide means by which a minority may compel the attendance of absent members in accordance with state statutes.

### Sec. 3.4. - Ordinances, resolutions and motions.

3.4.1 Except as otherwise provided in this Charter of state statutes, an affirmative vote of four or more members of the council shall be required for the adoption of all ordinances, resolutions and motions. The votes of councilmembers on any action taken shall be recorded in accordance with state statutes.

3.4.2 Except as otherwise provided in this Charter, all legislation shall be by ordinance. The vote on all ordinances shall be by a roll call vote.

3.4.3 The general administrative business of the council shall be conducted by resolution or motion.

(Ord. No. 04-47, § 1(Subd. 2), 11-23-2004)

### Sec. 3.5. - Procedures on ordinances.

Every proposed ordinance shall be presented in writing. No ordinance shall contain more than one subject. Such subject shall be clearly expressed in its title. The enacting clause shall be "The City of Ramsey

Ordains." No ordinance, except an emergency ordinance, shall be adopted at the meeting at which it is introduced and at least three days shall elapse between its introduction and final adoption.

(Ord. No. 85-09, 9-28-1985)

Sec. 3.6. - Emergency ordinances.

An emergency ordinance is an ordinance necessary for the immediate preservation of the public peace, health, morals, safety or welfare, and in such ordinance the emergency is defined and declared in a preamble thereto. An emergency ordinance must be approved by a majority of available members of the city council. An emergency ordinance must be in writing but may be enacted without previous filing or voting, and may be adopted finally at the meeting at which it is first introduced and voted upon by the council. An emergency ordinance shall remain in effect for the duration of the emergency. No prosecution shall be based upon the provisions of an emergency ordinance until 24 hours after the ordinance has been adopted, filed with the city clerk, and either has been posted in three conspicuous places in the city or published as provided for in this Charter, or the person charged with violation thereof had actual notice of the ordinance prior to the act or omission resulting in the prosecution.

(Ord. of 1-24-2001)

Sec. 3.7. - Signing and publication of ordinances.

The final version of every ordinance shall be read in full prior to passage by council unless such reading is waived by a majority vote of the council, provided that a copy of the ordinance is posted or otherwise made available to the public at least three working days prior to the meeting at which it is to be adopted. The ordinance shall then be signed by the mayor, attested to by the city clerk, and filed and preserved by the city clerk. Each ordinance, or summary of such ordinance, shall be published at least once in the official newspaper. This summary of each ordinance shall include, in layman's terms, the intent of the ordinance. To the extent and in the manner provided by state statutes, an ordinance may incorporate by reference, a state statute, a state administrative rule or a state regulation, a code, or an ordinance or part thereof, without publishing the material referred to in full.

(Ord. of 1-24-2001)

Sec. 3.8. - Procedure on resolutions.

Every resolution shall be presented in writing and shall be filed and preserved by the city clerk.

(Ord. No. 85-09, 9-28-1985; Ord. of 1-24-2001)

Sec. 3.9. - When ordinances and resolutions passed by city council take effect.

Every resolution and emergency ordinance shall take effect immediately upon its adoption or at such later date as it specifies. Every other ordinance shall take effect 30 days after its publication or at such later date as it specifies.

Sec. 3.10. - Amendment and repeal of ordinances and resolutions.

3.10.1 An ordinance or resolution which repeals all or part of a previous ordinance or resolution, respectively, shall give the number, if any, in the title of the ordinance or resolution to be repealed in whole or in part. No ordinance or resolution shall be amended by reference to the title alone, but an ordinance or resolution which amends such ordinance or resolution, respectively, shall set forth in full each section to be amended and shall indicate by appropriate type or symbols, matter to be omitted

or added. Amendment or repeal of an ordinance or resolution shall require a majority vote of all members of the council, unless otherwise provided in this Charter or by state statutes.

3.10.2 Repeal of initiative ordinances. An ordinance passed under the initiative power shall not be repealed or amended by the council except by submission to the voters of the question by the council at a regular municipal or special election.

Sec. 3.11. - Review and revision of ordinances and indexing of resolutions.

The city shall review, revise and rearrange its ordinance code and its resolution index with such additions and deletions as may be deemed necessary by the council at least once every two years. The ordinance code and the resolution index may be published in a book, pamphlet or loose-leaf form and copies shall be made available by the council at the office of the city clerk for general distribution to the public for a reasonable charge. Incorporation in such a code shall be a sufficient publication of any ordinance provision not previously published, if a notice is placed in the official newspaper for at least two successive weeks that copies of the codification are available at the office of the city clerk.

(Ord. of 1-24-2001)

## CHAPTER 12. - MISCELLANEOUS AND TRANSITORY PROVISIONS

### Sec. 12.1. - Official publication.

The council shall annually designate a legal newspaper of general circulation in the city as its official newspaper in which shall be published ordinances and other matters required by state statutes and this Charter to be so published, as well as such other matters as the council may deem it in the public interest to have published in this manner.

### Sec. 12.2. - Oath of office.

Every officer of the city shall, before entering upon the duties of his/her office, take and subscribe an oath of office in substantially the following form: "I do solemnly swear (or affirm:) to support the constitution of the United States and of this state and to discharge faithfully the duties devolving upon me as (mayor, councilmember, city administrator, etc.) of the City of Ramsey to the best of my judgment and ability".

(Ord. of 1-24-2001)

### Sec. 12.3. - City officers not to be interested in contracts.

Except as otherwise permitted by state statutes, no officer of the city, who is authorized to take part in any manner in any contract with the city, shall voluntarily have a personal financial interest in such contract or personally benefit financially therefrom.

### Sec. 12.4. - Official bonds.

The city administrator and other such officers or employees of the city as may be provided for by ordinance shall each, before entering upon the duties of his/her respective office or employment, give a corporate surety bond to the city in such form and such amount as may be fixed by the council as security for the faithful performance of his/her official duties. This corporate surety bond may be in the form of either individual or blanket bonds at the discretion of the council. They shall be approved by the council, and approved as to form by the city attorney, and filed with the city administrator. The premiums on the bonds shall be paid by the city.

(Ord. of 1-24-2001)

### Sec. 12.5. - Sales of real property.

No real property of the city, with the exception of cemetery plots, shall be disposed of except by ordinance. The proceeds of any sale of such property shall be used as far as possible to retire any outstanding indebtedness incurred by the city in the purchase, construction, or improvement of this or other property used for the same public purpose. If there is no such outstanding indebtedness, the council may by resolution designate some other public use for the proceeds.

### Sec. 12.6. - Vacation of streets.

The council may by ordinance vacate any street or alley or other public grounds or part thereof within the city. Such vacation may be made only after published notice in the official newspaper and an opportunity for affected property owner and public to be heard, and upon such further terms and by such procedure as the council by ordinance may prescribe. A notice of completion of such procedure shall be filed in accordance with state statutes.

### Sec. 12.7. - Statutes not affected by Charter.

All general laws and statutes of the state applicable to all cities operating under home rule charters, or applicable to cities of the same class as the City of Ramsey operating under home rule charters, and not inconsistent with the provisions of this Charter, or the ordinances of this city, shall apply to the City of Ramsey, and shall be construed as supplementary to the provision of this Charter.

Sec. 12.8. - City to succeed to rights and obligations of former city.

The city shall succeed to all property, rights, and privileges, and shall be subject to all legal obligations of the former city.

Sec. 12.9. - Existing ordinances and resolutions continued.

All ordinances, resolutions and regulations of the municipality in force when this Charter takes effect, and not inconsistent with the provisions thereof, are hereby continued in full force and effect until amended or repealed.

Sec. 12.10. - Officers to continue for present terms.

All elective and appointive officers of the city holding office on the effective date of this Charter shall continue in office for the terms to which they were elected or appointed, and until their successors shall have been elected or appointed and have qualified.

Sec. 12.11. - Pending condemnations and assessments.

Any condemnation or assessment proceeding in progress when this Charter takes effect shall be continued and completed under the state statutes under which such proceeding was begun. All assessments made by the municipality prior to the time when this Charter takes effect shall be collected, and the lien thereof enforced in the same manner as if this Charter had not been adopted.

Sec. 12.12. - Ordinances to make Charter effective.

The council shall by ordinance, resolution, or other appropriate action make such regulations as may be necessary to carry out and make effective the provisions of this Charter.

Sec. 12.13. - A newsletter.

A newsletter shall be published by the city at regular intervals at least six times each year. The postal role for the city shall be used for the distribution.

Sec. 12.14. - [Effective date.]

This Charter becomes effective 30 days after adoption.

Meeting Date: 11/09/2017

By: Mark Riverblood, Engineering/Public Works

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### Information

**Title:**

2018 – 2027 Parks Five-Year Capital Improvement Plan

**Purpose/Background:**

The purpose of this case is to recommend the 2018 – 2027 Parks' Capital Improvement Plan (CIP) to City Council. The document outlines a 10-year plan similar to the previous 2017 – 2026 5-year plan.

**Notification:**

A Public Hearing on the City-wide CIP will be held by City Council.

**Observations/Alternatives:**

The Parks 10 – Year CIP will be adopted by Council as part of the larger CIP document, usually corresponding in time to the General Fund budget in December.

The following is an excerpt from the anticipated larger city-wide all-category CIP, and includes an explanation on the CIP document and process:

*"Enclosed is the Ramsey Capital Improvements/Capital Outlay Plan (CIP) for the years 2018-2027. It has been prepared in an attempt to anticipate major capital expenditures in advance of the year in which they are budget requests. Further, several projects may interrelate or require other improvements prior to initiation, which would cause delays without prior planning. Additionally, projects may require budgeting over several years or receipt of funds from other sources (i.e. grants) requiring planning completion prior to the funding year. Finally, the plan enables a snapshot of the identified capital needs of the community allowing for continual prioritization of these needs.*

*Approval of the CIP by Council does not authorize spending or initiation of a given project. It does, however, provide a guide for the community for a whole array of private and public decision-making, impacted by public capital expenditures. Therefore, the CIP should receive ratification only if the Council perceives actions contemplated within the plan as reasonable and planned within justified time frames. It shall further be noted that initial project design of public infrastructure projects identified within this plan often begins two years or more prior to the date of construction.*

*The CIP is not intended to provide for precise budgeting. Capital costs are projected as estimates. Upon each update of the plan, deletions, additions, delays, or other revisions may occur, reflecting changing community needs. These changes allow for budget refinements as a particular project nears actual construction."*

Because future years' of the CIP consist of many variables, staff recommends a discussion of the various values and details associated with each project within 2018; and a *brief*, summary mention of future years' projects for 2019-2027.

Additionally, all capital improvements require on-going maintenance costs (day-to-day labor, utilities or annual expenses); and therefore, staff and City Council will evaluate very carefully the real and total costs of each capital improvement for consideration within the context of the General Fund operations budget at the time projects are brought forward for development.

**Funding Source:**

Recommendation of the Parks 10-Year CIP document includes proposed funding sources and project cost estimates.

**Recommendation:**

Staff recommends approval of the (attached DRAFT) CIP as presented.

**Action:**

Based upon discussion, recommend a 2018 – 2027 Parks Capital Improvement Plan to City Council.

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**Attachments**

CIP

10-year overview

Unfunded project list

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**Form Review**

**Inbox**

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 11/02/2017

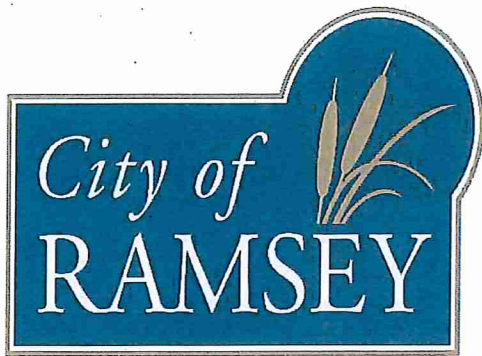
**Reviewed By**

Grant Riemer

**Date**

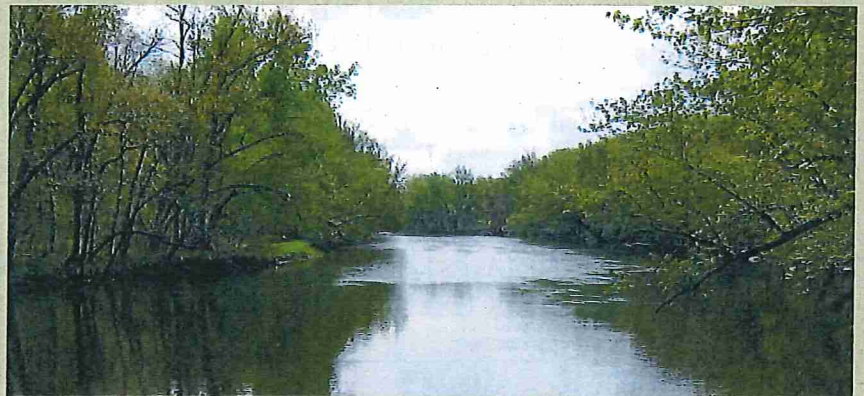
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## CITY OF RAMSEY CAPITAL IMPROVEMENT PROGRAM 2018-2027

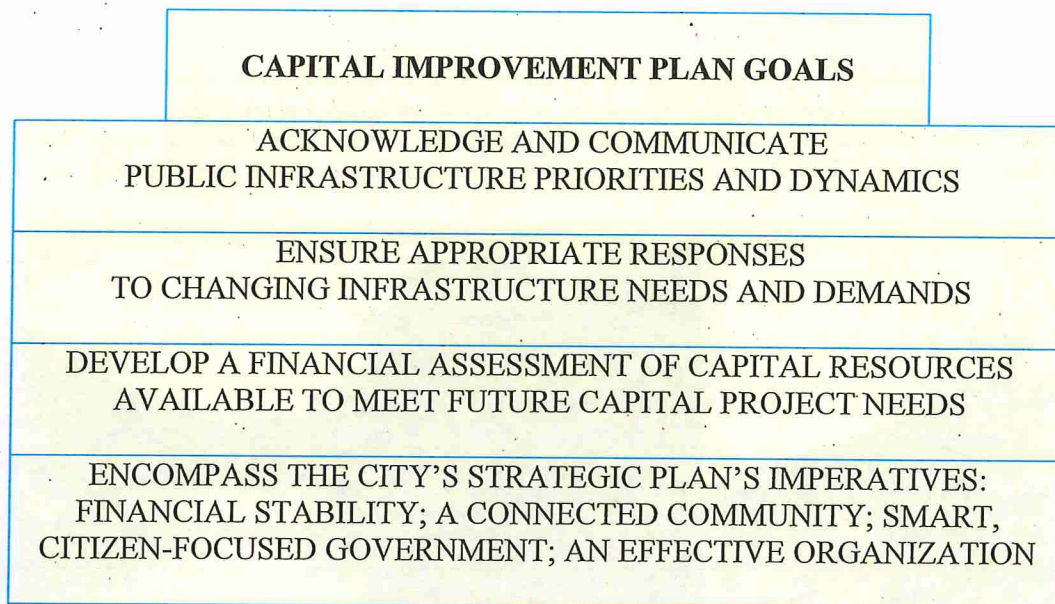
*The Capital Improvement Program document is a planning tool maintained by the city to identify future projects, related expenditures, and funding sources. All projects designated in the Capital Improvement Program are contingent upon availability of resources during the planned year. The total expenditure of projects includes city-funded sources as well as other resources such as grants, fees, bonding, etc.*



**CITY OF RAMSEY**  
**CAPITAL IMPROVEMENT/CAPITAL OUTLAY PLAN**  
**2018-2027**

Enclosed is the Ramsey Capital Improvements/Capital Outlay Plan (CIP) for the years 2018-2027. It has been prepared in an attempt to anticipate major capital expenditures in advance of the year in which they are budget requests. Further, several projects may interrelate or require other improvements prior to initiation, which would cause delays without prior planning. Additionally, projects may require budgeting over several years or receipt of funds from other sources (i.e. grants) requiring planning completion prior to the funding year. Finally, the plan enables a snapshot of the identified capital needs of the community allowing for continual prioritization of these needs.

The process for completing the 2018-2027 CIP was much the same as the process for the 2018 General Fund Budget. Project requests were submitted by all divisions and reviewed by the Management Team and appropriate supervisors to establish the feasibility and priority of the projects and match with available financing.



Approval of the CIP by Council does not authorize spending or initiation of a given project. It does, however, provide a guide for the community for a whole array of private and public decision-making, impacted by public capital expenditures. Therefore, the CIP should receive ratification only if the Council perceives actions contemplated within the plan as reasonable and planned within justified time frames. It shall further be noted that initial project design of public infrastructure projects identified within this plan often begins two years or more prior to the date of construction.

The CIP is not intended to provide for precise budgeting. Capital costs are projected as estimates. Upon each update of the plan, deletions, additions, delays, or other revisions may occur, reflecting changing community needs. These changes allow for budget refinements as a particular project nears actual construction.

Capital improvements are improvements to land, streets, parks, utilities and buildings. This plan shows improvements with revenues projected from various funding sources. Improvements from the General Fund are those requiring a tax levy, referendum or similar other authority resulting in listed projects being less than certain. The other funding sources (except for intergovernmental revenue - grant funds) have increased stability over the general fund projects.

Specific information on the funding sources for each project is shown under the individual project. Cash flow projections are completed to examine the long-term stability of each fund and its ability to provide for planned expenditures.

Potential funding sources for capital improvement expenditures may include:

- General Fund
- Capital Equipment Certificates
- General Obligation Bonds
- CIP General Obligation Bonds\*
- Tax Increment Financing
- Developer Fees
- Grants/Outside Sources
- Utility Funds (Water, Sewer, Recycling, Street Lights, Storm Water)
- Special Revenue Funds (Equipment Revolving, Fleet, Lawful Gambling, Storm Water Management)
- Capital Project Funds (Facility, Landfill, MSA, Park Improvement, Public Improvement Revolving (PIR))
- Special Assessments

*\*Only City Hall, Public Works facilities and Public Safety facilities may be financed with CIP General Obligation bonds under the CIP Act (Minnesota Statutes Chapter 475). Other capital improvements described in this plan as being financed under General Obligation Bonds may be financed with special assessment bonds under Minnesota Statutes, Chapter 429 and utility revenue bonds under Minnesota Statutes, Chapter 444.*

For a City to use its authority to finance expenditures under the CIP Act, it must meet the requirements provided therein. Specifically, the City Council must approve the sale of capital improvement bonds by a two-thirds vote of its membership. In addition, it must hold a public hearing for public input. Notice of such hearing must be published in the official newspaper of the City at least fourteen, but not more than twenty-eight days prior to the date of the public hearing. The City Council approves the CIP following the public hearing.

The bonds are not subject to referendum unless, within 30 days after the hearing, a petition is filed with the City Administrator signed by voters equal to at least five percent of the votes cast in the last general City election. In that event, the bonds are subject to a referendum, and may be issued only if approved by a majority of voters who vote on that question. If the referendum passes, the taxes to pay the debt service on the bonds would be levied on market value rather than tax capacity. However, if no timely petition is filed, the taxes to pay debt service are levied on tax capacity.

The CIP Act has established certain criteria that must be met. In accordance with these criteria, the City has considered the following eight points:

1. Condition of the City's infrastructure and need for the project
2. Demand for the improvement
3. Cost of the improvement
4. Availability of public resources
5. Level of overlapping debt
6. Const/benefits of alternative uses of funds
7. Operating costs of the proposed improvements
8. Options for shared facilities with other cities or local governments:

City of Ramsey, Minnesota  
Capital Improvement Program

2018 thru 2027

**CATEGORY SUMMARY**

Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Capital Bonding Projects		13,906,500									13,906,500
Capital Equipment	971,510	746,900	765,000	839,000	740,000	570,000	637,500	726,000	834,000	1,239,585	8,069,495
Municipal Building	100,000		25,000		20,000					20,221,300	20,366,300
Park Improvement	1,633,000	500,000	320,000		450,000	76,000		875,000	55,000		3,909,000
Sewer Utility Improvement	15,000		457,000								472,000
Storm Water Utility Improvement	996,000		510,000		530,000					330,000	2,366,000
Street Improvement	1,725,000	31,372,600	11,992,400	4,872,000	8,154,000	1,929,000	2,613,000	3,430,000	1,998,900	804,120	68,891,020
Street Light Utility Improvement	275,000										275,000
Unassigned										858,000	858,000
Water Utility Improvement	2,075,000		600,000		340,000	1,700,000		385,000			5,100,000
<b>TOTAL</b>	<b>7,790,510</b>	<b>46,526,000</b>	<b>14,669,400</b>	<b>5,711,000</b>	<b>10,234,000</b>	<b>4,275,000</b>	<b>3,250,500</b>	<b>5,416,000</b>	<b>2,887,900</b>	<b>23,453,005</b>	<b>124,213,315</b>

City of Ramsey, Minnesota  
*Capital Improvement Program*

2018 thru 2027

**FUNDING SOURCE SUMMARY**

Source	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
City of Anoka			25,000								25,000
City of Nowthen			20,000								20,000
Developer Fees					150,000						150,000
Equipment Revolving Fund	710,510	568,150	579,000			225,000					2,082,660
Facility Fund	100,000	1,000,000	25,000		20,000						1,145,000
Fleet Vehicles		87,000									87,000
General Fund			143,000	839,000	672,000	345,000	408,500	60,000	834,000	1,239,585	5,147,085
GO Bonding (Road Funding)	1,181,250	1,633,920	2,792,795	2,095,875	2,028,625	1,361,850	1,788,750	2,060,250	1,339,065	1,182,240	17,464,620
GO CIP Bonding		9,275,000									9,275,000
Grants/Outside Sources	20,000	26,355,000	7,185,000	700,000	50,000						34,310,000
Landfill Trust Fund	38,000										38,000
Lawful Gambling Fund	60,000	100,000			150,000						310,000
MSA		2,000,000		850,000	500,000						3,350,000
Park Improvement Trust Fund	1,475,000	400,000	275,000		250,000	76,000		875,000	55,000		3,406,000
Public Improvement Revolving Fund		665,000	715,000		150,000				55,000		1,585,000
Recycling Utility Fund		200,000									200,000
Sewer Utility Fund	40,000	1,761,625	457,000				196,500				2,455,125
Special Assessment - Bonded	393,750	544,640	934,265	868,625	842,875	453,950	596,250	1,086,750	446,355	394,080	6,561,540
Storm Water Management Fund	493,000										493,000
Storm Water Utility Fund	864,000	174,040	875,340	357,500	930,500	113,200	228,000	283,000	158,480	415,800	4,399,860
Street Light Utility Fund	275,000										275,000
Tax Increment Fund #1					1,000,000						1,000,000
Tax Increment Fund #14 (BONDING)					1,150,000						1,150,000
Tax Increment Fund #2					2,000,000						2,000,000
To Be Determined	40,000									20,221,300	20,261,300
Water Utility Fund	2,100,000	1,761,625	643,000	340,000	340,000	1,700,000	32,500	385,000			6,962,125
<b>GRAND TOTAL</b>	<b>7,790,510</b>	<b>46,526,000</b>	<b>14,669,400</b>	<b>5,711,000</b>	<b>10,234,000</b>	<b>4,275,000</b>	<b>3,250,500</b>	<b>5,416,000</b>	<b>2,887,900</b>	<b>23,453,005</b>	<b>124,213,315</b>

## Capital Improvement Plan - Priority Codes & Definitions

### Priority

- 1 Existing Obligations - High Priority: Year 2018 or 2019**  
Projects under this priority are previously committed to or are replacements  
Example: Road reconstructions, equipment replacement
- 2 New Addition - High Priority: Year 2018 or 2019**  
Projects under this priority are needed, but have no previous commitments  
Example: Road extensions, additional park amenities
- 3 Existing Obligations - Medium Priority: Year 2020-2027**  
Projects under this priority are previously committed to or are replacements but not as urgent to fulfill as those in priority 1  
Example: 4th year forward of road reconstructions; equipment replacement
- 4 New Addition - Medium Priority: Year 2020-2027**  
Projects under this priority are needed, but have no previous commitments but need is not as great as those listed in priority 2  
Example: Public Works Campus; new capital equipment
- 5 Opportunity Driven/Unfunded/Placeholder**  
Projects under this priority are development driven and/or have outside funding capacities such as grants and/or placeholders for projects that may occur after year 2027.  
Full funding on these projects have not been determined.  
Example: Highway 10 improvements; Community Center





**Department** Park Improvements  
**Contact**  
**Type** Improvement  
**Useful Life** 20 Years  
**Category** Park Improvement  
**Priority** 4-New Addition (Med)  
**Status** Active

**Project #** 06-PARK-010  
**Project Name** Irrigation for Titterud Park

**Total Cost** \$76,000

**Description**  
 Underground irrigation & 160 GPM well.  
 If municipal water is available, cost may be less.

**Justification**  
 Irrigation should be considered for this 13.5 acre park, and a part of this is the evaluation of a well versus connection to a municipal watermain. Both have advantages. The \$50,000 represents the underground irrigation portion.  
 A 160 GPM well may cost about \$26,000.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost						76,000					76,000
<b>Total</b>						76,000					76,000
<b>Funding Sources</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>Total</b>
Park Improvement Trust Fund						- 76,000					76,000
<b>Total</b>						76,000					76,000



Department Park Improvements

Contact

Type Improvement

Useful Life 20 Years

Category Park Improvement

Priority 4-New Addition (Med)

Status Active

Total Cost \$125,000

Project # 06-PARK-012  
 Project Name Rabbit Park Phase Two

**Description**  
 Well and underground irrigation.  
 Landscape improvements and an ag-lime infield for the ballfield.

**Justification**  
 Rabbit Park is a 5-acre neighborhood park with very basic features. The park's greatest need is irrigation. Therefore, the primary component of the proposed phase two project is a well and underground irrigation.  
 Landscape improvements would complete this project.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost								125,000			125,000
<b>Total</b>								125,000			125,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund								125,000			125,000
<b>Total</b>								125,000			125,000





Department Park Improvements  
 Contact  
 Type Improvement  
 Useful Life 20 Years  
 Category Park Improvement  
 Priority 2-New Addition (High)  
 Status Active

Total Cost \$1,350,000

**Project # 08-PARK-005**  
**Project Name Park Development in the COR**

**Description**

This proposed capital improvement represents additional park development in The COR, beginning in 2017. The project may be grading, landscape restoration and a splash pad for the water-centric park-or playground and pavillion development at The Draw.

**Justification**

A splash pad continues to be requested by residents, and grading for the park would generate fill for areas of The COR the city desires to sell. Relative to a playground and pavillion for The Draw, this may emerge as a priority due to the increasing number of residential units near the park. The referenced park improvements will be evaluated at the same time as the land use plan for The COR is being discussed, and as part of the public process associated with the Comp Plan in 2017.

Prior	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Expenditures											
Improvements Other than Building Cost	150,000										1,200,000
<b>Total</b>	<b>150,000</b>										<b>1,200,000</b>

Prior	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Funding Sources											
Park Improvement Trust Fund	150,000										1,200,000
<b>Total</b>	<b>150,000</b>										<b>1,200,000</b>





Department Park Improvements

Project # 15-PARK-01

Project Name Additional Land For Central Park

Contact

Type Land

Useful Life

Category Park Improvement

Priority 4-New Addition (Med)

Status Active

Total Cost \$250,000

**Description**

This project envisions the purchase of 15+ acres for an expansion of Central Park, with the proposed pathway connecting to 161st Ave, or potentially all of the approximate 35 acres east of the existing path.

**Justification**

Central Park is a highly used park. The additional acreage would offer additional space for parking and recreational use.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Land Acquisition					250,000						250,000
<b>Total</b>					250,000						250,000
Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund					250,000						250,000
<b>Total</b>					250,000						250,000

**Project # 17-PARK-002**  
**Project Name Pedestrian Underpass-Alpine Dr**

**Department** Park Improvements  
**Contact**  
**Type** Improvement  
**Useful Life** 20  
**Category** Park Improvement  
**Priority** 4-New Addition (Med)  
**Status** Active

**Total Cost** \$750,000

**Description**

The proposed pedestrian underpass may coincide with both the residential development to the south and routing sewer and water to the park. An alternate to this project for evaluation may be signalization of Alpine Drive (\$300k).

**Justification**

Pedestrian safety between residential areas and community parks is an important consideration. This project also may be part of the Greenway envisioned between the park and The COR.

<b>Expenditures</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>Total</b>
Improvements Other than Building Cost								750,000			750,000
<b>Total</b>								750,000			750,000
<b>Funding Sources</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>Total</b>
Park Improvement Trust Fund								750,000			750,000
<b>Total</b>								750,000			750,000





**Project #** 17-PARK-006  
**Project Name** Field Lighting - Central Park

**Department** Park Improvements  
**Contact**  
**Type** Improvement  
**Useful Life** 20  
**Category** Park Improvement  
**Priority** 4-New Addition (Med)  
**Status** Active

**Total Cost** \$200,000

**Description**

Proposed improvement is for additional athletic field lighting for a community park for fall sport use.

**Justification**

Fall sports, most notably soccer and football, are constrained by shorter daylight, necessitating field lighting. An alternate for exploration would be constructing more fields.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					200,000						200,000
<b>Total</b>					200,000						200,000
Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources					50,000						50,000
Lawful Gambling Fund					150,000						150,000
<b>Total</b>					200,000						200,000





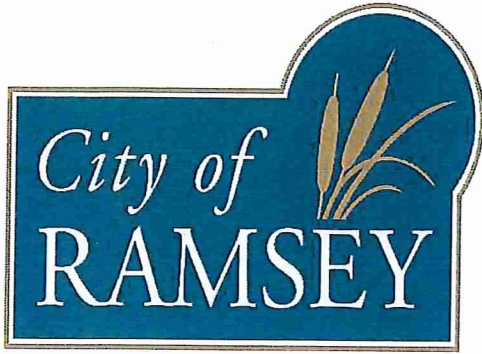








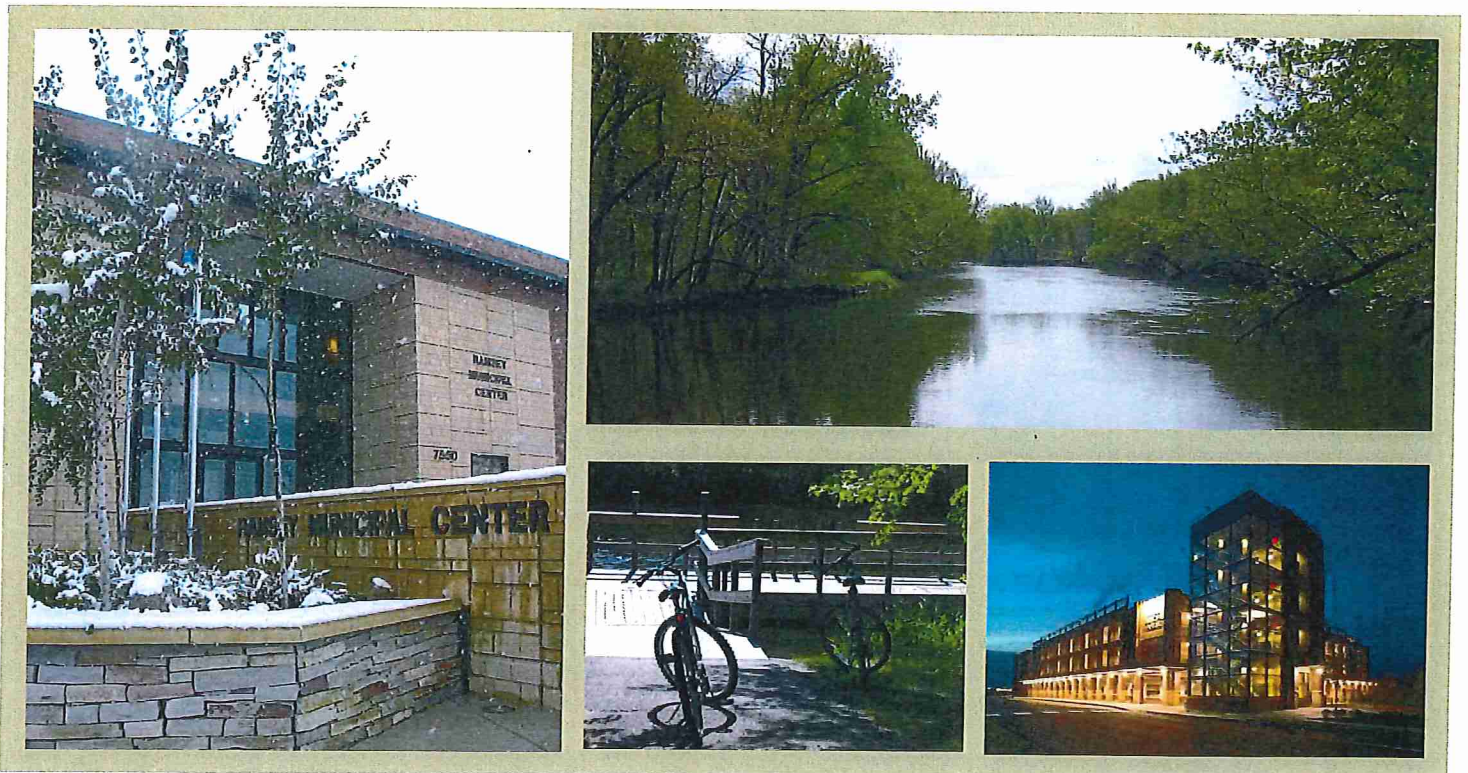
Department	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Park Improvements</b>												
Elmcrest Park & The Draw Park Entrance & Signage	04-PARK-003	80,000										80,000
<i>Park Improvement Trust Fund</i>		80,000										80,000
Ford Brook Park Playground Equipment	04-PARK-006			70,000								70,000
<i>City of Nowthen</i>				20,000								20,000
<i>Park Improvement Trust Fund</i>				50,000								50,000
Irrigation for Titterud Park	06-PARK-010						76,000					76,000
<i>Park Improvement Trust Fund</i>							76,000					76,000
Observation boardwalk - Lake Itasca	06-PARK-011	60,000										60,000
<i>Lawful Gambling Fund</i>		60,000										60,000
Rabbit Park Phase Two	06-PARK-012								125,000			125,000
<i>Park Improvement Trust Fund</i>									125,000			125,000
Observation deck on the Mississippi E of Dolomite	06-PARK-015		100,000									100,000
<i>Lawful Gambling Fund</i>			100,000									100,000
Trail Connections	06-PARK-019	30,000		200,000								230,000
<i>Park Improvement Trust Fund</i>		30,000		200,000								230,000
Park Development in the COR	08-PARK-005	1,200,000										1,200,000
<i>Park Improvement Trust Fund</i>		1,200,000										1,200,000
The Draw Grates	12-PARK-006	10,000										10,000
<i>storm water utility fund</i>		10,000										10,000
McKinley Trail Connection to Anoka	12-PARK-008			50,000								10,000
<i>City of Anoka</i>				25,000								50,000
<i>Park Improvement Trust Fund</i>				25,000								25,000
Additional Land For Central Park	15-PARK-01					250,000						25,000
<i>Park Improvement Trust Fund</i>						250,000						250,000
Pedestrian Underpass-Alpine Dr	17-PARK-002								750,000			250,000
<i>Park Improvement Trust Fund</i>									750,000			750,000
Replace Fencing & Dugouts (#5-7)-Central Park	17-PARK-004	75,000										75,000
<i>Grants/Outside Sources</i>		0										0
<i>Park Improvement Trust Fund</i>		75,000										75,000
Dog Park Shelter-Alpine Park	17-PARK-005	58,000										58,000
<i>Grants/Outside Sources</i>		20,000										20,000
<i>Landfill Trust Fund</i>		38,000										38,000
Field Lighting - Central Park	17-PARK-006					200,000						200,000
<i>Grants/Outside Sources</i>						50,000						50,000
<i>Lawful Gambling Fund</i>						150,000						150,000
Northfork North Trail Connection	17-PARK-007		150,000									150,000
<i>Park Improvement Trust Fund</i>			150,000									150,000
Sunfish Lake Phase 2 Parking Lot	18-PARK-001	35,000										35,000
<i>Park Improvement Trust Fund</i>		35,000										35,000
Central Park - Foot Field Enhancements	18-PARK-002	15,000										15,000
<i>Park Improvement Trust Fund</i>		15,000										15,000
Amphitheater Lighting	18-PARK-003	40,000										40,000
<i>Park Improvement Trust Fund</i>		40,000										40,000
Lake Itasca Park - Parking, Trail & Canoe System	18-PARK-004		250,000									40,000
<i>Park Improvement Trust Fund</i>			250,000									250,000
Aeration for Sunfish Lake & The Draw	18-PARK-005	40,000										40,000
<i>To Be Determined</i>		40,000										40,000
<b>Park Improvements Total</b>		<b>1,643,000</b>	<b>500,000</b>	<b>320,000</b>		<b>450,000</b>	<b>76,000</b>		<b>875,000</b>			<b>3,864,000</b>



## **SUPPLEMENTAL FUTURE CONSIDERATION PROJECTS**

### **CITY OF RAMSEY CAPITAL IMPROVEMENT PROGRAM 2017-2026**

*The Capital Improvement Program document is a planning tool maintained by the city to identify future projects, related expenditures, and funding sources. All projects designated in the Capital Improvement Program are contingent upon availability of resources during the planned year. The total expenditure of projects includes city-funded sources as well as other resources such as grants, fees, bonding, etc.*



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## Park and Trail Capital Improvements – Future Projects



The following are park, trail and park acquisition projects that have been identified by the Park and Recreation Commission as proposed needed improvements into the future – but do not have identified funding at the time of the 10-Year Park’s CIP adoption. In other instances they are predicated on land development or future demand.

The proposed improvements are generally assigned to one category: Priority #5 which is known as Opportunity Driven/Unfunded/Placeholder. All projects are given a number 5 Priority as all of the projects are currently unfunded.

Generally, additional park and trail planning should be undertaken city-wide leading up to the 2040 Comprehensive Plan (due for completion by 2018). A plan will be developed aside from this document to lead that process. The proposed community-wide park and trail plan, together with some of the cost estimates identified below, may point to the need for revenue beyond Park Dedication proceeds that have funded most park and trail initiatives to date.

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City of Ramsey, Minnesota  
 Capital Improvement Program

2017 thru 2026

**PROJECTS BY DEPARTMENT**

Department	#	Priority	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
<b>Park Improvements</b>													
Lake Itasca Community Park	04-PARK-007	5						1,200,000					1,200,000
Trott Brook Trail Corridor	04-PARK-014	5								4,015,000			4,015,000
Mississippi River Park Development- Bridge location	06-PARK-016	5									750,000		750,000
Redevelopment of Hunters Hill	06-PARK-017	5					500,000						500,000
Municipal Plaza	07-PARK-001	5		3,600,000									3,600,000
Lake Ramsey Park	08-PARK-004	5			6,300,000								6,300,000
Mississippi Skyway over TH10 Near rail Station	08-PARK-008	5			5,600,000								5,600,000
Alpine Park Winter Facilities	11-PARK-003	5								2,500,000			2,500,000
Lake Itasca / COR Greenway	17-PARK-008	5									1,900,000		1,900,000
<b>Park Improvements Total</b>				<b>3,600,000</b>		<b>11,900,000</b>	<b>500,000</b>	<b>1,200,000</b>		<b>6,515,000</b>	<b>2,650,000</b>		<b>26,365,000</b>
<b>GRAND TOTAL</b>				<b>3,600,000</b>		<b>11,900,000</b>	<b>500,000</b>	<b>1,200,000</b>		<b>6,515,000</b>	<b>2,650,000</b>		<b>26,365,000</b>

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City of Ramsey, Minnesota  
*Capital Improvement Program*  
 2017 thru 2021

**PROJECTS BY YEAR & PRIORITY**

Project Name	Department	Project #	Priority	Project Cost
<b>2018</b>				
<i>Priority 5-Opportunity/Unfunded/Placeholder</i>				
Municipal Plaza	Park Improvements	07-PARK-001	5	3,600,000
			<i>Total for: Priority 5</i>	3,600,000
<b>Total for 2018</b>				<b>3,600,000</b>
<b>2020</b>				
<i>Priority 5-Opportunity/Unfunded/Placeholder</i>				
Lake Ramsey Park	Park Improvements	08-PARK-004	5	6,300,000
Mississippi Skyway over TH10 Near rail Station	Park Improvements	08-PARK-008	5	5,600,000
			<i>Total for: Priority 5</i>	11,900,000
<b>Total for 2020</b>				<b>11,900,000</b>
<b>2021</b>				
<i>Priority 5-Opportunity/Unfunded/Placeholder</i>				
Redevelopment of Hunters Hill	Park Improvements	06-PARK-017	5	500,000
			<i>Total for: Priority 5</i>	500,000
<b>Total for 2021</b>				<b>500,000</b>
<b>GRAND TOTAL</b>				<b>16,000,000</b>

City of Ramsey, Minnesota  
*Capital Improvement Program*  
 2022 thru 2026

**PROJECTS BY YEAR & PRIORITY**

<u>Project Name</u>	<u>Department</u>	<u>Project #</u>	<u>Priority</u>	<u>Project Cost</u>
<b>2022</b>				
<i>Priority 5-Opportunity/Unfunded/Placeholder</i>				
Lake Itasca Community Park	Park Improvements	04-PARK-007	5	1,200,000
<i>Total for: Priority 5</i>				1,200,000
<b>Total for 2022</b>				<b>1,200,000</b>
<b>2024</b>				
<i>Priority 5-Opportunity/Unfunded/Placeholder</i>				
Trott Brook Trail Corridor	Park Improvements	04-PARK-014	5	4,015,000
Alpine Park Winter Facilities	Park Improvements	11-PARK-003	5	2,500,000
<i>Total for: Priority 5</i>				6,515,000
<b>Total for 2024</b>				<b>6,515,000</b>
<b>2025</b>				
<i>Priority 5-Opportunity/Unfunded/Placeholder</i>				
Mississippi River Park Development-Bridge location	Park Improvements	06-PARK-016	5	750,000
Lake Itasca / COR Greenway	Park Improvements	17-PARK-008	5	1,900,000
<i>Total for: Priority 5</i>				2,650,000
<b>Total for 2025</b>				<b>2,650,000</b>
<b>GRAND TOTAL</b>				<b>10,365,000</b>

TOTAL PROJECTS 2017 Thru 2026

\$ 26,365,000

Project # 04-PARK-007  
 Project Name Lake Itasca Community Park

Type Improvement Department Park Improvements  
 Useful Life 50 Years Contact Unassigned  
 Category Park Improvement Priority 5-Opportunity/Unfunded/PI

Status Future Consideration  
 Total Project Cost: \$1,200,000

**Description**  
 This project is intended to begin the development of Lake Itasca Park south to Alpine Drive, east of the lake to the west line of the adjacent subdivision. In addition, some development may be sited south of Alpine Drive, east of Puma Street, if a concurrent residential development plan warrants it.

**Justification**  
 Properties south of Alpine Drive, both east and west of Puma Street will be proposed for development. It is this development that would provide the necessary Park Dedication funds for the first phase of construction, as well as contributing increased recreational demand.  
 A four acre parcel south of Alpine Drive may also be sold to finance improvements in the park. This project includes mass grading of the park and development of multi-use athletic fields, including for lacrosse.

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost						1,200,000					1,200,000
<b>Total</b>						<b>1,200,000</b>					<b>1,200,000</b>

Funding Sources	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Park Improvement Trust Fund						1,200,000					1,200,000
<b>Total</b>						<b>1,200,000</b>					<b>1,200,000</b>

Project # 04-PARK-014

Project Name Trott Brook Trail Corridor

Type Improvement

Department Park Improvements

Useful Life 20 Years

Contact Unassigned

Category Park Improvement

Priority 5-Opportunity/Unfunded/PI

Status Future Consideration

Total Project Cost: \$4,015,000

**Description**

The Trott Brook Trail Corridor extends from Elk River's Youth Athletic Complex near Jarvis Street and follows the brook easterly to Rum River Central Park about six miles away. The project would involve continued acquisition of scenic and trail easements, boardwalk and trail construction and natural resource enhancements. Segments of the trail may be on-street within certain neighborhoods.

**Justification**

This trail project would be predicated on significant planning leading up to construction and likely involve a Master Plan, as well as receiving grant monies for funding. The land around the brook is the largest and most contiguous undeveloped natural area within Ramsey. The City presently has about half of the land acquired (through Park Dedications and a LCCMR grant) to construct this trail.

This trail has a regional context. There is a trail proposed to connect Sherburne County and Ramsey to a metro regional park. This project may be a good candidate for Legacy Amendment funding, following a regional designation.

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Expenditures								4,015,000			4,015,000
Improvements Other than Building Cost								4,015,000			4,015,000
<b>Total</b>								<b>4,015,000</b>			<b>4,015,000</b>
Funding Sources											Total
Grants/Outside Sources								4,000,000			4,000,000
Landfill Trust Fund								15,000			15,000
<b>Total</b>								<b>4,015,000</b>			<b>4,015,000</b>

Project # 06-PARK-016

Project Name Mississippi River Park Development--Bridge location

Type Improvement

Department Park Improvements

Useful Life 20 Years

Contact

Category Park Improvement

Priority 5-Opportunity/Unfunded/PI

Status Future Consideration

Total Project Cost: \$750,000

**Description**

This neighborhood park is proposed in the general vicinity of the proposed bridge crossing, along the banks of the river. The park would consist of the usual park amenities, as well as open space that may be shared with adjoining new and existing residential land use.

The funding and the timing of the park development would be concurrent with the subdivision of the land.

This park may also serve as a trailhead for a trail (to be built with the bridge construction), that will connect Hennepin County, and the Three Rivers Park District.

**Justification**

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Expenditures											
Improvements Other than Building Cost									750,000		750,000
<b>Total</b>									<b>750,000</b>		<b>750,000</b>
Funding Sources											
Park Improvement Trust Fund									750,000		750,000
<b>Total</b>									<b>750,000</b>		<b>750,000</b>

Project # 06-PARK-017

Project Name Redevelopment of Hunters Hill

Type Improvement

Department Park Improvements

Useful Life 20 Years

Contact

Category Park Improvement

Priority 5-Opportunity/Unfunded/PI

Status Future Consideration

Total Project Cost: \$500,000

**Description**

Concurrent with any redevelopment of the subdivisions around the existing Hunters Hill Park would be an opportunity to bring improvements to the underutilized Hunters Hill Park. The funding would be from any new units shared. Open space connections within a redeveloped area may also be considered.

**Justification**

Should redevelopment occur in this area; it is likely densities will greatly increase. This, coupled with the commercial and light industrial uses in the area will create the need for a lunch break destination - as well the residential recreational demand.

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Expenditures											
Improvements Other than Building Cost					500,000						500,000
<b>Total</b>					<b>500,000</b>						<b>500,000</b>
Funding Sources											
Park Improvement Trust Fund					500,000						500,000
<b>Total</b>					<b>500,000</b>						<b>500,000</b>

Project # 07-PARK-001  
 Project Name Municipal Plaza

Type Improvement  
 Useful Life 20 Years  
 Category Park Improvement  
 Department Park Improvements  
 Contact  
 Priority 5-Opportunity/Unfunded/PI

Status Future Consideration

Total Project Cost: \$3,600,000

**Description**

Development of the proposed 2-acre Municipal Plaza in The COR, based upon the parks framework plan at \$41 per square foot.

**Justification**

This urban park-space may be the most prominent park space within The COR - due to its visibility along Sunwood Drive, and its relationship to the Municipal Center and transit hub. The site is also likely to be used for the city's festival known as Happy Days.

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost		3,600,000									3,600,000
<b>Total</b>		<b>3,600,000</b>									<b>3,600,000</b>
Funding Sources	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Grants/Outside Sources		600,000									600,000
Park Improvement Trust Fund		3,000,000									3,000,000
<b>Total</b>		<b>3,600,000</b>									<b>3,600,000</b>

Project # 08-PARK-004  
 Project Name Lake Ramsey Park

Type Improvement  
 Useful Life 20 Years  
 Category Park Improvement  
 Department Park Improvements  
 Contact  
 Priority 5-Opportunity/Unfunded/PI

Status Future Consideration

Total Project Cost: \$6,300,000



**Description**

This project will be the culmination of comprehensive planning for a significant water feature in The COR. The lake will be a layering of public and private amenities - such as the integration of restaurant overlooks, required open space, public paths, wading areas, a splash pad and shady aesthetics, all of which provides the "green" and "blue" (and stormwater) connections between The Draw and retail areas.

PARK TRUST FUNDING FOR THE PROJECT SHOWS A NEGATIVE ENDING BALANCE AS OF 2016. PROJECT UNFUNDED.

**Justification**

In addition to providing a superior view-shed for retail sites as well as water recreation, the lake will handle storm run-off and provide fill material for other projects within The COR. The cost projections are based on the parks framework plan for The COR at \$11 per square foot.

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost				6,300,000							6,300,000
<b>Total</b>				<b>6,300,000</b>							<b>6,300,000</b>
<b>Funding Sources</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>Total</b>
Park Improvement Trust Fund				6,300,000							6,300,000
<b>Total</b>				<b>6,300,000</b>							<b>6,300,000</b>

Project # 08-PARK-008

Project Name Mississippi Skyway over TH10 Near rail Station

Type Improvement

Department Park Improvements

Useful Life 20 Years

Contact

Category Park Improvement

Priority 5-Opportunity/Unfunded/PI

Status Future Consideration

Total Project Cost: \$5,600,000

**Description**

Bridge #02053 will connect The COR to the trail to the Mississippi River along the storm sewer outfall and serve as a regional trail connection between the Northstar Rail Station and Mississippi West Regional Park.

**Justification**

The COR is designed to be pedestrian friendly. This bridge will provide a connection to West Mississippi Regional Park and the regional trail. Further, the rail and highway crossing will allow residents to access the commuter rail and The COR without adding automobile trips to Hwys #10 and #169.

Ramsey has received \$100,000 from Met Council for engineering and design, and \$490,000 from the National Park Service for the local match for anticipated future federal funding.

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost				5,600,000							5,600,000
<b>Total</b>				<b>5,600,000</b>							<b>5,600,000</b>
<b>Funding Sources</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>Total</b>
Grants/Outside Sources				5,600,000							5,600,000
<b>Total</b>				<b>5,600,000</b>							<b>5,600,000</b>



Project # 11-PARK-003  
 Project Name Alpine Park Winter Facilities  
 Type Improvement  
 Department Park Improvements  
 Useful Life 25  
 Contact  
 Category Park Improvement  
 Priority 5-Opportunity/Unfunded/PI  
 Status Future Consideration  
 Total Project Cost: \$2,500,000



**Description**  
 This project shall include the construction of a chalet/warming house capable of facilitating winter equipment rentals and vending. Improvements will also include the expansion of the existing parking lot, and the construction of refrigerated rinks.

**Justification**  
 This warming house will function as a hub for winter recreation in the city with ice skating, sliding, and cross-country ski trails. Further, the existing warming house and rinks at Ramsey Elementary are in sub-standard condition and would be discontinued under this proposal.

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
<b>Expenditures</b>											
Building Cost/Construction								750,000			750,000
Improvements Other than Building Cost								1,750,000			1,750,000
<b>Total</b>								2,500,000			2,500,000
<b>Funding Sources</b>											
Park Improvement Trust Fund								2,500,000			2,500,000
<b>Total</b>								2,500,000			2,500,000

Project # 17-PARK-008  
 Project Name Lake Itasca / COR Greenway

Type Improvement Department Park Improvements  
 Useful Life 20 Contact  
 Category Park Improvement Priority 5-Opportunity/Unfunded/PI

Status Future Consideration  
 Total Project Cost: \$1,900,000

**Description**  
 This project envisions a Greenway connection for the Municipal Plaza, The Draw, the lake feature west through The COR to the Lake Itasca Community Park.

**Justification**  
 The Greenway will be the primary east/wet pedestrian route on either side of Armstrong Blvd, connecting places to live, work and recreate. It is intended that the Greenway also will be a working component of the stormwater system.

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Expenditures									1,900,000		1,900,000
Improvements Other than Building Cost											
<b>Total</b>									<b>1,900,000</b>		<b>1,900,000</b>
Funding Sources											
Park Improvement Trust Fund									1,900,000		1,900,000
<b>Total</b>									<b>1,900,000</b>		<b>1,900,000</b>



**Meeting Date:** 11/09/2017

**Submitted For:** Mark Riverblood, Engineering/Public Works

**By:** MaryJo Warner, Engineering/Public Works

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### **Information**

**Title:**

Recommend Cash Contribution Rates for Park Dedication and Trail Fees for 2018.

**Purpose/Background:**

**Description of Park Dedication and Trail Fees**

Any time new development occurs within the city of Ramsey, the subdivision or parcel is evaluated for parks and trail needs. If park land is not needed, the City of Ramsey will accept cash in lieu of physical park dedication. The cash payment is then used for current/future park development. The same evaluation of the physical need versus a cash equivalent is true for both Park Dedication (land or cash) and Trail Fees (trail construction or cash).

Dedication is calculated based on the size of a development and the density, as well as residential versus commercial/industrial rates; and is listed within the city's annual Rates and Charges.

**Purpose**

The city recognizes that parks, trails, and open space are essential to the health, safety and welfare of the residents of the city and persons working in the city, and that the character and quality of the environment as well as recreational opportunities are of major importance - and therefore 'Park Dedication' and 'Trail Fees' are critical in the planning and development processes of the city. The city must not only provide these necessary amenities for our citizens today, but also be insightful to the needs of future residents.

**Methodology and History**

Rates for *land dedication* have remained fairly static for several decades – however there have been some minor changes now that greater densities are permitted; and there were formulaic changes for land uses that have demonstrable lower ‘demand’ for parks and open-space (E.g. memory care centers).

Additionally, the acreage/fee structure is reviewed by Council annually, for ‘cost of living’ adjustments each year as part of the Rates and Charges analysis – however, the last several years there have been minor increases to Park Dedication and Trail Fees.

Further, Ramsey’s rates are compared to similar suburban cities in the metropolitan area, as well as our immediate neighbors on an annual basis - however, while this may be useful, development fees must respond to a legitimate need associated with the change in land use (increased densities and park and trail users) and thus the next section is what actually informs Park Dedication and Trail Fee rates.

Lastly, park land and improvements themselves are identified within the Parks Capital Improvement Plan – which is adopted each year by City Council. This plan is a reflection of community need, with the forecast improvements often out-pacing revenue from Park Dedication and Trail Fees.

**Notification:**

Prior to adoption of the 2018 Rates and Charges Schedule, City Council conducts a Public Hearing. Park Dedication and Trail Fees are a part of this schedule and Public Hearing.

**Observations/Alternatives:**

The new 'demand' for parks and trails is increasing with increasing development - it is appropriate for the Commission to recommend to City Council the aforementioned rate structure for 2018, and thus the purpose of this case.

**Funding Source:**

N/A

**Recommendation:**

Staff recommends amending the cash Park Dedication rates as shown in the attached table.

Trail Fees are similarly recommended to be increased as shown in the table per residential dwelling unit—with a \$100 per acre increase proposed for commercial/industrial land uses.

**Action:**

Motion to recommend to City Council a 2018 cash Park Dedication rate per residential unit of \$3,000 - with a \$100 increase per acre for the commercial/industrial subdivision of land.

-and-

Trail Fees to be increased to \$1,000 per residential dwelling unit, with a \$100 per acre increase for Commercial/industrial land uses above the 2017 rates—pursuant to the attached table.

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**Attachments**

Proposed rate schedule

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**Form Review**

**Inbox**

Grant Riemer

Form Started By: MaryJo Warner

Final Approval Date: 10/31/2017

**Reviewed By**

Grant Riemer

**Date**

10/31/2017 02:09 PM

Started On: 10/31/2017 10:11 AM

Proposed Park Dedication and Trail Fees  
(Changes from 2017 shown in Red)

SERVICE OR LICENSE	SPECIAL NOTES	2017 Adopted	2018 Proposed
Park Dedication - Cash Contribution: Residential Unit	Including Townhomes & Apartment Units	2800/dwelling unit	3000/dwelling unit
Park Dedication - Cash Contribution: Residential Unit	Exceed 12+ units per acre	7.5% Discount/\$2,405	7.5% Discount/\$2,775
Park Dedication - Cash Contribution: Residential Unit	Exceed 20+ units per acre	15% Discount/\$2,210	15% Discount/\$2,550
Park Dedication - Cash Contribution: Commercial/Assisted Living Facilities		5,000/acre	
Park Dedication - Cash Contribution: Industrial		4,200/acre	4,300/acre
Park Dedication - Land Contribution: Residential	0 - 3.0 dwelling units per acre	10% of land	
	3.1 - 5.0 dwelling units per acre	15% of land	
	5.1 + dwelling units per acre	Add .5% for each over 5	
Park Dedication - Land Contribution: Commercial/Industrial/Assisted Living Facilities		5% gross land area	
Park Dedication - Land Contribution: Planned Unit Developments	(public open space/rec. uses-not including wetlands)	10% gross land area	
		2800/dwelling unit	
Sidewalk Panel Replacement Escrow		1500.00	
Trail Development Fee - Cash Contribution: Residential Unit		800/dwelling unit	1000/dwelling unit
Trail Development Fee - Commercial/Industrial/Assisted Living Facilities		1,200/acre	1,300/acre

**Park and Recreation Commission**

**6. 1.**

**Meeting Date:** 11/09/2017

**By:** Mark Riverblood, Engineering/Public Works

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**Information**

**Title:**

Commission/Staff Input

**Purpose/Background:**

- Summary of October 26<sup>th</sup> Comp Plan Open-house
- Park System Plan Update
- Recreation Program Update
- Report on Fall Activity
- Wanted: Rink Attendants and Student Liaison to the Park & Recreation Commission

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

**Recommendation:**

**Action:**

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**Attachments**

*No file(s) attached.*

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**Form Review**

**Inbox**

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 11/02/2017

**Reviewed By**

Grant Riemer

**Date**

11/02/2017 02:45 PM

Started On: 11/01/2017 10:05 AM